



Town of Middlefield
Planning and Zoning Commission
405 Main Street, Middlefield, CT 06455

The Connecticut General Statutes generally define a “subdivision” as the division of a tract or parcel of land into three (3) or more parts or lots made subsequent to the adoption of subdivision regulations. The Middlefield subdivision regulations were adopted on May 13, 1953. Any parcel of land that has not been divided since this date and which can be divided in a manner that results in a lot that otherwise complies with the Town’s zoning requirements may be eligible for a “free split” without the need for an application and approval by the Planning and Zoning Commission. The Town requires that any proposed free split must be reviewed by Town Staff in order to ensure compliance with the town’s regulations.

Major boundary adjustments that modify property lines shown on an approved, recorded subdivision map are also subject to staff review to insure conformance to the Town’s zoning regulations.

To determine that a lot is a lawful building lot, it must be demonstrated that the lot has been duly recorded by deed or included in a subdivision approved by the Commission prior to May 13, 1953.

APPLICATION FOR FIRST CUT OR LOT LINE REVISION

Application Date: _____ Review Type (check one): _____ First Cut _____ Lot Line Revision

Land Owners of Record

Site Address: _____

Name: _____ Phone: _____ Email: _____

Mailing Address: _____

Site Address: _____

Name: _____ Phone: _____ Email: _____

Mailing Address: _____

Applicant/Agent

Name: _____ Phone: _____

Mailing Address: _____

Email: _____

Site Data

Street Address: _____

Zoning District: _____ Current Acreage: _____ Proposed Acreage: _____

Street Address: _____

Zoning District: _____ Current Acreage: _____ Proposed Acreage: _____

Required Documentation

Did the lot(s) exist prior to May 13, 1953? _____ YES _____ NO

If no, provide the date of approval of the lot line revision, first cut, subdivision, or resubdivision which created the lot(s): _____ (Re)Subdivision Name, _____

1. _____ Completed Application
2. _____ Copy of recorded Deed(s)
3. _____ A-2 survey showing existing and proposed lot lines, location of any structures onsite, and location of code complaint septic system and reserve areas
4. _____ For First Cut- All deeds indicating that no division of the property has occurred since May 13, 1953.
5. _____ An **affidavit** prepared by an individual, preferably an attorney licensed to practice in the State of Connecticut, that sets forth the legal rationale as to the specific circumstances which allow for either a free split or the eligibility of the property as a building lot including the Deed history of the property from 1953 to the present.
6. The required review fee of \$70.00 made payable to the Town of Middlefield.

Office Use Only:

Planner's Decision Date: _____ Approved: _____ Denied: _____

Date Mylar signed, if required: _____ Date filed on Land Records: _____

Notes: _____