



TOWN OF NEWTOWN

Land Use Agency

First Division of Property

Town of Newtown Subdivision Regulations - Section 7.02.100

Zoning Fee: \$100.00

Before a first division of property can be approved, the following requirements must be met:

- 1) The corresponding zoning district requirement and the zoning permit application requirements contained in section: 9.01.400 of the Zoning Regulations.
- 2) Provide an affidavit attesting that, following title research performed by the Applicant's attorney, the proposed division of property is the first such division or cut being made since enactment of subdivision regulations (February 8, 1956).
- 3) No accessway (easement) is involved or necessary.
- 4) Provide the original Mylar and three (3) copies of a Class A2 survey map prepared by a land surveyor licensed by the State of Connecticut that includes (but not limited to) the following:
 - a) The desired "first cut,"
 - b) Surveyed wetlands, watercourses, FEMA flood zones, and natural slopes of twenty-five percent (25%) or greater calculated pursuant to Article VII.
 - c) Percentage of usable acreage excluding aforementioned wetlands, flood zones, and slopes,
 - d) And, when the property has been improved, the existing structures, well, septic system and septic reserve area should also be included.
- 5) Finally, the applicant shall deliver an electronic copy of such survey map on a compact disk in DWG format.

PROPERTY LOCATION _____ M/B/L _____ ZONE _____

PROPERTY OWNER _____ PHONE # _____

APPLICANT NAME (print) _____

APPLICANT'S SIGNATURE _____ DATE _____

**The following agencies must sign off to indicate that the first division of property is in compliance with their departmental requirements:*

CONSERVATION _____ DATE _____

HEALTH DISTRICT _____ DATE _____

TOWN ENGINEER _____ DATE _____

If the new lot is in public water or sewer district – seek approval from S/W/A Designee.

ZONING ENFORCEMENT OFFICER _____

APPROVED _____ DENIED _____ DATE _____

No lot or building shall be occupied or used in whole or in part until a Certificate of Zoning Compliance has been issued by the Zoning Enforcement Officer (ZEO) stating that the lot, building or structure complies with all the provisions of these regulations. (Newtown Zoning Regulation 9.01.510)