

**Topic:** Subdivision Approvals; Subdivision  
Regulations  
**Resource Type:** Regulations  
**State:** Connecticut  
**Jurisdiction Type:** Municipal  
**Municipality:** Town of New Milford  
**Year (adopted, written, etc.):** 1997-2000  
**Community Type - applicable to:** Suburban; Rural  
**Title:** Town of New Milford Subdivision  
Regulations  
**Document Last Updated in Database:** April 12, 2017

### ***Abstract***

This ordinance provides for subdivision of lands subject to approval. Characteristics evaluated to determine approval include steep slopes, hazardous conditions, and subject to flooding.

### ***Resource***

New Milford, CT slopes and wetlands restriction  
New Milford Zoning regs: <http://www.newmilford.org/zoning/ZoningRegs.pdf>

#### CHAPTER 15: DEFINITIONS Section 015-010 Definitions

Lot and Area: The total horizontal area within the lot lines. In determining compliance with the minimum lot area requirements of these regulations, areas consisting of wetlands, watercourses, natural slopes in excess of 25% , portions of the lot less than 25 feet wide, or the private right-of-way leading to the rear lot shall not be included.  
(Effective 2-26-2000)

Town of New Milford  
Planning Commission  
Subdivision Regulations  
Effective September 1, 1984  
Amended Effective April 26, 1997

#### SECTION 5 - REGULATIONS AND STANDARDS

5.01 Plans for a subdivision must have final approval by the Commission and be filed and recorded in the office of the Town Clerk before any owner or agent of the owner shall transfer or sell or agree to sell, or negotiate to sell, any land from or in a subdivision.

5.02 The land to be subdivided shall be of such character that it can be used for building purposes without danger to health or public safety. Land subject to periodic flooding, poor drainage, steep slopes or other hazardous conditions, shall not be subdivided. Land with inadequate capacity for subsurface sanitary sewage disposal shall not be subdivided unless connected to public sewers. Plans for the subdivision of land shall conform with these regulations, the Plan of Development, all updated elements of the Plan of Development, the New Milford Zoning Regulations, the overall storm drainage plan of the Town and all applicable local and state ordinances. Sanitary sewer and water installation shall be made in accordance with the standards and requirements of the Town of New Milford Sanitary Code and the Connecticut Public Health Code. Where fill is placed to a depth of 3 feet or more over the existing ground surface upon which sewage disposal systems are to be placed and to a depth of 12 inches or more over the existing ground surface upon which building footings are to be placed, said fill shall be allowed to settle for a minimum of 6 months including one winter season before any footing construction takes place or percolation tests are performed. Alternatively, said fill may be mechanically compacted. Compaction shall be tested by a certified testing laboratory and the report accepted by the Planning Commission.