

**Topic:** Subdivision Approvals; Moratoria  
**Resource Type:** Regulations  
**State:** Connecticut  
**Jurisdiction Type:** Municipal  
**Municipality:** Town of East Haddam  
**Year (adopted, written, etc.):** 2002  
**Community Type - applicable to:** Suburban; Rural  
**Title:** Town of East Haddam Temporary  
Subdivision Moratorium  
**Document Last Updated in Database:** April 12, 2017

### ***Abstract***

This ordinance temporarily stops subdivision development so the town Zoning and Planning Commission can review and revise subdivision regulations to ensure that development and land-use patterns in the town are compatible with environmental protection goals- specifically the prevention of further fragmentation of forests and preservation of habitats.

### ***Resource***

The East Haddam Planning and Zoning Commission has set a Public Hearing on November 12, 2002 at 8 p.m. in the Town Grange Building located on 488 Town Street to discuss the proposal of a six month moratorium on subdivisions.

Pursuant to Connecticut General Statutes 8-25 and 8-26, the East Haddam Planning and Zoning Commission hereby enacts the following as Section 1.10 of the East Haddam Subdivision Regulations, *and*

Pursuant to Connecticut General Statutes 8-2 and 8-3, the East Haddam Planning and Zoning Commission hereby enacts the following as Section 23.10 of the East Haddam Zoning Regulations, the East Haddam Planning and Zoning Commission shall consider amendments to the East Haddam Subdivision and Zoning Regulation and regulations adopting a temporary moratorium on subdivision applications.

At this hearing interested persons shall be heard and correspondence received.

Harvey Thomas, Chairman

East Haddam Planning and Zoning Commission

Dated at East Haddam this day of .

**Hartford Courant:** Please print the above legal notice on Thursday, and again on Thursday, . Please send affidavit of publication: Planning and Zoning Commission, Town Office Building, East Haddam, CT 06423. Please bill account #384615

**Hometown Journal:** Please print the above legal notice on Thursday, , thank-you. Please bill account #873-5031

a. **Purpose** East Haddam has experience a steady continual growth of residential structures that have lead to the fragmentation of forest areas and have impacted watershed areas. *The Plan of Development under Policy A "Encourage Residential Growth at a Slow Rate"* is not being accomplished with the existing regulations. *Under Action Program 1: the following directive is given - "Planning and Zoning Commission continue to reflect and emphasize in its land use policies and decisions, the need to manage residential growth in harmony with the natural resource base"*. The fragmentation of forest and loss of important habitats is not in harmony with the nature of East Haddam and is not in compliance with the goals of the Plan of Development. East Haddam has almost 20,000 acres undeveloped and uncommitted acres of vacant land still available for use. East Haddam will be severely adversely impacted if these areas are not developed in accordance with current policies intended to minimize topographic disturbances, protect surface and subsurface waters, preserve wildlife habitats, avoid exceeding the capacity of the existing and proposed municipal infrastructure, and avoid sprawl.

The Commission therefore finds that a temporary, limited moratorium on subdivision applications and approvals is necessary to allow the Commission to study and revise its regulations in a manner that will allow the most effective and environmentally sensitive division of land and that will enhance the prospects for the conservation of natural resources and the preservation of open space for the welfare of all East Haddam residents and landowners.

More specifically, the Commission will review the Subdivision Regulations in it entirety, the Zoning Regulations that apply to Open Space Subdivisions, bulk and density of residential development, and sections of the Plan of Conservation and Development which relate to the implementation of these regulations.

b. **Effective Date** The moratorium provided in these Sections 1.10 of the subdivision Regulations and 23.10 of the Zoning Regulations shall take effect upon publication of the notice of adoption of this Section (the "Effective Date"). The moratorium shall remain in effect for a period of six months commencing on the effective Date (the "Effective Period").

c. **Application.** During the Effective Period of these Sections 1.10 and 23.10, no application for subdivision and application for Special Exception for an Open Space Subdivision per Section 23 of the Zoning Regulation, shall be accepted or approved if the cumulative result of approval of such application, together with any other subdivision applications approved during the Effective Period, would be to divide any parcel of land existing immediately

prior to the Effective Date into four or more lots.

d. Exclusions These Sections 1.10 and 23.10 shall not be deemed to apply to any tract for which (1) a subdivision approval that was made prior to the Effective Date expired by lapse of time and (2) an application is filed to subdivide the tract into the same number of lots, or fewer lots, than the Commission had previously approved.

Sincerely,

Harvey Thomas

Chairman, East Haddam Planning and Zoning Commission