



TOWN OF LEDYARD

Department of Land Use and Planning

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POLICY GOVERNING FREE SPLITS, BOUNDARY ADJUSTMENTS, AND LOT MERGERS

The Connecticut General Statutes define a "subdivision" as "the division of a tract or parcel of land into three or more parts or lots made subsequent to the adoption of subdivision regulations by the [Planning] Commission..." Ledyard's subdivision regulations were adopted on March 22, 1962. 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 March 22, 1962. Any subsequent division of land requires subdivision approval.

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.

Boundary Adjustments, Lot Mergers, and Free Splits are not governed by Ledyard's subdivision regulations. However, these actions are still subject to Connecticut General Statutes Section 20-304 (i.e., that maps must conform to town and/or department policies) and the following local laws and regulations governing the development of land:

Zoning Regulations: Any and all property line adjustments or lot divisions (splits) within the Town of Ledyard shall require a review by the ZEO or Director of Planning to determine compliance with the Zoning and Subdivision Regulations (as applicable) per Section 10.4 of the Zoning Regulations. Maps should show existing and proposed boundary lines, buildings, structures, septic systems, wells, and take into account Section 4 Bulk Requirements (e.g., lot layout and building setbacks).

CT Public Health Code, Section 19-13-B103: Compliance with state health code requires a percolation test and excavation of deep observation test pits in the vicinity of both the primary and reserve septic system leaching fields. Site plans must contain the following information:

- Locations of deep observation test pits and percolation test;
- Description of test pit and percolation test results;
- Location of proposed well showing a 75' radius protective buffer surrounding the well; and

- Locations of any wells or septic system leaching fields on abutting property that could conflict with minimum health code separating distances.

Questions and permits regarding the CT Public Health Code, must be directed to Ledge Light Health District, 448-4882.

The ZEO or Director of Planning 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:

- deeds;
- a certified title search;
- a property history map; and/or
- a survey with Class A-2 level of accuracy.

Survey plans that do not address these items shall be deemed incomplete by the Town of Ledyard, and, accordingly, no approvals or permits for any construction will be granted until this information is depicted on plans and reviewed by Town staff. Maps prepared depicting Boundary Adjustments, Lot Mergers, and Free Splits shall be reviewed, at a minimum, by the Ledyard Planning Office prior to filing in the Land Records.

The applicant shall record the approved survey in the office of the Town Clerk of Ledyard, 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.

Please Note: Town signatures on a free split/merger/boundary adjustment form do not imply or guarantee that affected lots can be built on or further developed in any way.

For Further Assistance, please contact Juliet Hodge, Director of Planning and Development at planner@ledyardct.org or 860-464-3215