

3.5 APPROVAL -

The Commission, after the public hearing, if any, or after meeting, shall approve the subdivision application if it finds the subdivision map and plans and accompanying certificates, documents, and data conform to the requirements of these Regulations. Such approval shall include and be conditioned upon the following:

3.5.1 Completion of all required subdivision improvements, or the posting of a bond guaranteeing such completion;

3.5.2 Reserved for future use.

3.5.3 Presentation of a copy of a permit from the ConnDOT for any proposed road or storm drainage system which joins with a State Highway, which permit shall include all potential drainage flow from the subdivision and all land in the watershed draining through the subdivision;

3.5.4 Presentation of evidence that final arrangements have been made for provision of any proposed sewage disposal system and/or water supply system; and

3.5.5 Presentation of a copy of a report from the Inland Wetlands Commission concerning any proposed modification of wetlands and watercourses and/or other matters within the jurisdiction of said Commission proposed in connection with construction of required subdivision improvements. The Planning Commission shall not render a decision until the Inland Wetlands Commission has made its final decision.

If an application involves a wetlands activity and the time for a decision by the Planning Commission would elapse before the 35th day after a decision by the Inland Wetlands Commission, the time period for a decision shall be extended to 35 days after such agency's decision. The provision of this subsection shall not be construed to apply to any extension consented to by an applicant.

3.5.6 In granting approval, the Commission may attach such conditions that it deems necessary to modify the subdivision map, plans, or documents to preserve the purpose and intent of these Regulations. If the Commission does not approve the subdivision application and all the accompanying maps, plans, certificates, and documents, it may modify and approve, or disapprove the application. In approving, modifying, or disapproving an application, the Commission shall state in its records any conditions of approval and modifications required, and the grounds for its action.

3.5.7 Notice of the Commission's decision shall be published in a newspaper having a substantial circulation in the Town and addressed by certified mail to the applicant, by the Commission staff, in any written, printed, typewritten, or stamped form, within 15 days after such decision has been rendered. Such notice shall be a simple statement that such application has been approved, modified and approved, or disapproved, together with the date of such action

but the applicant shall also receive from the Commission, under the same cover with the statement, copy of the notice of its decision, any conditions of approval, any modifications required, and the grounds for the Commission's action.