



Town of Bolton
Development Review Board

Bolton Town Office
3045 Theodore Roosevelt Highway
Waterbury, VT 05676
802-434-5075

June 11, 2009

Dolores Barton
950 Bert White Road
Huntington, VT 0562-9754

Re: Pre-application Sketch Plan Review

Dear Dori:

Thank you for attending the May 27th, 2009 meeting of the Bolton Development Review Board to present your sketch plan for the proposed subdivision of a 10.8+/- acre parcel with two existing dwellings into two lots of 2.0+/- and 8.8+/- acres with a dwelling on each. The lot to be subdivided is located at 4379 Stage Road (Tax Map #11, Parcel ID# 0034379) in the Rural I (RI) District.

It is our understanding based on information provided at the meeting, including a sketch plan prepared by Arrowwood Environmental dated May 12, 2009, that:

- The lot is a pre-existing, conforming 10.8+/-acre lot that includes two single family dwellings and accessory structures.
- The dwellings are served by two separate driveways that access onto Stage Road.
- Each residence has a separate, pre-existing septic system. The water supply (well) is shared - an easement will be needed.
- The proposed subdivision is in the RI District which requires a two-acre minimum lot size and at least 200 feet of road frontage. The proposed subdivision will create one 2+ acre parcel with ~322 feet of frontage and one 8.8+/- acre parcel with ~204 feet of frontage. As such, both parcels will conform to district lot size and road frontage requirements.
- There is an issue with a side setback. An existing accessory structure on the smaller parcel will be located within the required 35-foot setback from the shared side property line, as proposed. Relocating the driveway and/or proposed lot line is difficult, given the location of the existing structure, an embankment and the need to meet district frontage requirements for the larger parcel.
- Lot lines also have been drawn to incorporate and preserve (rather than subdivide) a large wetland area located on the east side of the property, to be included on the larger parcel.
- There are no steep slopes, surface waters, or known wildlife habitat other than the wetland area on the existing parcel. There is an old pine plantation that will be included on the larger parcel.
- No further development is proposed.
- David Tudhope will be completing a survey, survey plat, and site plan which also depicts the well head isolation distance, and is in the process of identifying wastewater replacement areas. Necessary state permits will be obtained.
- The larger parcel is listed for sale, contingent upon obtaining necessary permits.

Based on the information provided, in accordance with Section 6.3(D) of the Bolton Land Use and Development Regulations it is our determination that:

1. The proposed subdivision, because it involves the subdivision of a pre-existing lot legally in existence as of the effective date of Bolton's Land Use & Development Regulations into two lots, will be reviewed as a **minor subdivision** under Section 6.5 (Final Subdivision Review) and applicable sections of Article VII (Subdivision Review Standards) of the regulations.
2. The application for final subdivision approval must include a draft of the surveyed plat, supporting legal documentation (proposed deed language, state permit information), and the names and addresses of dwelling occupants and all abutting property owners, including the owners of property located across Stage Road. The plat should carry the following endorsement, as required under Section 6.6 of the regulations:

*Approved by vote of the Development Review Board of the Town of Bolton, Vermont, on the ___ day of ____, 20__, subject all requirements and conditions of said approval.
Signed this ___ day of ____, 20__, by _____, Chairperson.*

3. The subdivision as proposed will result in the creation of two lots which will meet district lot size and road frontage requirements; however a waiver from the side setback requirement will be required for the existing accessory structure on the smaller parcel. A written waiver request should be submitted with the application for final subdivision approval.
4. The application must include documentation that each of the existing dwellings will be adequately served by existing or proposed water and wastewater systems. A copy of system certifications submitted to the state, and proposed deed/easement language for each parcel and dwelling should be submitted with the application.
5. The approximate location of the wetland area, and required 50-foot setback distance, should be shown on the plat as protected open space, with a note that any new development within the vicinity of the wetland and setback area will require approval from the town, based on a delineated wetland boundary. The designation of a building envelope on the larger parcel, under Section 7.3 of the regulations, is also recommended as necessary to protect any other significant natural resources identified during site survey and analysis. Any such building envelope also should be shown on the plat.

Application materials, the names and addresses of abutters, and any waiver requests should be submitted within six month of the date of this letter, and at least 30 days prior to a regularly scheduled DRB meeting (forth Wednesday of the month) in order to meet public hearing notice requirements and be included on the agenda for that meeting.

Note that this determination is based upon information provided to date, and as such is not binding on the town nor the applicant. If you need more information regarding application requirements, the subdivision review process, or related subdivision standards please contact our Zoning Administrator, Miron Malboeuf.

Sincerely,


Sharon Murray, Chair
Bolton Development Review Board