

Town of Canaan  
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## TOWN OF CANAAN PLANNING AND ZONING COMMISSION

### PROCEDURES – BOUNDARY CHANGES/FIRST CUTS

To ensure that all new or modified lots conform to the Subdivision and Planning and Zoning Regulations of the Town of Canaan, any proposed changes in the boundaries of any lot, including first cuts, lot line revisions, mergers or other acts that result in an alteration of any existing boundary or lot line must be reviewed by the Town of Canaan Planning and Zoning Commission for compliance with those regulations.

The Town Clerk of the Town of Canaan will refer all proposed first cuts and boundary line changes to the Town of Canaan Planning and Zoning Commission before a plot or parcel is recorded or any permit is issued for such plot or parcel. Approval of all first cuts and property line revisions by the Town of Canaan Planning and Zoning Commission is required before filing with the Town of Canaan Town Clerk.

The Town of Canaan Town Clerk is still required by Connecticut General Statutes to accept whatever document/s a person wants to file. However, Section 8-25 of the Connecticut General Statutes imposes a fine of \$500 for each illegally created lot.

The Town of Canaan Planning and Zoning Commission may file on the Town of Canaan land records a notice that the lot/s is not a legal building lot/s. This action would warn prospective buyers of a problem.

The applicant shall file with the Town of Canaan Planning and Zoning Commission an appropriate application accompanied by a copy of an A-2 survey map on mylar and an affidavit stating that a search of the Town of Canaan land records since the enactment of the Town of Canaan's Subdivision regulations adopted on September 21, 1970 has been made. This affidavit shall include any notice of restriction of use for any division made for municipal, conservation or agricultural purposes. This affidavit shall also include in its caption: 1) The name of the owner of record as grantor and 2) the volume and page number, for the purpose of marginal notation, in accordance with Section 47-12a of the State of Connecticut General Statutes.

No mylar shall be considered binding unless it is stamped by the Chairman of the Town of Canaan's Planning and Zoning Commission or his/her designee on the instruction of the Commission. The stamp will read: "Approved for Filing by the Town of Canaan Planning and Zoning Commission" and shall be properly dated.

Approved by the Town of Canaan Planning and Zoning Commission on September 27, 2006

Approved for Filing by the Chair of the Canaan Planning and Zoning Commission or his/her Designee

Name

A handwritten signature in black ink, appearing to be "R. J. J.", written over a horizontal line.

Date

9/28/06