



Town Planning Commission
Town of Stratford, CT
Application for Approval of Subdivision Plat

Date: _____

In accordance with the Regulations providing for Land Subdivision in the Town of Stratford, CT, adopted February 1, 1956, the undersigned respectfully requests your examination and approval of the Plat(s) presented herewith; for a subdivision as shown on a map entitled _____ in _____ Zoning District and located generally as follows: _____ and after final approval by the Commission do agree:

- (a) To cause to be filed the record subdivision map in the Office of the Town Clerk within 90 days from the date of final approval and delivery of said map by the Commission.
(b) To complete all street improvements required by the Subdivision Regulations of the Town of Stratford within five (5) years of the date of the final approval of the record subdivision map.
(c) To offer for dedication to the Town of Stratford, within three months after completion of such street improvements, such streets as are shown on said plat and such other places proposed for public use and
(d) To comply with all requirements of the Regulations providing for Land Subdivision in the Town of Stratford.

No. of lots in subdivision: _____ Lot Sizes: _____ Range _____ Average _____

[] check here if property is located within 500 ft. of adjoining Town line.

Signature of OWNER _____ Developer _____
Owner's Agent _____ Developer's Agent _____
Petitioner's Address _____ Phone # _____

REQUIREMENTS AND PROCEDURE FOR SUBDIVISION APPLICATION

- 1. If this subdivision is proposed by a developer who is not the owner of the land to be subdivided, but who will, upon its approval by the Commission either acquire title to, or deal with the subdivided land, this application must be made jointly by the owner and the proposed developer of the land.
2. This form must be printed or typed and must be accompanied by nine (9) copies of a preliminary subdivision plat, prepared by a licensed land surveyor in accordance with Chapter VI of the Subdivision Regulations of the Town of Stratford, Connecticut. Applicant will also submit five (5) copies of all subdivision maps on 11" X 17" sheets.
3. Accompanying the prints of the preliminary subdivision plat, there shall be a completed copy of a STATEMENT OF INTENT signed by the applicant, and where no municipal sanitary sewers are available, a statement of approval from the Town Sanitarian that the property in question may be suitably served with a private sub-surface sewage disposal system.
4. Applicant acknowledges responsibility for notifying adjoining property owners prior to the scheduled public hearing.
5. Effective date of receipt is defined by State Statute.
6. Application fee shall be calculated on the basis of \$175//Lot with a minimum fee of \$800 (Includes \$60 State Surcharge.)
7. Applicants should note that the Town now charges a 5% inspection fee in addition to performance bonds for public improvements.

Minimum Fee - \$800.00

MAKE CHECKS PAYABLE TO THE PLANNING COMMISSION
RECEIPT BY COMMISSION

\$ _____ Fee Receipt # _____ Date _____ Clerk _____

TOWN PLANNING COMMISSION
TOWN OF STRATFORD, CT
STATEMENT OF INTENT OF SUBDIVIDER

This statement is part of the application for _____
(Name of Subdivision)

by _____ and accompanies the proposed
(Name of Subdivider) Subdivision plat.

drawn by _____ and dated _____

1. Amount of topsoil, or of gravel, clay, sand, and stone which will be removed from the area of the proposed subdivision, and disposed of outside the area.

Topsoil _____ cu. yds. Gravel, clay, sand, stone _____ cu. yds.

2. Nature and extent of private restrictions or other requirements which are proposed for incorporation in the deeds to individual lots.

3. Waivers requested _____

4. Other? _____

APPLICANT ACKNOWLEDGMENT OF INSPECTION FEE

LUMP SUM FEE FOR INSPECTION OF SUBDIVISION IMPROVEMENTS. A sum, to be computed by the Town Engineer, equal to 5% of the estimated cost of public improvements required by the Commission, shall be paid prior to the endorsement of the final record map. "Public improvements" for the purpose of this requirement includes, but is not limited to, the construction of new roads, improvements to existing roads, sidewalks, storm drainage facilities, sewer lines, planting of trees or other landscaping, the installation of retaining walls or other structures and erosion and sedimentation controls.

Developer, Owner, Or Agent

INLAND WETLANDS DETERMINATION

Before submitting this application, the petitioner must contact the Inland/Wetland Officer to determine if the subject property is in compliance.

Subdivision Name: _____

Address: _____

The subdivision/resubdivision listed above:

- _____ does represent a regulated activity
- _____ does not represent a regulated activity

under the definitions of the Town of Stratford's Inland Wetlands Regulations, pursuant to Chapter 440 of the Connecticut General Statutes.

Inland/Wetlands Department

Date

FLOOD ZONE DETERMINATION

Prior to submitting this subdivision application, the petitioner must contact the Building Inspector's Office to determine if the subject property is located within a Flood Zone on the National Flood Insurance Rate Map.

The property located at _____

Is [] is not [] located in a Flood Zone.

The necessary information must be provided to the Planning and Zoning Commission if the property IS in a Flood Zone.

Building Official

SITE VISITS

After the submission of this application, the Planning Commission members and /or staff may decide to carry out informal, independent site visits to the subject property. These visits would take place prior to the Public Hearing at which the application is scheduled.

We thank you for your cooperation.

Please feel free to contact the Planning and Zoning Office if you have any questions or there are any special circumstances that might affect site visits.

STATEMENT ON UTILIZATION OF SOLAR ENERGY
PLANNING COMMISSION
STRATFORD, CT

SUBDIVISION (RESUBDIVISION) TITLE _____

LOCATION _____

The Subdivision Regulations of the Town of Stratford require the applicant to demonstrate that he/she has considered, in developing this plan, the use of passive solar energy techniques which would not significantly increase the cost of the housing to the buyer, after tax credits, subsidies, and exemptions, as required under CGS 8-25(b). For the purposes of this requirement, passive solar energy techniques mean site design techniques which maximize solar heat gain, minimize heat loss and provide thermal storage within a building during the heating season and minimize heat gain and provide for natural ventilation during the cooling season. Site design techniques shall include but not be limited to:

1. Alignment of streets along an east-west axis (within 30 degrees of true east).
2. Alignment of lot lines along a north-south axis.
3. Orientation of structures so that the longest side faces south.
4. Location of septic systems on the south side of structure to help insure an area free of accessory structures and major vegetation.
5. Maintenance of a "solar setback" zone keyed to the percent grade and orientation of the slope, and
6. Location of required open space and parking areas on the south side of the structure.

Please demonstrate to the Commission how you have considered the various techniques listed above using the attachment to this statement. For each technique considered, show the approach or alternate approaches studied, the specific site limitations, and cost considerations. Attach additional sheets as necessary.

ATTACHMENT TO STATEMENT ON UTILIZATION OF SOLAR ENERGY

1. STREETS: _____

2. LOT LINES: _____

3. ORIENTATION: _____

4. SEPTIC SYSTEMS: _____

5. SOLAR SETBACK: _____

6. OPEN SPACE AND PARKING: _____

APPLICANT'S NAME: _____

DATE: _____ SIGNATURE: _____

Instructions to the Applicant for Notification of Adjoining Property Owners.

1. Letters must be sent to each adjoining property owner explaining the requested subdivision (See sample letter below). Names of adjoining property owners may be found in the Assessor's Office.
2. Certificates of Mailing must be obtained from the U.S. Post Office for each letter and presented to the Board.
3. These letters must be mailed no later than fourteen (14) days prior to the public hearing date.
4. Sign this form below and present to the Board at the public hearing along with the Certificates of Mailing.

SAMPLE LETTER

TO WHOM IT MAY CONCERN:

I have applied to the Planning Commission for approval of a subdivision of the following parcel:

_____ to create
 _____ lots in a _____ District.

Copies of the Plans are on file in the Planning and Zoning Office, Room 207, Town Hall, Stratford.

This application will be heard on Tuesday evening, _____ at 7:00 PM in the Council Chamber, Town Hall.

Very truly yours,

(Signed)

The undersigned has complied with the Planning Commission requirement of notification of adjoining property owners of the property on which a subdivision has been requested.

Certificates of such mailing are attached hereto.

Signed: _____

August 17,2004

NOTICE TO DEVELOPERS AND CONTRACTORS

With the advent of stormwater permit regulations from the Connecticut Department of Environmental Protection, the Town of Stratford is making an effort to educate prospective developers, contractors, and others involved in construction activities regarding the various requirements associated with the stormwater permit.

A.) As of March 10, 2003 in order to discharge stormwater from a construction site, all construction projects that disturb 1 acre or more of land must have either:

- an individual stormwater permit form the DEP, or
- coverage under one of Connecticut's general permits.

A DEP permit application form can be obtained from this website:

<http://www.dep.state.ct.us/pao/download.htm>

Disturbance includes, but is not limited to soil disturbance, clearing, grading, and excavation. Operators of sites disturbing less than one acre are also required to obtain a permit if their activity is part of a "larger common plan of development or sale" with a planned disturbance of one acre or greater.

B.) Discharges of stormwater from a property within 500 feet of tidal wetlands may be required to flow through a system designed to retain 1" (one inch) of rainfall.

C.) Conform to the regulations recommended or developed as part of the Town's Stormwater Management Plan or other Town regulations regarding construction and stormwater as may be amended from time to time. These regulations include but are not limited to the following:

- a. Soil and Erosion Control regulations – contact Zoning Office at 385-4017
- b. Inland Wetland regulations – contact I-W Office at 385-4006
- c. Other stormwater related ordinances as they may be amended.

OTHER REQUIREMENTS

Stormwater discharges shall not contain visible floating scum, oil or other matter (except for naturally occurring substances such as leaves and twigs), provided that no person has placed such substances in or near the discharge.

Stormwater discharge shall not result in pollution due to acute or chronic toxicity to aquatic and marine life, impair the biological integrity of aquatic or marine ecosystems, or result in an unacceptable risk to human health.

To: Planning and Zoning Dept.
From: Conservation Office

Re: Wetland Boundaries on Subdivision Applications

Please be aware that effective July 10, 2005, we will require all subdivision applications to provide a soils report from a CT Certified Soil Scientist before a wetlands sign-off can transpire. If no wetlands or watercourses are on the subject property, a letter from the soil scientist will suffice.

Please notify all prospective subdivision applicants as needed. Receipt of a soils report, or receipt of a letter, will allow our department to more expeditiously and more efficiently review incoming applications before a sign-off is granted.

Thank you for your cooperation.

Certified Soil Scientists who commonly work in the Stratford Area:

NOTE: This list is not a complete list and does not constitute an endorsement in any way by the Town of Stratford. The certified soil scientists listed here have requested to be on this list. A complete list of all CT Certified Soil Scientists may be found at:

<http://nesoil.com/ssssne/registry2005.htm>

Alexandra Moch 203-975-7834
Bill Kenney 203-366-0588
Otto Theall (Codespoti & Assoc.) 203-375-3661
Soil Science & Environmental Services 203-272-7837
Jay Fain and Associates 203-254-3156

FAQs:

Why do I need to hire a soil scientist?

According to CT state law, only a soil scientist is empowered to legally define a wetland boundary.

What should I know before I hire a soil scientist?

Soil scientists vary according to price, and to how quickly they can visit. Generally, how quickly a soil scientist can visit tends to be more important to most homeowners than a slight difference in price. Homeowners should ask about both (how quickly and the price) when contacting a soil scientist!!

How long does soil testing take?

Most wetland boundary delineations should require 1 field visit, and then a week or two before final reports are written and issued.

Document Amended March 2006, Conservation Office