

Is My Lot Buildable?

To determine that a lot is buildable for residential purposes:

You must:

1. Apply for and receive approval for a septic system and well from the Northeast District Department of Health (NDDH).

- You can contact NDDH at 860-774-7350 or visit them at their office:
69 South Main Street
Brooklyn, CT 06234

OR

- Meet with the NDDH representative on the morning of the 1st or 3rd Wednesday of the month in the Woodstock Town Hall from 10 a.m. – 11:30 a.m.

2. Illustrate that you can meet the Current Standards

- Minimum Zoning Setbacks from property lines (depends on the lot size and width)
 - For information contact Delia P. Fey, AICP Town Planner / ZEO Building Department, Woodstock Town Hall
Phone: 860-963-2128
- Minimum Setbacks from the property line for the septic system and well (depends on the lot size).
- Illustrate how you will **not** be conducting work within the Upland Review Area as established in the Inland Wetlands and Watercourses Regulations **OR** apply for and receive approval from the Inland Wetlands and Watercourses Agency to conduct regulated activities.
 - For information Contact Terry Bellman, Authorized Wetlands Enforcement Agent
Building Department, Woodstock Town Hall
Phone: 860-928-1388

Note: For information on *Non-conforming Lots of Record* see the **Woodstock Zoning Regulations, Article 1, Section 9: Nonconforming lots.**

Woodstock Zoning Regulations:

Copies are available in the Building Department for a small fee. **OR** free online at:

<http://www.townofwoodstock.com/PDF/zoningregs2005.pdf>

- To determine whether a particular lot is 'buildable' for a non-residential use, please speak with Delia P. Fey, Town Planner / Zoning Enforcement Officer.