



Town of North Stonington
Inland Wetlands / Planning and Zoning Commission

Lot Line Adjustment – Lot Division Zoning Permit

Application Number: <input type="text"/>	Receipt Date: <input type="text"/>
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Driveway Permit

Highway Foreman 535-0924
Driveway Bond: \$1500.00

Inland Wetlands

535-2877 ext. 14
Wetlands Fee: \$ N/A

Planning & Zoning

535-2877 ext. 26
Zoning Fee: **\$135**

Applicant Information:

Name: _____
Mailing Address: _____

Contact Info: Phone: _____ Fax: _____ E-mail: _____

Owner of Record:

Name: _____
Mailing Address: _____

Contact Info: Phone: _____ Fax: _____ E-mail: _____

Tax Map _____ Lots _____ Zone _____

Property Location (Street & Number): _____

PLEASE PROVIDE ADDITIONAL INFORMATION AS REQUIRED IN SECTIONS 215 OR 216 AS APPROPRIATE

The owner of the above property guarantees that all the application requirements of the Inland Wetlands Regulations and the Zoning Regulations will be met.

Signature of Property Owner or Agent: _____ Date: _____

FOR OFFICE USE ONLY:

Disposition and action taken by the Inland Wetlands Board or Insignificant and Rights of Use Permit* by the Wetlands Enforcement Officer (WEO). (Wetlands Permit is valid for three years from date of issuance as long as work has commenced)

Signature of IWC Chairman or WEO: _____ Date: _____

The above stated proposal is hereby certified to comply (___), not comply (___) with the Town of North Stonington Zoning Regulations. (Zoning Permit is valid for one year from date of issuance)

Stipulations: _____

Signature of ZEO: _____ Date: _____

215 **PROPERTY LINE ADJUSTMENT**

Any and all property line adjustment or lot division (splits) within the Town of North Stonington shall require the approval of the Zoning Enforcement Officer to determine compliance with the Zoning Regulations. Property Line Adjustment is any change in the location of an existing property line provided it does not create an additional lot, does not result in a lot or condition that violates the Zoning Regulations, and does not increase any existing lot nonconformities with the dimensional requirements of the Zoning Regulations. Such Property Line Adjustment is also not considered a subdivision or resubdivision so long as it does not create a lot or affect a street layout shown on an approved subdivision or resubdivision map, and it does not affect any area reserved for public use or established as open space under Section 6.6 of the Subdivision Regulations.

215.1 The Zoning Enforcement Officer may require one or more of the following if he/she deems it necessary to determine whether a proposed Property Line Adjustment is consistent with these Regulations:

- A. a warranty deed;
- B. a certified title search;
- C. a property history map; and/or
- D. a survey with Class A-2 level of accuracy.

216 **LOT DIVISION**

No lot shall be established for building purposes unless it is demonstrated that the lot is capable of meeting the lot design standards for the Zoning district and the criteria set forth in the Zoning Regulations. The lot division shall require the approval of the Zoning Enforcement Officer to determine compliance with these Zoning Regulations.

216.1 The Zoning Enforcement Officer may require one or more of the following if he/she deems it necessary to determine whether a proposed Property Line Adjustment is consistent with these Regulations:

- A. a warranty deed;
- B. a certified title search;
- C. a property history map; and/or
- D. a survey with Class A-2 level of accuracy.