

**Town of Trumbull**  
**CONNECTICUT**

**Planning and Zoning  
Department**  
Telephone: (203) 452-5047  
Fax: (203) 452-5061

**Town Hall**  
5866 Main Street  
Trumbull, Connecticut 06611



**FIRST CUT DIVISION OF LAND APPLICATION**

Applicant(s):

Phone:

(OWNER OF RECORD - If lawful agent, state capacity)

Applicant's address:

Co-applicant:

Phone:

(OWNER OF RECORD - If lawful agent, state capacity)

Co-applicant's address:

Address of Property or Properties:

Map:

Block:

Lot:

Approved Subdivision Map Title:

Date of Map:

Record Map #

Owner of Record of property or properties:

Owner's Address:

Daytime Phone #:

Existing Uses of property:

Reason for Request:

All Property Owners Written Authorization below:

\_\_\_\_\_  
Applicant's Signature (if different than owner)

\_\_\_\_\_  
Owner's Signature (must be signed)

**All of the above requested information must be included on this form  
or the request will not be processed.**

# FIRST CUT DIVISION OF LAND APPLICATION

A free cut or first cut division of real property requires no subdivision approval by the Planning and Zoning Commission. A parcel of land that has not been divided since the adoption of subdivision regulations can be divided into two conforming parcels of land without a subdivision approval by the Planning and Zoning Commission.

All requests for the determination of eligibility for a first cut division of real property must be submitted to the Planning and Zoning office for review with the following information:

1. A completed application for FIRST CUT DIVISION OF LAND
2. Title search certified to the Town of Trumbull-Planning & Zoning Department dating back to July 25, 1938 (date of enactment of Subdivision Regulations) verifying that there has not been any division of the subject property since that date to be reviewed by the Town Attorney.
3. A copy of the approved subdivision map.
4. Mylar map requirements:
  - a. Drawn to A-2 standards, with lot area calculations as per the Trumbull Zoning Regulations.
  - b. Include the amount of wetlands and steep slopes and a determination that the lot shape complies with the Regularity Factor for existing and proposed conditions.
  - c. Include coverage, setbacks and location of structures of all affected lots.
  - d. If the property is or proposed to be serviced by a septic system, you must include a signature line for a sign off on the septic feasibility from the Director of the Trumbull Health Department.
  - e. One (1) original Mylar along with Two (2) copies to bring to the Planning & Zoning Department.
5. Copies of all record maps referenced in any deed from July 25, 1938 to the present.
6. If the property is vacant, the assessor's cards for the adjoining properties are also required in order to determine if the property has merged with an adjoining property.
7. A narrative that sets forth the legal rationale as to the specific circumstance which allows this division without subdivision or a re-subdivision approval by the Planning and Zoning Commission.
8. There is a \$180.00 fee for a first cut division of land.
9. Please drop off all required documents listed above to the Planning & Zoning Dept. for review.
  - a. Allow approximately two weeks for review; upon signed approval the Planning and Zoning Department will call you for pickup.
  - b. If there are wetlands on the property, a copy of the signed map will be sent to the Inland/Wetlands Department.

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**Department use only:**

**APPLICATION RECEIVED:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**FEE PAID:** \_\_\_\_\_ **APPLICATION COMPLETE:** Yes \_\_\_\_\_ No \_\_\_\_\_

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**Departmental First Cut Division of Land Approval**

- ( ) Planning \_\_\_\_\_ Date: \_\_\_\_\_
- ( ) Zoning \_\_\_\_\_ Date: \_\_\_\_\_
- ( ) Engineering \_\_\_\_\_ Date: \_\_\_\_\_
- ( ) PZC Chairman \_\_\_\_\_ Date: \_\_\_\_\_