

Town of Stafford, CT
1 Main Street, Stafford Springs, CT 06076

PLANNING & ZONING COMMISSION
APPLICATION FOR SUBDIVISION / RESUBDIVISION

PERMIT NO. _____

FEE AMOUNT _____

DATE REC'D. _____

DATE FEE PD. _____

1. Pursuant to the Subdivision Regulations of the Town of Stafford, Connecticut, the undersigned hereby submits an application for approval of subdivision/resubdivision for land located on:

(Street or Road) _____

consisting of _____ acres, proposing _____ lots or parcels to be known as:

(Name of proposed subdivision/re-subdivision)

This subdivision/re-subdivision has been prepared in accordance with the requirements of the Subdivision Regulations of the Town of Stafford.

2. The land is recorded by Deed or Deeds in the Town Clerk's office as follows:

_____ (Date) _____ (Volume) _____ (Page)

3. The land is shown on Tax Map No. _____, Lot No. _____/Parcel No. _____

and is located in _____ Zoning District.

4. Name and address of Subdivider _____

_____ Telephone: _____

5. Name and address of property owner(s) of record _____

_____ Telephone: _____

6. Name of address of land surveyor _____

_____ Telephone: _____

7. Name and address of professional engineer _____

_____ Telephone: _____

8. Are there any easements or deed restrictions on the land proposed herein to be subdivided? Yes _____ No _____

If yes, please describe _____

9. Does the subdivider have any holdings in contiguous properties? Yes _____ No _____

If yes, please describe: _____

10. On a separate sheet, please list names and mailing addresses of abutting property owners as well as property owners directly across adjoining streets. Include property owners residing in other towns.
11. Has the subdivider previously submitted a sketch plan for this proposed subdivision/re-subdivision to the Stafford Planning & Zoning Commission? Yes _____ No _____ If yes, when? _____
12. Type of sewerage facility to be provided i.e. individual subsurface, central sewage collection and treatment facilities, etc. _____
13. Type of water supply to be provided, i.e. individual well, central water supply facility, etc. _____
14. Does the sub-divider propose to dedicate to public use all streets shown on the subdivision/re-subdivision map? Yes _____ No _____ If no, please explain. _____
15. Does the sub-divider plan on donating land for open space or will the sub-divider choose, instead, to pay a \$500 per lot fee? ___ land; or ___\$500/lot
16. Does the subdivision/re-subdivision map cover the entire parcel held by the applicant/owner, or does the applicant/owner propose to develop in sections? _____
17. The undersigned requests that any questions concerning this application be directed to:

Name _____
 Address _____
 Telephone No. _____

18. Are waivers being requested for this proposed subdivision/re-subdivision? Yes _____ No _____ If yes, what Section(s) _____

Reason for waiver request(s): _____

19. Is proposed development within Connecticut Water Company aquifer or water shed areas? Yes___ No___
 If so, has CT Water Company been notified? Yes_____ No_____
20. Is any portion of property within 500 feet of the boundary of an adjoining municipality? Yes_____ No_____

The undersigned hereby acknowledges, having read the Subdivision Regulations of the Town of Stafford, that this application, to the best of his knowledge and belief, conforms to said regulations, that all documents and information required by said Regulations to accompany this application have been submitted and that approval of this application is contingent upon compliance with the requirements of said Regulations and the requirements of the Zoning Regulations of the Town of Stafford.

The **owner and applicant** hereby grant the Stafford Planning & Zoning Commission and Chief Executive Officer and their authorized agents permission to enter the proposed subdivision property for the purposes of inspection and enforcement of the Subdivision Regulations of the Town of Stafford.

Required Signatures: _____
 Property Owner/Date

 Applicant/Date

INSTRUCTIONS

The applicant must obtain approvals from the Stafford Inland Wetlands Commission and the North Central District Health Department prior to submittal to the Planning and Zoning Commission. After these approvals have been obtained, submit the application, completed in full, application fee, and 5 sets of plans to the Planning and Zoning Department.

The applicant must include with the application a drainage analysis report and map in accordance with Section 4.7 of the Subdivision regulations.

Section 3.9 of the Subdivision regulations requires the applicant to dedicate open space land in a subdivision. Section 3.11 of the Subdivision regulations provides the applicant the alternative of paying a fee in lieu of the open space dedication. If the applicant chooses to propose an open space land dedication, the proposal must be reviewed by the Open Space Advisory Committee prior to submitting the subdivision application to the Planning and Zoning Commission.

If the proposed subdivision requires the construction of improvements under Section 4.0 of the Subdivision regulations, the approval by the Planning and Zoning Commission will be conditional only. The applicant cannot sell lots, offer to sell lots, or obtain zoning permits for the construction of buildings until the Planning and Zoning Commission has approved the FINAL PLAN in accordance with Section 7.0 of the Subdivision regulations.

Application Fees:

Base Application Fee	\$270; <u>plus</u>
New Roadway Fee	\$ 85 for every 100 feet or any part thereof created; <u>plus</u>
Existing Roadway Fee	\$ 55 for every 100 feet or any part thereof created; <u>plus</u>
Lot Fee	\$150 for each of the first 20 lots; <u>plus</u> \$125 for each of the 21 through 50 lots; <u>plus</u> \$100 for each of the 51 through 100 lots; <u>plus</u> \$ 75 for each lot over 100.

Applicant Signature

Owner Signature

Revised 5/13