



# 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.

TOWN OF NORTH BRANFORD  
PLANNING & ZONING COMMISSION

Appl. # \_\_\_\_\_  
Date Received \_\_\_\_\_  
Fee Paid \_\_\_\_\_

**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

## APPPLICATION 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**

**South Central Connecticut Regional Water Authority**  
90 Sargent Drive, New Haven, Connecticut 06511-5966 203-562-4020  
<http://www.rwater.com>

Revised 09/23/25

Public Water Supply Watershed/Aquifer  
Project Notification Form  
For The  
South Central Connecticut Regional Water Authority

**REQUIREMENT:**

All applicants before a municipal Planning and Zoning Commission, Inland Wetlands Commission, or Zoning Board of Appeals for any project located within a public water supply watershed or aquifer protection area are required by Public Act 89-301 (Sections 8-3i and 22a-42f of the Connecticut General Statutes) to notify the affected public water utility by certified mail within 7 days of the application.

**GENERAL INFORMATION:**

Maps showing the location of Regional Water Authority (RWA) watershed boundaries are on file with municipal planning and zoning, and inland wetlands staff, and Town Clerks. The applicant's notification to the RWA should include the information requested on pages two and three. The RWA may request additional information if it is determined that a more detailed review is necessary. Any questions should be directed to (203) 401-2786, or [emoore@rwater.com](mailto:emoore@rwater.com).

Please email this completed form and attachments to:

[emoore@rwater.com](mailto:emoore@rwater.com)

or by mail to:

Environmental Analysts  
Environmental Planning Department  
Regional Water Authority  
90 Sargent Drive  
New Haven, CT 06511

1. Applicants are requested to submit any information that was included in the application to the municipality including: site plan, project narrative, sediment and erosion control plan and drainage calculations if applicable.

2. Project address \_\_\_\_\_ Town \_\_\_\_\_

3. Application for:  Planning and Zoning  Inland Wetlands  Zoning Board of Appeals

4 Project Description: \_\_\_\_\_  
\_\_\_\_\_

5. Waste Water Disposal:  Septic System  Public Sewer  None

6. Water Supply:  Private Well  Public Water

7. Heating Fuel:  Oil  Gas Other \_\_\_\_\_

**Applications involving additions or modifications to single family residences or applications with no site disturbance and no storage or use of hazardous chemicals skip to item 18.**

8. Total acreage of project site \_\_\_\_\_

9. Total acreage of area to be disturbed including structures, additions, paving, and soil disturbance \_\_\_\_\_

10. Percent of existing impervious surfaces including buildings, roads and pavement \_\_\_\_\_

11. Proposed increase in impervious surfaces \_\_\_\_\_

12. Number of **existing and proposed** floor drains or sump pumps and their point of discharge e.g. sanitary sewer, holding tank, or ground  
\_\_\_\_\_  
\_\_\_\_\_

13. Are there any wetlands or watercourses on the property? If so, describe  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. Brief description of **existing and proposed** stormwater management system, including roof drainage, paved areas etc., and discharge points e.g. municipal system, drywells, streams, vegetated areas, detention basins etc. Attach drainage plans and calculations if available

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15. List of **existing and proposed** underground or above-ground storage tanks including age, capacity and contents

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16. List of potentially harmful chemicals stored or used on property (**existing and proposed**) and typical onsite volumes, including but not limited to petroleum products, lubricants, solvents, detergents, and pesticides

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17. Describe any wastes generated and their means of disposal \_\_\_\_\_

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18. Contact Information:

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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Name of Person Completing Form

Signature

Date