

SECTION 3

DEFINITIONS

3A. INTENT. The following terms shall have, throughout this text, the meaning given herein.

3B. GENERAL USAGE:

- (1) words used in the singular include the plural;
- (2) words used in the present tense shall include the future tense; and
- (3) the word "shall" is to be interpreted as mandatory; the word "may" as discretionary.

3C. SPECIFIC TERMS:

3C.1. APPLICANT. Means any person, firm or corporation, partnership or association having an interest in land or his agent who shall apply to the Commission for approval of the laying out of such land into any subdivision.

3C.2. APPLICATION. Application shall mean an application for the approval of a proposed subdivision or resubdivision of land.

3C.3. COMMISSION. The Commission shall mean the Middlefield Planning and Zoning Commission.

3C.4. DATE OF RECEIPT. In all matters wherein a formal application, request or appeal must be submitted to the Commission, the date of receipt of such application, request or appeal shall be the date of the next regularly scheduled meeting of the Commission, immediately following the date of application, request or appeal, at which such application, request, or appeal is officially received by such Commission, or thirty-five (35) days from the date of application, request or appeal, whichever is sooner.

3C.5. DEVELOPER. Shall be synonymous with "applicant" as above defined.

3C.6. EASEMENT. Means authorization by a property owner, for the use by another and for a specified purpose, of any designated part of his property.

3C.7. FINAL SUBDIVISION PLAN. Means the final map, drawing or drawings, and all required supporting data upon which the subdivider's plan of subdivision is presented to the Commission for approval.

3C.8. OPEN SPACE. Open Space is defined as a parcel or parcels of land or an area of water or a combination of water and land designated and committed for the use or enjoyment of residents of the subdivision and/or of the general public together with such complementary structures, improvements and facilities necessary or desirable for such use.

3C.9. PRELIMINARY LAYOUT. The preliminary drawing or drawings indicating the proposed manner of layout of the subdivision.

3C.10. OWNER. Owner shall mean the owner of record.

3C.11. PERSON. Person shall mean individual, partnership, or other legal entity.

3C.12. TOWN DEVELOPMENT PLAN. Means the Development Plan for the Town of Middlefield prepared and adopted by the Commission pursuant to Section 8-23 of the General Statutes and includes any part of such Plan separately and any amendment to such Plan, or parts thereof.

3C.13. PLAN-PROFILES. The drawing or drawings upon which the subdivider's design for street construction, drainage, and other improvements is presented to the Commission.

3C.14. PRINT. A blueprint, photostat, lithoprint, or other copy which reproduces exactly the data on the original drawing from which it was made.

3C.15. PROFESSIONAL ENGINEER. Means a currently practicing Civil Engineer, licensed to practice in the State of Connecticut.

3C.16. RESUBDIVISION. Resubdivision means a change in a map of an approved or recorded resubdivision or subdivision if such change:

- (a) affects any street layout shown on such map;
- (b) affects any area reserved thereon for public use; or
- (c) diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such map.

3C.17. STREET RIGHT-OF-WAY. That portion of land between property lines defining the limits of land dedicated, secured or reserved for public use.

3C.18. STREET. Means and includes roads, highways, avenues, boulevards, lanes laid out and intended as a public vehicular access way, which are:

1. Indicated as a state highway, improved local road or unimproved local road on the most current map entitled, "Town Roads, Middlefield, Connecticut, Connecticut Department of Transportation, TR-81 Scale, one (1) inch equals one half (1/2) mile," and approved by the Middlefield Board of Selectmen; or
2. A proposed public thoroughfare shown on a plan duly approved by the Middlefield Planning and Zoning Commission in accordance with the Middlefield subdivision regulations.
3. Streets are further classified by the following functions:
 - (a) Collector. Carries or will carry traffic from the Local streets to the Arterial street or other Collector streets and provides direct access to the subdivision from the Arterial streets or other Collector streets.
 - (b) Local. Serves only as a means of access to residential properties and provides access to Collector or Arterial streets.
 - (c) Dead-End. A street with only one vehicular outlet not serving as the principal access to or providing circulation within a subdivision.

3C.19. STREET PAVEMENT. The wearing or exposed surface from shoulder to shoulder of the roadway used by vehicular traffic, including the subbase and base course.

3C.20. STREET WIDTH. Means the width of the right-of-way.

3C.21. SUBDIVIDER. Shall be synonymous with "applicant".

3C.22. SUBDIVISION. The division of a tract or parcel of land into three or more parts or lots for the purpose, whether immediate or future, of sale or building development expressly excluding development for municipal, conservation, or agricultural purposes, and shall include resubdivision.

3C.23. IMPROVEMENTS. Any physical addition to land that increases its utility. As used in these regulations,

improvements include but are not limited to, construction and installation of roadways, paved streets, curbs, gutters, sidewalks, utilities, street signs, monuments, driveway aprons, shade trees, drainage facilities, erosion and sedimentation control measures, fire ponds, sewer and water systems, buildings, earth filling or removal, seeding and grading.