

## **SECTION**

### **2**

## **DEFINITIONS**

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For purposes of these Regulations, certain terms and words used herein shall be used, interpreted, and defined as set forth in this section. All other words shall be as defined in Chapter 126 of the Connecticut General Statutes, or shall have commonly accepted definitions.

### **2.1 APPLICANT**

Either the owner of the land stated in the application for subdivision, or all the owners where title is held jointly, in common, or in tenancy by the entirety including corporations. An agent, representative, or his assigns may act for an owner, provided written evidence of such fact is submitted. For a corporation, evidence in the form of a list of its officers and designated authority to sign legal documents shall be required.

### **2.2 AT LEAST**

The term “at least” is used in these Regulations to mean “equal to or more than.”

### **2.3 COMMISSION**

Shall mean the Planning and Zoning Commission of the Town of North Stonington.

### **2.4 CONSERVATION EASEMENT**

Non-possessory interest in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic, or open space values of real property; assuring its availability for agricultural, forest, recreational, or open space use; protecting natural resources; or maintaining air or water quality.

### **2.5 DATE OF RECEIPT**

The Date of Receipt of an application shall be the day of the next regularly scheduled meeting of the Commission immediately following the day of the submission to the Commission of an application for subdivision, or thirty-five (35) days after such submission, whichever is sooner.

### **2.6 HOMEOWNER’S ASSOCIATION**

A legal entity created for the purpose of developing, managing and selling a community of homes. It is given the authority to enforce the covenants, conditions, and restrictions and to manage the common amenities of the development.

### **2.7 ENGINEER**

A person registered and legally permitted to engage in engineering practice in the State of Connecticut.

### **2.8 LOT, FRONT BUILDING**

A lot with the Front Lot Line abutting the right-of-way of an accessible Town-accepted road or State highway.

### **2.9 LOT, INTERIOR BUILDING**

A lot with principal boundaries not abutting a Town-accepted road or State highway, and established in accordance with the requirements of Section 1537 of the *Zoning Regulations for the Town of North Stonington Connecticut*.

**2.10 OPEN SPACE**

Any land or area, the preservation of which in its present use would: (1) conserve and enhance natural or scenic resources; or (2) protect streams or water supply; or (3) promote conservation of soils, wetlands, or beaches; or (4) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, or sanctuaries; or (5) enhance recreation opportunities.

**2.11 PRINT**

A blue- or black-line print on white paper by diazo or other similar process, which reproduces exactly the data on the original drawing from which it is made.

**2.12 RE-SUBDIVISION**

A change in a map of an approved or recorded subdivision or re-subdivision if such change (a) affects any road 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.

**2.13 ROAD**

An improved right-of-way accepted for public use by lawful procedure; or a proposed road shown on the subdivision plan under consideration or on one previously approved by the Commission.

**2.14 SUBDIVISION**

The division of a tract or parcel of land into three or more parts or lots subsequent to October 18, 1963, for the purpose, whether immediate or future, of sale or building development expressly excluding development for municipal, conservation, or agricultural purposes, and including re-subdivision.

**2.15 SURVEYOR**

A person licensed and legally permitted to practice land surveying in the State of Connecticut.

**2.16 TOWN**

Shall mean the Town of North Stonington, Connecticut.

**2.17 UTILITIES**

Utilities include water pipes; steam pipes; sewer pipes; gas mains; electric conduits; television, telephone and other communications cables; storm drains; and other similar service lines, facilities and equipment.