



CITY OF NEW BRITAIN

DEPARTMENT OF PLANNING & DEVELOPMENT

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Parcel Consolidation

Definition: process to legally join adjacent parcels of land by eliminating shared lot line.

Regulations

- Parcels, as existing, must enjoy substantial share of a common lot line. Shared portion of lot line must account for either 100% of the line on the lot with lesser common footage or at least 75% of both lots' common line.
- Consolidated parcels that differ in zoning must abide by the underlying zoning and used thusly, in which case eliminated lot line serves as divide between allowable land uses until a zone change is pursued.
- If the act of consolidation creates a single-lot block it is inadmissible. Creation of a single lot spanning the width between two parallel streets is prohibited.

Process

1. Consult with an attorney regarding the parcel consolidation process. The City recommends consultation with an attorney regarding all real estate matters.
2. Hire a licensed land surveyor, engineer, or other professional to survey and draft a plot plan that illustrates the consolidation of the parcels as a single parcel. Plot plans must contain a red live seal or live stamp of the licensed professional on mylar materials.
3. Submit formal request to the Planning & Zoning Commission for the subdivision between lots to be terminated and provide copies of plot plans. The property owner must have the legal status of the separate lots terminated in order to consolidate the parcels.
4. Upon approval by the Planning & Zoning Commission, proceed to next steps.
5. Execute a *merging deed*. The merging deed describes the existing parcels and lot lines and the legal description of the new parcel resulting from consolidation, including dimensions and locations of the lot lines. The merging deed must additionally state the intent and purpose is to combine previously separate legally-described parcels into a single legally-described parcel.
6. Record the new deed on the New Britain Land Records in the Town Clerk's Office.
7. Bring the stamped plot plans to the City Planner for subdivision determination. The City Planner will determine whether or not the plan demonstrates a subdivision.
8. File the plot plans produced by the licensed professional with the Town Clerk's Office.
9. The Assessor's Office will re-value the new parcel for the subsequent Grand List.