

**TOWN OF ROCKINGHAM  
APPLICATION FOR SUBDIVISION PERMIT  
SKETCH PLAN & MINOR**

Date filed: <u>17 August 2018</u>	(OFFICE USE ONLY)
Fee Paid: <u>yes</u>	Applicant: <u>Guild</u>
Zoning District: <u>RR-5</u>	Owner: <u>Blake/Pettit</u>
Referred to:	Parcel Map# _____
<input checked="" type="checkbox"/> Planning Comm: _____	W/in 100 yr. floodplain? <u>N/A</u>
<input type="checkbox"/> Board of Adjustment	W/in Regulated Wetland? <u>N/A</u>
Date: <u>9-7-2018</u>	
<b>PLOT PLAN ATTACHED &amp; APPLICATION COMPLETE ( )</b>	

COMPLETE ALL ITEMS OR APPLICATION WILL BE RETURNED. COMPLETE IN INK. DO NOT USE PENCIL. NO SUBDIVISION MAY OCCUR WITHOUT AN APPROVED PERMIT. IF SUBDIVISION IS DONE AFTER-THE-FACT, A LATE FEE (See Fee Schedule Information) IS ASSESSED.

**PART I  
(ALL APPLICANTS MUST COMPLETE Part I)**

**Owner & Applicant Information**

- PROPERTY OWNER(s) Names EDNA BLAKE ROBERT PETTIT  
(List Names of all Property Owners as shown on deed.)  
Mailing Address: 15 WHITING RD, DOVER, MA. Zip Code 02030  
Tel. No.: (Daytime) 508-785-1426 (FAX) 508-785-1426 Email: rgpettit@verizon.net
- APPLICANT(s) Names: Thaddeus and Jan Guild  
(If different than Landowners)  
Mailing Address: 254 Atcherson Hollow Rd Chester VT Zip Code 05143  
Tel. No.: (Daytime) 802-869-2755 (FAX) \_\_\_\_\_ Email: thaddeusguild@gmail.com
- Contact Person: Thaddeus Guild (Daytime Tel.) 802-376-9049

**Property Information**

- PROPERTY LOCATION: Street Number 265 Street Name Atcherson Hollow Rd  
76 Sand Hill Rd
- Property Owner's Deed is recorded in Book 254 Page 110 Date of Sale 12/27/1999  
(Information available in Town Clerk's Office)
- DIMENSIONS of LAND:**  
Total Amount of Land in Proposed Subdivision: 30 acres (Square Feet or Acres)  
Amount of Land Retained for Future Subdivision or other uses, if any. \_\_\_\_\_  
Show any retained land on the plat plan.
- Number of Lots in Proposed Subdivision: \_\_\_\_\_

8. Is a State permit required for the subdivision? \_\_\_\_\_ yes       X       no  
 If yes, name the particular permit. \_\_\_\_\_

**Access Information**

9. Do all Lots have frontage on a public road or public waters?  
 Yes       X       No \_\_\_\_\_
- Name of public road or public waters Atcherson Hollow Road  
 Is the public road a class 4 town highway?       NO
10. Private Right-of-way: Are you requesting approval for a private right-of-way (R.O.W.)? Show location and width of R.O.W. on survey.  
 \_\_\_\_\_ yes       X       no

Note: Lots which do not have frontage on a public road or public waters must have access to such road or waters by a permanent easement or right-of-way as approved by the Planning Commission. See the Subdivision Regulations for information on the required width.

11. What improvements or changes would be made to roads or rights-of-way as a result of the subdivision?  
      NONE
12. ( ) Provide a street plan including information as to State and Town Highways, and private roads. Indicate on the plan both proposed and existing roads within and adjacent to the subdivision.

**Use of Property Information**

13. Current Use: Describe what the property is used for now. If there is more than one use, describe them all.  
      Woodlot
14. Proposed Use: What type of development is proposed? (single family, commercial, etc.)  
      Woodlot
15. What, if any, current uses will continue (List):       Same use, no development planned
16. Prior Zoning Permits. Has this parcel of land been the subject of any prior Town Zoning Permits or Subdivision Permits? If yes, indicate for what:       NO
17. Adjacent Property. How is adjacent property used? (single family residential, commercial, etc.)  
      Single family residential

**Plat/Survey Plan**

18. **PLAN:** All applications must provide a survey plan of the property, drawn to scale.  
**PLAN ATTACHED ( ).**

19. **Required of All Applications:** Show the following information on the survey plan. Please check to indicate that the following information is shown on the plan:

- a.  Lot sizes after subdivision
- b.  Lot frontages after subdivision
- c.  Lot depths after subdivision.
- d.  Adjacent roads or streets and names, and sidewalks
- e.  Location, size and shape of any existing structures, including porches, decks, pools, fences, and accessory structures
- f.  Measurements from existing structures to lot lines and road center
- g.  Existing Driveways - Location and Width, and whether paved or unpaved.
- h.  Proposed Driveways – Location and Width. Include copy of Access Permit
- i.  All rights-of-way and/or easements
- j.  Contour lines (At no more than 10 ft. intervals  
Exception – A two lot subdivision with one lot retained and one new lot resulting is not required to show contour lines on the survey plan.
- k.  Indication of the plan's scale (example 1" = 20 ft.)
- l.  Arrow showing North.
- m.  Vicinity Map

**PART II**

**Request for Waiver & for Classification as Minor Subdivision**

20. Are you requesting a waiver of full subdivision review? See section 220.3 of the Town of Rockingham Subdivision Regulations.

Request for Waiver: \_\_\_\_\_ yes \_\_\_\_\_ no

a. Is this land on an existing public highway requiring no public improvements? \_\_\_\_\_yes \_\_\_\_\_no

b. Is this land being divided up into less than five lots (as counted out of the original parcel?) \_\_\_\_\_yes \_\_\_\_\_no

c.  Copy of approved Access Permit attached. (An Access Permit for a driveway off a Town or State Highway must be issued prior to submission of the subdivision application in order to qualify for a waiver.)

d.  Copy of State or Town Permit for wastewater disposal. (A State or Town Permit for wastewater disposal must be issued prior to submission of the subdivision application in order to qualify for a waiver.)

**To be Completed by Applicants Seeking Classification as a Minor Subdivision**

21. **DRAINAGE**

a.  Show streams, ponds, and other wet areas on the survey plan.

b.  Show drainage patterns and natural features on site (e.g. steep banks, swales, waterways etc.).

c.  Show existing drainage structures and flow.

d.  Show plans for drainage control

e.  Show all proposed changes to the physical features of the site. Include soil removal or filling areas.

22. **WASTEWATER DISPOSAL**

a. **Public sewage.** Will the lots be connected to public sewage? \_\_\_\_\_ yes NO no.

If yes, provide a written statement from the municipality indicating that the public sewer can be connected to all lots in the subdivision.  
The statement must be attached and submitted with the subdivision application.

b. **Private On-site sewage disposal.** If the lots will be connected to private on-site sewage systems, provide the following information.

Required information must be prepared by a consultant qualified to design on-site wastewater disposal systems under the Town of Rockingham Sewage Ordinance of December, 1997.

- ( ) Test pit logs
- ( ) Letter from consultant stating that sufficient area has been found on each lot for an on-site wastewater disposal system meeting the requirements of the Town of Rockingham On-site Sewage Ordinance or the current State of Vermont standards.
- ( ) Show location of test pits on survey plan.

23. **WATER SUPPLY**

a. **Public water.** Will the lots be connected to public water? \_\_\_\_\_ yes No no.

If yes, provide a written statement from the municipality indicating that the public water can be connected to all lots in the subdivision.

The statement must be attached and submitted with the subdivision application.

**PART III**

**FLOODPLAIN PROPERTIES**

All properties located within the Regulated 100 year floodplain must complete Part III, and submit the information required.

24. ( ) Show elevation of each lot. The elevation data must be based on the Geodetic Vertical Datum as used on the Rockingham floodplain maps, and certified to by a licensed surveyor or engineer.

25. ( ) Show on the plan the area of each lot which is within the 100 year regulated flood plain.

26. Will any watercourse be altered or relocated as a result of the project? If so, provide information as to the extent.

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**Other Information**

27. Additional information provided by applicant/owner:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signatures**

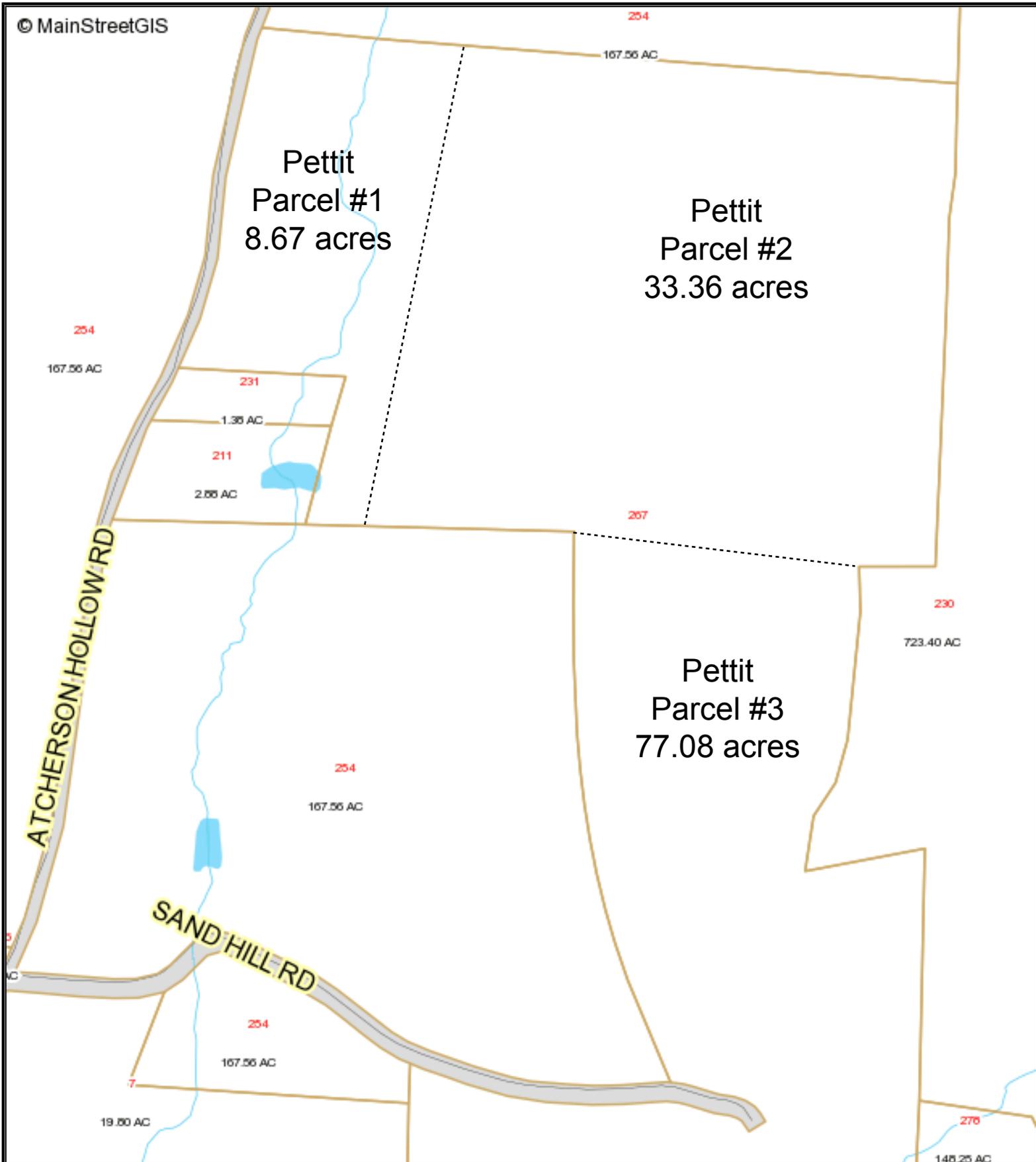
**Signatures:** All Landowner(s) and Applicant(s) must sign the application.

By signing below, I certify that all information on this application and all supporting forms, plans, and documents are true and accurate and agree that, if any such information is found to be false or misleading, any permit or other approval granted on the basis of such information shall be deemed null and void.

Property Owner(s) Signature(s)	<u>Robert S. Pettit</u>	Date: <u>8/2/16</u>
	<u>Edmund Blaise</u>	Date: <u>8/2/16</u>
	<u>John A. Blaise</u>	Date: <u>8/2/16</u>
Applicant(s) Signature(s)	<u>Robert S. Pettit</u>	Date: <u>8/2/16</u>
	<u>Shirley Ann Smith</u>	Date: <u>8/15/16</u>
	_____	Date: _____
	_____	Date: _____

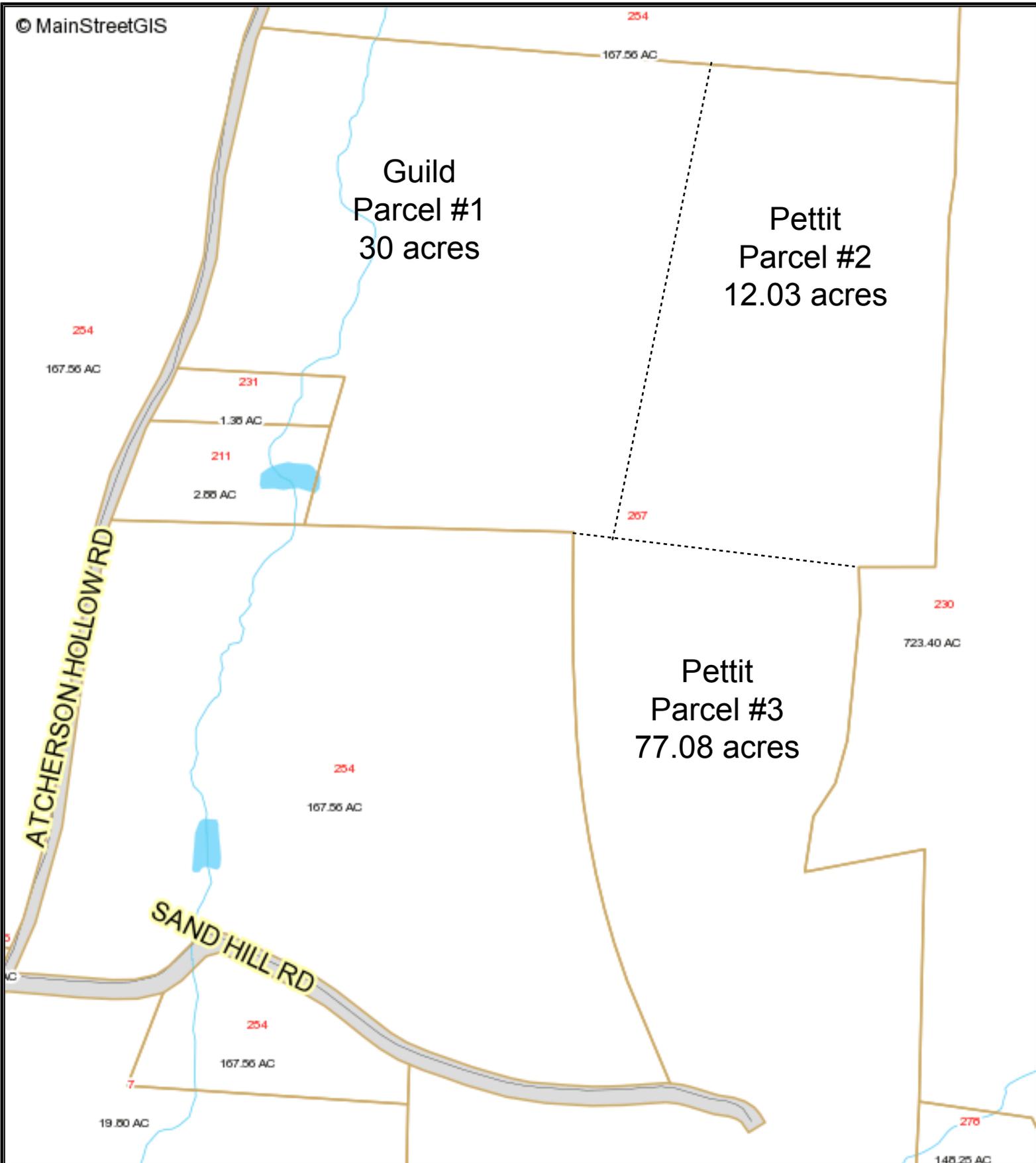
(Office Use Only)

RETURNED FOR DEFICIENCIES (Must resubmit)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Existing Conditions  
119.11 acres divided among 3 parcels

1 in = 400 ft



### Proposed Land Purchase and Boundary Line Adjustment

1 in = 400 ft