

### **1.3 PURPOSE –**

These Regulations are adopted to promote and ensure the orderly development of land within the town so that the land, when subdivided, can be used for building purposes without danger to health and safety and for the following specified purposes:

- (1) To provide for adequate light, air, and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population.
- (2) To protect and provide for the public health, safety and general welfare of the town.
- (3) To guide the future growth and development of the town in accordance with the town's Plan of Conservation and Development.
- (4) To protect and conserve the value of buildings and improvements upon the land, and to minimize conflicts among the uses of land and buildings.
- (5) To protect the character and the social and economic stability of the town and to encourage the orderly and beneficial development of the town.
- (6) To guide public and private policy and action to make proper provision for transportation, surface drainage, water supply, sewage disposal, schools, parks, playgrounds, recreation, and other public requirements and facilities, and in areas contiguous to brooks, rivers, or other bodies of water subject to flooding, that proper provision shall be made for protective flood control measures.
- (7) To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the municipality, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building lines.
- (8) To establish reasonable standards of design and procedures for subdivisions and re-subdivisions, to further the orderly layout and use of land; and to ensure proper legal descriptions and monumenting of subdivided land.
- (9) To ensure that public facilities and services are available and will have a sufficient capacity to serve the proposed subdivision.
- (10) To prevent the pollution of air and water; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources including aquifers and other drinking water sources throughout the town to preserve the integrity, stability, and beauty of the community and the value of the land.
- (11) To provide for open spaces and environmental protection through the most efficient design and layout of the land, while reserving the density of land as established in the town's

Zoning Regulations.

- (12) To preserve the natural beauty and topography of the town and to ensure appropriate development with regard to these natural features.
- (13) To encourage energy efficient patterns of development and land use, use of solar energy and energy conservation.
- (14) To ensure that proposed streets are in harmony with existing or officially proposed streets and arranged and constructed so as to provide an adequate and convenient system for the present and prospective traffic needs.
- (15) To provide that proper provision shall be made for soil erosion and sedimentation control.