



Town of North Stonington
Planning and Zoning Commission

Application for Staff Approval

Application Number:	<input type="text"/>	Receipt Date:	<input type="text"/>	Fee:	\$ <input type="text"/>		
<input type="checkbox"/> ZP	<input type="checkbox"/> AG	<input type="checkbox"/> LND DIST	<input type="checkbox"/> ACC	<input type="checkbox"/> CU/CUSR	<input type="checkbox"/> SFR	<input type="checkbox"/> FR SPLIT	<input type="checkbox"/> LLA

Applicant: Name: _____
Mailing Address: _____

Contact Info: Phone: _____ E-mail: _____

Owner of Record: Name: _____
Mailing Address: _____

Phone: _____ E-mail: _____

Property Location: _____

Assessor Parcel Information: Map: Lot: Deed Vol/Pg:

Zoning District of Property: **Restrictive Overlay Area: (See Chapter 7)**
R40 - R60 - R80 - C - HC - I - ED-RC N/A - VPO - WSPO - SUO

Specific Use as Listed under Zoning District in Regulations:

Detail of Use Requested: _____

The applicant and property owner above are applying for a Site Plan Approval as specified above and in accordance with the Zoning Regulations of the Town of North Stonington.

Date Signature (Property Owner of Record)

For Office Use Only:

Disposition and action taken by the Inland Wetlands Commission or Insignificant and Rights of Use Permits by the Inland Wetlands Officer. (Wetlands Permit is valid for 5 years form 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 1 year from issuance See Sect. 1201(F))

Signature of PZC Chairman or ZEO: _____ Date: _____



Town of North Stonington
Inland Wetlands / Planning and Zoning Commission

Lot Line Adjustment – Lot Division

1204 Property Line Adjustment/ Lot Division (“Free Split”)

Any and all property line adjustments or lot divisions (splits) within the Town of North Stonington shall require a review by the ZEO to determine compliance with the Zoning and Subdivision Regulations.

- A. A property line adjustment is any change in the location of an existing property line that 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 respect to the dimensional requirements of the Zoning Regulations. Such property line adjustment shall not be 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 does not affect any area reserved for public use or established as open space on an approved subdivision plan.
- B. A “Free Split” is a one-time division of land permitted on a parcel that has remained undivided, and in the same configuration as it was on or before 10/18/1963. Any subsequent division of land requires subdivision approval.
- C. The ZEO may require one or more of the following if he/she deems it necessary to determine whether a proposed property line adjustment or lot division is consistent with these Regulations:
 - 1. deeds;
 - 2. a certified title search;
 - 3. a property history map; and/or
 - 4. a survey with Class A-2 level of accuracy.
- D. The applicant shall record the approved survey in the office of the Town Clerk of North Stonington, and any survey not so recorded within ninety (90) days following its approval, shall become null and void. The applicant may request two (2) additional ninety (90) day extensions. The request for an extension must come before the expiration for the initial time period. A signed copy of the approved survey shall be provided by the applicant to the Zoning Enforcement Officer and to the office of the Town Assessor.

NOTE: Lot Line Adjustments and/or Free Splits require approval from the Ledge Light health District