



# TOWN OF NORTH BRANFORD

TOWN HALL 909 FOXON ROAD NORTH BRANFORD, CONNECTICUT 06471-1290  
Building Department (203) 484-6008 Engineering Department (203) 484-6009  
Planning & Zoning (203) 484-6010  
Department Fax (203) 484-6018

## TOWN OF NORTH BRANFORD

### APPLICATION FOR SUBDIVISION/RE-SUBDIVISION

#### INSTRUCTIONS:

**Submit** the following:

1. Application Form: 1 original and 10 copies
2. Site Plan/Plot Plan: 11 copies drawn to scale
3. Architectural Plans (if required): 11 copies
4. Any additional information necessary (i.e. floor plans, etc.).
5. Fee: Check made payable to the Town of North Branford (see attached fee schedule).

#### APPLICANT MUST:

1. **NOTIFY** the Regional Water Authority if your property falls within the watershed area within seven (7) days of application to the Town. Application to the RWA is attached. Submit copy to the Planning office also.
2. **NOTIFY** the East Shore District Health Department.

**APPLICATION FOR SUBDIVISION/RE-SUBDIVISION**

The undersigned hereby makes application to the Planning and Zoning Commission of the Town of North Branford, Connecticut, for approval of a SUBDIVISION/RE-SUBDIVISION under the conditions and terms of the Zoning Regulations.

1. Address of Property: \_\_\_\_\_  
Present Zone: \_\_\_\_\_ Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name of Proposed Subdivision: \_\_\_\_\_

2. Owner of Property: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Cell #: \_\_\_\_\_  
E-mail address: \_\_\_\_\_

3. Applicant/Agent/Developer: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Cell #: \_\_\_\_\_  
E-mail address: \_\_\_\_\_

4. Has a previous subdivision application been filed for the premises? \_\_\_\_\_  
If Yes, give date(s) of application(s) \_\_\_\_\_

5. Site Information:  
Proposed # of lots: \_\_\_\_\_ Open Space: \_\_\_\_ Yes \_\_\_\_ No  
Type of sewage disposal: \_\_\_\_\_ Type of water supply: \_\_\_\_\_

Is new road construction required (yes or no)? \_\_\_\_\_ No. of feet: \_\_\_\_\_

6. In accordance with Section 62.5 (Site Development Plan), is this Application accompanied by the following:

- |   |           |          |
|---|-----------|----------|
| a. Statement of Use (62.5.1)                          | Yes _____ | No _____ |
| b. Site Plan (62.5.2)                                 | Yes _____ | No _____ |
| c. Architectural Plans (62.5.3)                       | Yes _____ | No _____ |
| d. Soil & Sedimentation Erosion Control Plan (62.5.4) | Yes _____ | No _____ |
| Disturbed area _____ (acres)                          |           |          |
| e. Application Fee (62.11)                            | Yes _____ | No _____ |
| Amount \$ _____                                       |           |          |

7. In accordance with Section 41.2.7 Wetlands and Watercourses, the site development plan shall provide for the protection of wetlands and watercourses. Any application that involves an activity regulated by IWWA must be submitted to that Agency for review prior to, or simultaneous with submission to the Planning and Zoning Commission.
- This plan was submitted to the Inland Wetlands Agency on \_\_\_\_\_(date).
  - Permit, copy of which accompanies this application and is a part hereof, has been issued by the Inland Wetlands Agency.
  - No wetland regulated activities proposed.

Failure to complete all sections of this application and submit required items under #6 will be considered an incomplete application.

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Signature of Owner Date

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Signature of Applicant/Agent Date

**NOTE:** The Planning and Zoning Commission will decide on this Application. All standards specified in Section 41 are in addition to other requirements of the Regulations applicable in the District in which the site development plan use is to be located. Applications may be given administrative approval by the Commission subject to modifications deemed necessary to conform to the standards of Paragraph 41.2 and/or 41.3 and other requirements of the Regulations.

# SUBDIVISION/RE-SUBDIVISION PLAN

## APPLICATION CHECK LIST

### Required Items:

1. APPLICATION FOR SUBDIVISION (Subdivision Regulations)
2. STATEMENT OF USE - 11 copies
3. PLANS - 11 copies  
Must include:
  - **Stamp/Seal** by licensed surveyor, engineer, architect or landscape architect;
  - **Scale:** Drawn to a scale not to exceed 100' to 1"; North Arrow; Date
  - **Name of Subdivision**
  - **Boundary Lines:** Include names of adjoining owner and Town boundary lines if affected
  - **Structures:** Existing and proposed buildings, structures, retaining walls,
  - **Existing streets, culverts, easements, and ROWs:**
  - **Wetlands/Waterbodies:** Wetlands and Watercourses shall be shown on the plans in addition to provisions for protective flood controls measures for areas near watercourses, water bodies, or areas subject to flooding (per Section 303);
  - **Water Supply:** the plan must show provisions for water for every lot
  - **Storm Water Drainage:** the plan must show provisions for storm water drainage for every lot
  - **Sanitary Sewers:** the plan must show provisions for sanitary sewers for every lot
  
  - **Proposed grading:** shall comply with Section 305
  - **Tree Plantings:** shall comply with Section 306
  - **Site Survey:** The plan shall show all property lines of the lots, proposed lot size
  - **Contours:** Existing and proposed, at an interval not exceeding two (2) feet; or equivalent ground elevations;
  
  - **Drainage Easements**
  - **Public Utilities:** Compliance with Road Ordinance or other ordinance in place by AHJ
  - **Pedestrian Improvements:** possibly required depending on the proposed layout
  - **Sidewalks**
  - **Utilities: located underground**
  - **Archaeology Review**
  - **Open Space**
  - **Proposed Streets:** must comply with section 316
  
  - **Circulation:** Streets, driveways, sidewalks, and off-street parking and loading facilities;
  - **Utilities:** Sewage disposal and water supply facilities, and storm drainage;
  - **Landscaping:** Including trees, shrubs, lawn and other facilities, and any natural terrain not to be disturbed;
  - **Location Map:** Showing the location of the lot in the Town at a scale of 1" = 800';
  - **Schedule of Data:** Indicating no less than the area of the lot, total floor area, total ground coverage by buildings and all paved area, number of parking and loading spaces required and provided, estimate of amount of earth material to be removed or deposited.

4. ADDITIONAL INFORMATION (Section 62.6.1) - \*If required:
  - a. **Storm Drainage**: Detailed plans
  - b. **Sewage Disposal**: Detailed plans
  - c. **Water Supply Facilities**: Detailed plans
  - d. **Storm Drainage Computations**
  - e. **Soil Surveys**
  - f. **Seepage Tests and Borings**
  
5. OTHER
  - a. **Erosion & Sedimentation Control Plans** (Section 62.5.4)
  - b. **Construction Phasing**