

PROPOSED AMENDMENT TO THE TOWN OF SHARON ZONING REGULATIONS  
HEARING TO BE HELD MAY 10, 2023  
5:30PM SHARON TOWN HALL

ARTICLE 1 SECTION 4

4. PROCEDURES—BOUNDARY CHANGES/FIRST CUTS

To ensure that new and/or modified lots conform to the Subdivision and Planning & Zoning Regulations of the Town of Sharon, 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 Sharon Planning & Zoning Commission for compliance with the Town regulations.

The Commission may require that a title search be performed to aid in the determination whether the proposed first cut and/or boundary line change constitutes a subdivision or re-subdivision of land.

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

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

The Town of Sharon Planning & Zoning Commission may file on the Town of Sharon land records a notice that a lot is not a legal building lot.

Approved by the Town of Sharon Planning and Zoning Commission on-----

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