

Is Your Subdivision a Free Split?

The City of Milford adopted Subdivision Regulations effective November 1, 1929.

Lots (parcels, tracts etc) are judged as to their ability to be split or subdivided based on their configuration on that date.

Subdivision as defined by Connecticut Statute means dividing a lot into 3 or more lots. This process requires approval of the Planning and Zoning Board (PZB).

Lots that have been in existence since before November 1, 1929 may be entitled to create 1 new lot without making application to the PZB provided the new lot meets all the requirements of the Zoning Regulations, and no non-conformity will be created by this action. This process is known as a "Free Split". The remaining extra land must be merged with contiguous parcel(s).

Procedure for Free Splits:

1. Contact an attorney to research the history of the lot.
2. Engage the services of a Connecticut Licensed Surveyor to prepare an A-2 Survey map of all the property.
3. Review the maps with the City Planner before filing.
4. Obtain a Certificate of Zoning Compliance for each lot before filing the map and deed with the City Clerk. Each Certificate is \$85.00.
5. Contact an attorney who will prepare the Property Deeds for the split.

Procedures for Subdivisions and Re-subdivisions.

1. Contact the Planning and Zoning Office for applications and information.