

SECTION 2

INTERPRETATION, CHANGES, VALIDITY

2.1 Interpretation

In their interpretation and application the provisions of these regulations shall be held to be the minimum requirements adopted for the promotion of the public health, safety, and welfare.

It is not intended by the regulations to repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws, regulations or ordinances, except those specifically repealed by these regulations, or with private restrictions placed upon property by covenants running with the land (to which the Town is a party). Where these regulations pose a greater restriction upon land, buildings or structures than is imposed or required by such existing provisions of regulations, ordinances, contracts or deeds, the provisions of these regulations shall control.

2.2 Changes

The Planning and Zoning Commission may, after public notice and hearing, change, amend or repeal these regulations, in accordance with the provisions of Section 8-3 of the Connecticut General Statutes, as amended

The owners of any property affected by these regulations may petition the Planning and Zoning Commission, requesting a change, or changes, in the boundaries of a zoning district or districts, in the manner herein prescribed. Such petitions shall (a) be in writing; (b) be signed by the property owner or owners requesting such changes; (c) outline specifically the boundary changes which are requested; and (d) be accompanied by the required application fee; and a sign shall be posted in accordance with Section 30.5 of these regulations, and shall do a mailing sent by certificate of mail to all properties within 200 feet of the lot where the zone change is requested. Said letter shall be mailed a minimum of ten days prior to the public hearing and shall state the address and the date of the hearing before the Commission. The receipt of certificate of mailing shall be provided to the Commission when the public hearing is opened.

2.3 Validity

If any section or provision of these regulations shall be adjudged invalid, such adjudication shall apply only to the section or provision so adjudged, and the remainder of these regulations shall be deemed valid and effective.