

SECTION 2.0 DEFINITIONS

2.1 “A”

AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

Appendix A to Part 36 entitled "ADA Accessibility Guidelines for Buildings and Facilities" as published in the Federal Register Vol. 56, No. 144, Friday, July 26, 1991, including any revisions.

APPLICANT

Any person, firm, corporation or partnership who shall apply to the Commission for the approval of a subdivision either for himself or as an agent for others.

AVERAGE DAILY TRAFFIC (ADT)

The average total volume of vehicles during a 24-hour time period. The current ADT volume for a highway can be determined readily where continuous traffic counts are available. Where only periodic counts are taken, ADT volume can also be established by correcting the results according to such factors as the season, month or day of week, to arrive at an average annual daily traffic figure.

2.2 “B”

2.3 “C”

COMMISSION

The Hebron Planning and Zoning Commission

CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SHEETS

The most current detail drawings, including all revisions thereto, as issued by the Connecticut Department of Transportation.

CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL

The most current document entitled "Connecticut Guidelines for Soil Erosion and Sediment Control", including all corrections thereto, as published by the Connecticut Council on Soil and Water Conservation.

CONSERVATION EASEMENT

Conservation Easement shall mean the grant of a property right transferred to a non-profit or government entity where the landowner retains legal title and all rights associated with the land except provided the land shall remain in its natural state and precluding future development as set forth in the standard “Conservation Easement’ used by the Town of Hebron, including easements preserving agricultural rights, and found within Section 13 of these Regulations.

CUL-DE-SAC, DEAD END ROAD

A street or a portion of a street with only one vehicle outlet, and shall conform to the design criteria as shown in Design Plates 7 and 8 within Section 13.

2.4 “D”

DATE OF SUBMISSION

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 by such Commission shall be the date of the next regularly scheduled meeting of such Commission immediately following the date of application, request or appeal, or thirty-five (35) days from the date of application, request or appeal, whichever is sooner.

DEVELOPMENT FOR AGRICULTURAL PURPOSES

Development for agricultural purposes shall include forestry, but shall not include residential use.

DIRECTOR OF PLANNING AND DEVELOPMENT

The professional planner appointed by the Board of Selectmen to carry out the planning functions required by the Town.

DRIVEWAY

A private vehicular accessway that has not been accepted as a public road by the Town or approved as a private road by the Commission.

2.5 “E”

EASEMENT

A restriction established in a real estate deed to permit the use of land by the public, a corporation, or particular persons for specified uses.

2.6 “F”

FINAL APPROVAL

Approval of a final plan by the Commission under the provisions of Section 8-26 of the General Statutes, Revision of 1958 and all subsequent amendments thereto.

FINAL PLAN

The final map, drawing or drawings, prepared for endorsement by the Commission and filing in the Office of the Town Clerk shall include Record Subdivision Map, Site Development Plan, Road Plan and Profile with Erosion and Sedimentation Control Plan.

2.7 “G”

2.8 “H”

2.9 “I”

2.10 “J”

2.11 “K”

2.12 “L”

LOT

The unit or units into which land is divided with the intention of offering such units for sale, either as undeveloped or developed sites, regardless of how they are conveyed. Lot shall also mean parcel, plot, site, or similar term.

2.13 “M”

MAINTENANCE PERIOD

The period ending one (1) year after the date of acceptance by the Town of the required improvements to property or right-of-ways.

MANUAL OF UNIFORM TRAFFIC CONTROL

The most current document entitled "Manual on Uniform Traffic Control Devices for Streets and Highways", as published by the U.S. Department of Transportation Federal Highway Administration.

2.14 “N”

2.15 “O”

OPEN SPACE

Land or water areas which include but are not limited to: areas left in their existing state; agricultural land for which development rights have been assigned or otherwise alienated in perpetuity; areas and facilities for non-commercial, non-profit recreation; areas for wildlife habitat, passive and active recreation, groundwater recharge, scenic preservation, and other lands accomplishing the purpose set forth in Section 6.10 of these Regulations.

2.16 “P”

PEDESTRIAN WALK

A right-of-way dedicated to public use to facilitate pedestrian access through a subdivision and/or to a public facility such as a school or a park.

PLAN OF CONSERVATION AND DEVELOPMENT

The Plan approved by the Town of Hebron under Section 8-23 of the Connecticut General Statutes for the future growth, protection and development for the Town of Hebron, affording adequate facilities for housing, transportation, comfort, convenience, public health, safety and general welfare for its population.

PERSON

Includes an individual, corporation, partnership, firm, venture or association.

PRINT

A blueprint, photostat, lithoprint, or other copy which reproduces exactly the data on the original plate from which it is made.

PRIVATE ROAD

Any road not lawfully accepted by the Town or the State of Connecticut for public vehicular travel.

PRIVATE ROAD (RESIDENTIAL)

This shall mean streets, avenues, drives, roads, lanes, and any other way, exclusive of driveways, serving more than two lots intended for residential use only. Where required by Connecticut General Statutes, the Private Road and right-of-way shall be owned and maintained by a Common Interest Ownership Association in accordance with Connecticut General Statutes.

PUBLIC ROAD

Any road lawfully accepted by the Town or the State of Connecticut for public vehicular travel.

2.17 “Q”

2.18 “R”

REAR LOT

A lot of at least 5 acres, excluding the access strip, conforming to 150% of the size and setback requirements of the underlying zone with 40 ft. frontage on a street. The access strip shall be part of the lot and shall be 40 feet in width and may not be used for building purposes.

RESERVE STRIP

Includes areas for which future public use is intended for street connections and for streets or pedestrian ways giving access to land dedicated to public uses.

RESUBDIVISION

For the purpose of these Regulations, the definition of “resubdivision” shall be in accordance with Section 8-18 of the General Statutes of Connecticut, Revision of 1958, as amended. As presently defined, “resubdivision” means “a change in a map of an approved or recorded 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 of recording such map.”

RIGHT-OF-WAY

A strip of land intended for, or dedicated and accepted for, the purpose of vehicular traffic, which includes the roadway, sidewalks, drainage facilities, shoulders and other improvements.

ROAD/ROADWAY

All surfaces, either paved or unpaved, constructed, designated and used to carry or guide vehicular traffic, between different lots or parcels within or outside of Town. The term does not include driveway or parking lots.

2.19 “S”

STANDARD DETAIL DRAWINGS

The Standard Detail Drawings appended to the Public Improvement Specifications, as may be amended from time to time, the contents of which shall be considered as criteria and standards.

STATE

The State of Connecticut

STATE STANDARD SPECIFICATIONS

The most current document entitled "Standard Specifications for Road, Bridges and Incidental Construction", and all additions, revisions, and supplements thereto, as published by the Connecticut Department of Transportation at the time of the work or installation of improvements.

STATE STATUTES

The most current document entitled "General Statutes of Connecticut", including all volumes and revisions thereto.

STORMWATER

Excess precipitation, after accounting for all losses, which becomes surface runoff.

STREET

Same as Road/Roadway.

STREET HIERARCHY

Shall include the following categories of streets, as determined by the Planning and Zoning Commission and maintained on a list prepared by the Commission and as contained in Appendix A. There are five accepted categories of roads within the Town of Hebron:

Arterial Street – Any street or highway that accumulates traffic from collector and local roads and provides for increased travel speeds with minimum interference to through movement. An arterial street is defined as a street having over 2,000 ADT; and shall conform to the design criteria and cross section as shown on Design Plate 1 of these Regulations.

Residential Collector Street – Any street or highway that accumulates traffic from local streets and brings all developed areas within reasonable distances of an arterial street. A residential collector street is defined as a street having between 500 and 2,000 ADT; and shall conform to the design criteria and cross section as shown on Design Plate 2 of these Regulations.

Residential Subcollector Street – Any street or highway that provides frontage for access to lots, and carries traffic of adjoining residential access streets. A residential collector street is designed to carry somewhat higher traffic volumes with traffic limited to motorists having origin or destination within the immediate neighborhood. Is not intended to interconnect adjoining neighborhoods or subdivisions and should not carry regional through traffic.

Subcollectors shall be designed to convey an ADT between 250 and 500. Each half of a loop subcollector may be classified as a single subcollector street, but the total traffic volume conveyed on the loop street should not exceed 1,000 ADT, nor should it exceed 500 ADT at any point of traffic concentration.

A residential subcollector street shall conform to the design criteria and cross section as shown on Design Plate 3 of these Regulations.

Residential Access Street – Any street or highway that provides frontage for access to lots, and carries traffic having destination or origin on the street itself, and designed to carry the least amount of traffic at the lowest speed.

Residential access streets shall be designed to convey an ADT between 100 and 250. Each half of a loop street may be classified as a single residential access street, but the total traffic volume generated on the loop street should not exceed 500 ADT, nor should it exceed 250 ADT at any point of traffic concentration.

A residential access street shall conform to the design criteria and cross section as shown on Design Plate 4 of these Regulations.

Residential Lane – Any street or highway that provides frontage for access to lots and carries traffic having destination or origin on this street itself, and designed to carry no more than 100 vehicles per day. A Residential Lane street shall conform to design criteria and cross section for a “residential access street” as shown in Design Plate 5 of this regulation.

SUBDIVIDER

The person, persons, corporation, partnership or firm proposing a subdivision.

SUBDIVISION

For the purpose of these Regulations, the definitions of a “subdivision” shall be in accordance with Section 8-18 of the General Statutes of Connecticut, Revision of 1958, as amended. As presently defined, “subdivision” means “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 includes resubdivision.”

2.20 “T”

THROUGH TRAFFIC

When used in reference to a particular street or category of streets, "through traffic" means traffic that is using the street only to gain access to another street.

TOWN

Town of Hebron.

TOWN ATTORNEY

The attorney or law firm appointed by the Hebron Board of Selectmen to represent the Town of Hebron.

TOWN CLERK

The official Town Clerk of the Town of Hebron.

TOWN DIRECTOR OF PUBLIC WORKS

The Town official charged with the duties of the public works, roads, highways and encroachments of town properties.

TOWN ENGINEER

The individual or firm hired by the Town to provide professional engineering services.

TOWN ROAD

Any road lawfully accepted by the Town for public vehicular travel.

2.21 “U”

UNIMPROVED ROAD

Any street, avenue, yard, road, lane, alley or other public way, exclusive of driveways, that is not built to current Town of Hebron road specifications as outlined in the Town of Hebron Subdivision Regulations, Section 13.

2.22 “V”

2.23 “W”

WATERCOURSE/WETLANDS

Areas designated and defined as "Watercourses" and "Inland Wetlands" by the Hebron Inland Wetlands and Watercourses Agency, pursuant to its Regulations, as the same may be amended from time to time.

2.24 “X”

2.25 “Y”

2.26 “Z”