

Subdivision/Resubdivision Information

Please refer to the Woodstock Subdivision Regulations which are available online for download by going to www.woodstockct.gov, go to "Documents/Form" on the blue bar across the top of the page, where you will find all categories of downloadable documents. Go to the "Documents" section under **Planning & Zoning** to find land use related downloads.

General Information on Subdivisions / Resubdivisions

Maximum Lot Yield: 2.5 acres per lot (Due to open space requirement, this results in potential minimum lot size of 0.75 acres if all local and public health code requirements are met.)

Minimum Lot Frontage: 100 feet of frontage on a town or state road

Maximum of 1 curb cut per 1,000 LF of road frontage (See Subdivision Regulations, Ch V Subsection 4.b for other possible provisions)

Please see the following information for more guidance:

- Subdivision Regulations for details on the 50% of buildable land requirement for open space, common driveways, private and town roads, etc.
- "Lot Creation Diagram" and "How to Determine Property Division" handouts which explain the concepts of subdivision, resubdivision, free-split and boundary line adjustment and the important Woodstock date of August 31, 1965 to determine eligibility for land division.

Key points about figuring out subdivision/resubdivision potential in Woodstock:

- Please keep in mind: the acreage from the assessor is not necessarily at the same accuracy as a survey.
- 50% of the buildable land is required to go into open space / conservation. With this open space requirement (providing all other requirements are met including those of the Northeast District Department of Health per Public Health Code) the lot could be a minimum of 0.75 acres (of course the new lot line(s) would need to accommodate any existing house, well, septic, etc. to ensure conformance with the Zoning Regulations and Public Health Code).
 - **Buildable Land** does not include wetlands, watercourses, or restricted land.
 - **Restricted Land** is a property subject to a conservation easement; agricultural easement; conservation or preservation restrictions as defined by Connecticut General Statute 47-42(a); land legally dedicated for Open Space or land having other use restrictions legally limiting or preventing development.

If you need more information, please contact:

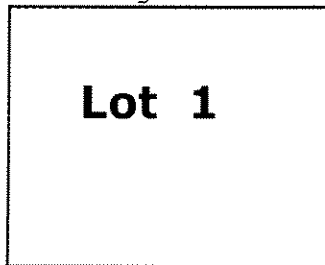
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TOWN OF WOODSTOCK, CONNECTICUT

Original Lot

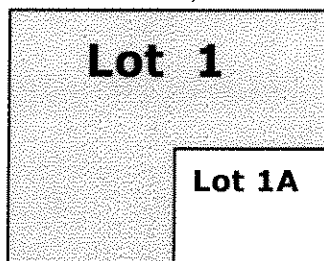


How Are Lots Created?

- This lot exists prior to adoption of the Woodstock Subdivision Regulations which occurred on August 31, 1965. This is the Original Lot.
- The Owner wants to split off one lot, and since it is *after* the adoption of the Subdivision Regulations, *AND* the lot has sufficient room to provide two lots compliant with the Zoning Regulations, the Owner is eligible for one **Free Split**.

There are now two lots, 1 and 1A.

Free Split



...some time later

- Now the Owner of Lot 1 wants to sell off some more land by creating new lot(s). The new lot(s) are created through a **Subdivision**, for the sake of this example, Lot 1 is converted into 3 lots (Lot 1, Lot 1B & Lot 1C).

Now four lots exist from the Original Lot (including 1A).

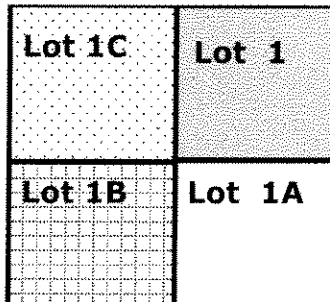
Note:

1. Even if only 1 new lot was created from the Original Lot after the Free Split, it would require a **Subdivision**,
2. If the Lot 1A Owner wanted to further divide this lot, he /she would also need to do a **Subdivision...**

...in both cases, the above scenarios require a **Subdivision** *because* these lots would be created after the adoption of the Subdivision Regulations *AND* the Free Split was already taken from the Original Lot with Lot 1A.

- If the Owner of Lot 1C wanted to sell off some land by creating new lots, that would be a **Re-subdivision**, shown here as lots 1C & 1C-1.

Subdivision



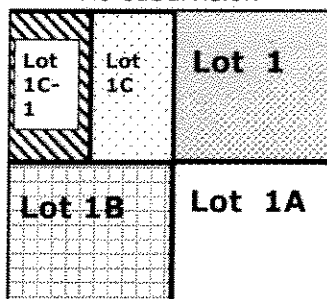
Note:

1. This is an example of lot labeling, which is meant to illustrate the history of the lots which makes it easier to track them through the Land Records.

2. All lots must conform to the Zoning Regulations in place when they are created.

3. The only other way to sell land is with a Boundary Line Adjustment which merges a 'minor' area into the adjacent lot; this must be researched by the property owner to ensure it does not actually fall under the category of Free Split, Subdivision or Re-subdivision. Please see "How to Determine Property Division in Woodstock, CT" handout.

Re-subdivision



RECAP: ALL new lots created from the Original Lot after the Free Split require a Subdivision or Resubdivision.

This diagram was created by Delia P. Fey, AICP Woodstock Town Planner / ZEO

Disclaimer: This information is for illustrative purposes only. All lots created are subject to the legal requirements of the Connecticut General Statutes and Town of Woodstock Subdivision and Zoning Regulations.

**How to determine Property Division
in Woodstock, CT**

Lot Line Adjustment Test

1. **Does the transfer create a new lot?** If yes, it is not a lot line adjustment.
2. **Is the transfer being done solely for purposes of development, now or in the future?**
If yes, it is not a lot line adjustment.
3. **Is the area of land being transferred “minor”?** If no, it may not be a lot line adjustment.
4. **Does the transfer appear to be intended to correct, change in a minor way, the dividing line between two existing lots?** If yes, it is a lot line adjustment.
5. **Does the transfer allow development on the accepting lot that is not possible without the lot line revision?** If yes, it may not be a lot line adjustment.

Please note: If it is not a lot line adjustment, the consequence is that the transfer is subject to subdivision regulation.

Free Split Test

A parcel must be eligible for a “Free Split” as determined by examining the title of the donor parcel of land to determine if the donor parcel has been divided from a larger parcel after the date of adoption of the Town’s subdivision Regulations.

- a. The Woodstock Subdivision Regulations were approved on August 31, 1965.
- b. Connecticut General Statutes 8-18, which states:
As used in this chapter:...”subdivision” means 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 commission, for the purpose, whether immediate or future, of sale or building development expressly excluding development for municipal, conservation or agricultural purposes, and includes resubdivision.

Please note:

1. It is the property owner’s burden to prove their lot is eligible for a free split, not the responsibility of the Town or Town Staff.
2. When a division of land is not a lot line adjustment, it is either
 - a. a “free split” or “first cut” of the donor parcel, or
 - b. subject to subdivision regulationThis depends on when the donor parcel was first created.
3. A “Free Split” always results in a new parcel of land, which may be a lot, depending on whether or not it meets the definition of a lot found in the zoning regulations.
4. For Free Splits: If the donor lot already has a house on it, you must go to the Northeast District Department of Health to discuss requirements they may have for setbacks or provision of sufficient area for the reserve septic area and/or well boundary for the existing house.
5. “Free Splits” are not subject to regulation by the Planning and Zoning Commission.
6. The both lots resulting from the Free Split must meet the Zoning Regulations in order to obtain Zoning Permit(s).

If you have questions please contact
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at 860-963-2128 x 332