



Town of East Granby

Planning & Zoning

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THE SUBDIVISION PROCESS

The Town of East Granby adopted Subdivision Regulations effective June 1, 1956.

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

Subdivision as defined by Connecticut Statute means **breaking a lot into three (3) or more lots**. This process requires approval of the Planning & Zoning Commission (PZC).

Lots that have been in existence since before June 1, 1956 may be entitled to create one (1) new lot without making application to the PZC provided that both the new lot and the remaining land meet all the requirements of the zoning regulations and no non-conformity will be created by this action. This creation is known as a “Free Split”.

Recommended procedure for Free Splits:

1. Contact a licensed land surveyor to research the history of the lot and to prepare an **A-2 survey map** depicting the geometric division of the property.
2. **Review the maps** with the Planning/Zoning Office before filing.
3. The Farmington Valley Health District (FVHD) should review the plans and the appropriate tests taken to ensure the lots are buildable (well/septic) for future development.
4. Contact an attorney who will prepare the property deed and legal description of the split.
5. File all documents with the Town Clerk.

For Subdivision or Re-subdivision – contact your Planning/Zoning Office.