

TOWN OF BOLTON

3045 Theodore Roosevelt Highway
Bolton, VT 05676

Phone: (802) 434-5075 x 225

Fax: (802) 434-6404

APPLICATION FOR SUBDIVISION/PLANNED DEVELOPMENT

ZONING DISTRICT(S): To find out what zoning district the parcel is in please visit <http://map.ccrpcvt.org/>

Fee: See Fee Schedule

Village Resort Residential Resort Village Rural I Rural II Forest Conservation

PLEASE CHECK ONE:

OFFICE USE ONLY

Sketch Preliminary Final Subdivision Amendment

APPLICATION #

RECORD OWNER OF PROPERTY:	MAILING ADDRESS:
PHONE:	E-MAIL:
ACREAGE IN ORIGINAL PARCEL:	PROPOSED NUMBER OF LOTS:
IS THIS PARCEL PART OF A PRIOR SUBDIVISION?	TAX MAP/PARCEL ID
DESCRIPTION OF PROJECT:	
DESCRIBE REQUESTED WAIVERS:	
APPLICANT SIGNATURE:	DATE:
PHONE:	EMAIL:
PROPERTY OWNER SIGNATURE:	DATE:
RECEIVED	DATE
DRB HEARING DATE	FEE PAID

Please submit a completed application to the Zoning Administrator. A Hearing before the Development Review Board will be scheduled upon receipt of a complete application. For assistance with this application, please contact the Zoning Administrator at (802) 434-3064 x 225 or zoningbolton@gmavt.net

SUBDIVISION/PLANNED DEVELOPMENT HEARING CHECKLIST

INSTRUCTIONS: The following standards are excerpted from Article VII, Section 7.2 –7.8 of the Bolton Land Use & Development Regulations. For full standards, refer to the complete regulations. Applicant(s) shall submit proposed findings of fact for each of the relevant standards below as part of the application for subdivision review. Proposed findings shall address how the proposed development relates to each standard.

Section 7.2(A) Development Suitability. Describe how the proposed subdivision is suitable for the intended use, proposed density of development, and any impacts to public health and safety, the natural environment, neighboring properties and uses, or the character of the area.

Section 7.2(B) Bolton Town Plan & Regulations. Describe how the proposed subdivision conforms to the goals and policies specified in the Bolton Town Plan, other provisions of the regulations, any duly adopted capital budget and program, and all other municipal bylaws, ordinances and regulations in effect at time of application.

Section 7.2(C) District Settlement Patterns. Describe how the proposed subdivision has been designed and configured to reflect the desired settlement pattern for the zoning district in which its located. [See district descriptions under Section 7.2(C)(1-3).]

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Section 7.2(D) Lot Layout. Describe the proposed lot layout and how it has been designed to be consistent with the topography, district settlement patterns, minimum lot size and density requirements, lot and yard requirements, and to avoid irregularly shaped lots.

Section 7.2(E) Building Envelopes. All subdivided lots in the Forest and Conservation Districts require a designated building envelope to limit the location of structures, parking areas, and associated site improvements. Please describe the proposed size and shape of the building envelope (if applicable) and how it has been designed to protect significant natural or cultural resources under Section 7.3.

Section 7.2(G) Landscaping & Screening. Describe all proposed and existing landscaping and screening.

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Section 7.3(A) Resource Identification & Protection. Please identify all cultural and natural features on the property and proposed protection measures.

Section 7.3(B) Surface Waters and Wetlands. Subdivision boundaries, lot lines and layout, and building envelopes shall be located and configured to avoid any adverse impact to surface waters, wetlands, and designated water supply Source Protection Areas. Please indicate how the subdivision proposal has been designed to avoid any adverse impacts to surface waters and wetlands.

Section 7.3(C) Flood Hazard Areas. Discuss how the lot boundaries have been configured to prevent the fragmentation of SFHA? Has the building envelope been delineated to exclude the SFHA in the FHO-II district? Have the driveways, structures, roads, and other infrastructure been designed to avoid the SFHA?

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Section 7.3(D) Rock Outcrops, Steep Slopes, Hillsides & Ridgelines. Subdivision boundaries, lot lines and layout, and building envelopes should be located and configured to minimize adverse impacts to steep slopes (15%), avoid disturbance of slopes >25%, and to avoid the placement of structures on rock outcrops, prominent hilltops and ridgelines. Please describe how the proposal meets these provisions.

Section 7.3(E) Natural Areas & Wildlife Habitat. Subdivision boundaries, lot lines and layout, and building envelopes should be located and configured to avoid the fragmentation of and adverse impacts to natural areas and critical wildlife habitat. Please describe methods for avoiding adverse impacts.

Section 7.3(F) Historic and Cultural Resources. Subdivision boundaries, lot lines and layout, and building envelopes should be located and configured to minimize adverse impacts to historic and cultural resources. Please describe methods for avoiding adverse impacts to historic and cultural resources.

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Section 7.3(G). Farmland. Subdivision boundaries, lot lines and layout, and building envelopes shall be located and configured to avoid the fragmentation of and adverse impacts to primary agricultural soils and open fields. Please describe how the proposal meets these provisions.

Section 7.4 Open Space & Common Land. Please describe all proposed open space and common lands. Describe any proposed deed restrictions and responsible parties for the long-term maintenance of the open space or common land. At minimum, designated open space shall be notated on the final plat.

Section 7.5 Stormwater Management & Erosion Control. Please describe all proposed temporary and permanent stormwater management and erosion control measures. Describe how the proposed improvements provide for the preservation of natural drainage systems, retention of native top soil, stabilization of steep slopes, and the prevention of erosion and consequent sedimentation of wetlands, streams, and watercourses.

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Section 7.6 Transportation Facilities & Infrastructure. Please describe all proposed access improvements including the layout, capacity, and maintenance of proposed development roads and driveways. Describe all parking and transit facilities, and proposed pedestrian access.

Section 7.7 Facilities & Utilities. Please describe all proposed public facilities, fire protection, water systems, wastewater systems, utilities, and outdoor lighting.

Section 7.8 Legal Requirements. Describe all land reserved for protection and proposed legal protection measures. Describe proposed maintenance agreements and/or owner's association.

