

TOWN OF ROCKINGHAM
APPLICATION FOR SUBDIVISION PERMIT
SKETCH PLAN & MINOR

(OFFICE USE ONLY)	
Date filed: <u>20 September 2016</u>	Applicant: <u>Neill / DiBernardo</u>
Fee Paid: <u>YES</u>	Owner: <u>Neill</u>
Zoning District: <u>Saxtons River</u>	Parcel Map#: <u>16-0020001</u>
Referred to:	Win 100 yr. floodplain? <u>yes</u>
<input checked="" type="checkbox"/> Planning Commission <u>28 September 2016</u>	Win Regulated Wetland? <u>NO</u>
<input type="checkbox"/> Board of Adjustment <u>sketch & prelim</u>	
Date: _____	PLOT PLAN ATTACHED & APPLICATION COMPLETE ()

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 Samuel A. Neill / Dolapo Adeniji Neill
(List Names of all Property Owners as shown on deed.)
Mailing Address: PO Box 513 SAXTONS RIVER, VT Zip Code 05154
Tel. No.: (Daytime) 808-497-4025 (FAX) _____ Email: Samuel.neill01@gmail.com
- APPLICANT(s) Names: Aurelius DiBernardo
(If different than Landowners)
Mailing Address: PO Box 52 BELLOWS FALLS, VT Zip Code 05101
Tel. No.: (Daytime) 802-376-9182 (FAX) _____ Email: dibo@comcast.net
- Contact Person: Aurelius DiBernardo (Daytime Tel.) same

Property Information

- PROPERTY LOCATION: Street Number 1 Street Name Pleasant Valley Road
- Property Owner's Deed is recorded in Book 352 Page 8 Date of Sale 11/23/2015
(Information available in Town Clerk's Office)
- DIMENSIONS of LAND:
Total Amount of Land in Proposed Subdivision: 6.86 Acres (Square Feet or Acres)
Amount of Land Retained for Future Subdivision or other uses, if any. None
Show any retained land on the plat plan.
- Number of Lots in Proposed Subdivision: Lot 1 - 5.3 Ac Lot 2 1.56 Ac

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

Access Information

9. Do all Lots have frontage on a public road or public waters?
 Yes WW-2-4634 No _____
 Name of public road or public waters Pleasant Valley 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 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.
Residential
14. Proposed Use: What type of development is proposed? (single family, commercial, etc.)
15. What, if any, current uses will continue (List): _____
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: _____
17. Adjacent Property. How is adjacent property used? (single family residential, commercial, etc.)
Commercial + School

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 *Land is flat*

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.

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 See Consultant Plan ATTACHED
- () 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.

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. H/A) 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.

No

Other Information

27. Additional information provided by applicant/owner:

Signatures

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

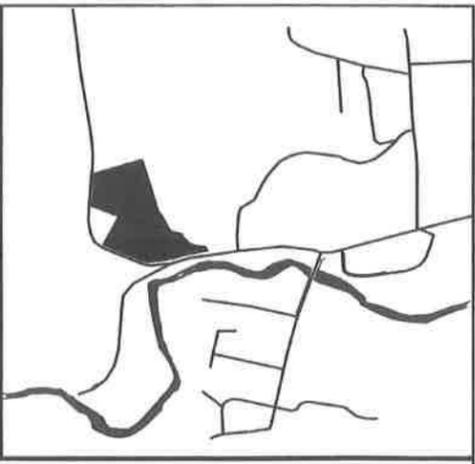
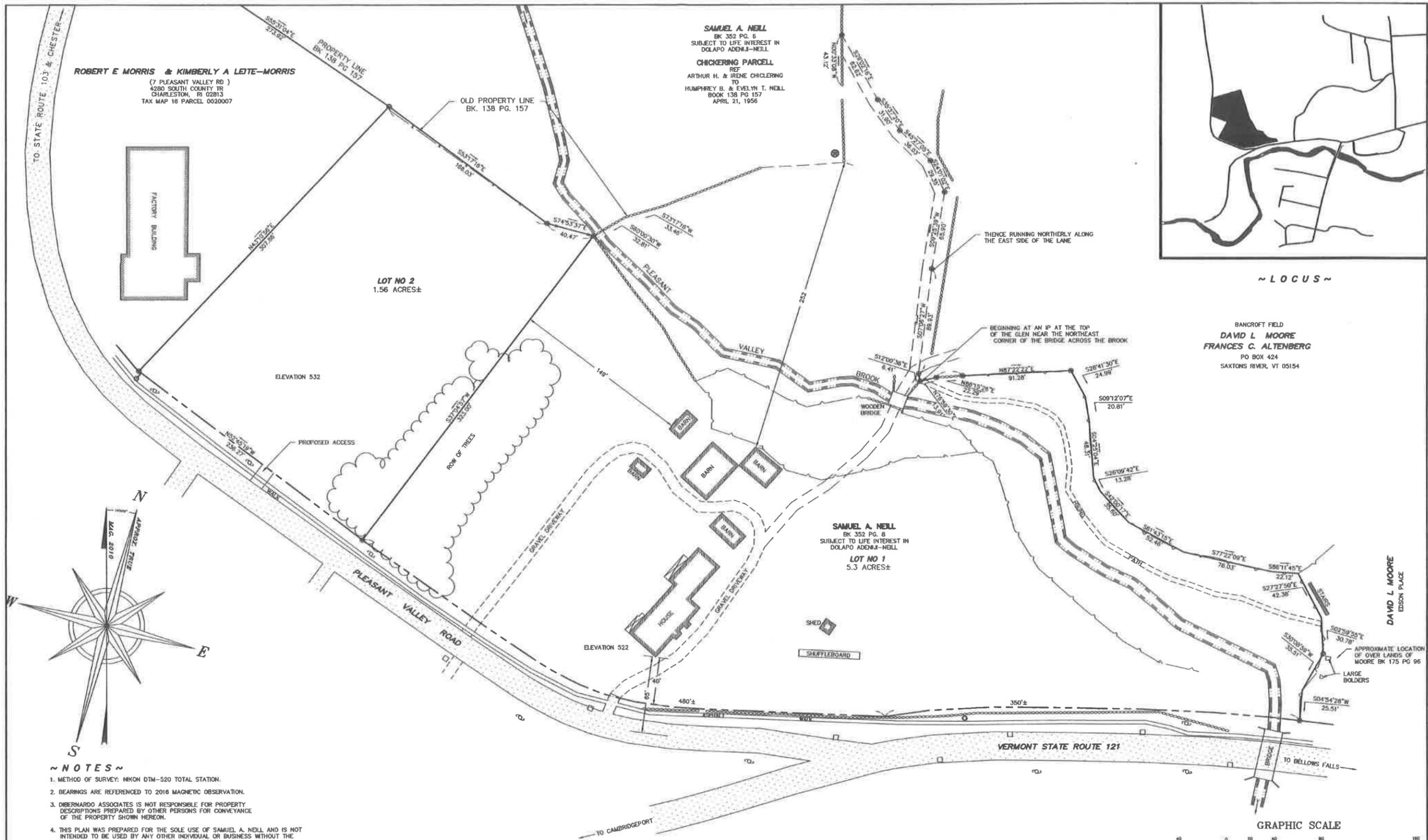
By signing below, I certify that all information on this application and all supporting forms, plans, and documents are true and accurate and agree that, if any such information is found to be false or misleading, any permit or other approval granted on the basis of such information shall be deemed null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

Property Owner(s) Signature(s) Dolapo Ademijr Neill Date: 8/24/16
Samuel Neill Date: 8/24/16
Date: _____

Applicant(s) Signature(s) Quincy D Demerle Date: _____
Date: _____
Date: _____

(Office Use Only)

RETURNED FOR DEFICIENCIES (Must resubmit)



~ LOCUS ~

BANCROFT FIELD
DAVID L. MOORE
FRANCES C. ALTENBERG
 PO BOX 424
 SAXTONS RIVER, VT 05154

- ~ NOTES ~**
- METHOD OF SURVEY: NIKON DTM-520 TOTAL STATION.
 - BEARINGS ARE REFERENCED TO 2016 MAGNETIC OBSERVATION.
 - DIBERNARDO ASSOCIATES IS NOT RESPONSIBLE FOR PROPERTY DESCRIPTIONS PREPARED BY OTHER PERSONS FOR CONVEYANCE OF THE PROPERTY SHOWN HEREON.
 - THIS PLAN WAS PREPARED FOR THE SOLE USE OF SAMUEL A. NEILL AND IS NOT INTENDED TO BE USED BY ANY OTHER INDIVIDUAL OR BUSINESS WITHOUT THE CONSENT OF SAID PARTIES AND DIBERNARDO ASSOCIATES, LLC.

- ~ REFERENCE PLANS ~**
- PLAN ENTITLED, "MAP OF A.W.KELTON TRANS. CO PROPERTY" SAXTONS RIVER VI, SURVEY BY GEORGE F. WEBB, DATED APRIL 14, 1851 SCALE 1"=20'.
 - PLAN ENTITLED, "THE PROPERTY OF SAXTONS RIVER RECREATION AREA, INC. ROCKINGHAM (SAXTONS RIVER), VERMONT" DATED AUGUST 22, 1974, DRAWING NO. 778-74 PREPARED BY SOUTHERN VERMONT SURVEYS, CHESTER, VT CERTIFIED BY PHILIP E. ATWOOD, LS#55
 - PLAN ENTITLED, "LOT LAYOUT AND DETAILS FOR DOLAPO ADENIJI-NEILL" ROCKINGHAM, VERMONT ATEED MARCH 13, 2014, SHEET 2 OF 2 PREPARED BY MARQUISE & MORANO, LLC, CIVIL ENGINEERS AND LAND PLANNING CONSULTANTS, PROJECT NO. MM132728.
 - PLAN ENTITLED, "GREEN MOUNTAIN FARMS, BREEDERS OF BROWN SWISS DAIRY STOCK, FRANK W. MORRISON, PROPRIETOR, FARMS LOCATED IN THE TOWN OF ROCKINGHAM IN WINDHAM COUNTY STATE OF VERMONT DATED JULY 1932 PREPARED BY HERBERT A. PRATT CIVIL ENGR, WORCESTER, MASS.

- ~ REFERENCE DEEDS ~**
- RECORDED AT ROCKINGHAM LAND RECORDS
- WARRANTY DEED OF EASEMENT FROM ALBERT R. NEILL ET ALS TO THE 1. TOWN OF ROCKINGHAM FOR HIGHWAY PURPOSES DATED DECEMBER 20, 2001 AND RECORDED IN BOOK 284 PAGE 85.
 - QUITCLAIM DEED OF DOLAPO ADENIJI-NEILL TO SAMUEL A. NEILL SUBJECT TO LIFE INTEREST OF DOLAPO ADENIJI-NEILL DATED JANUARY 23, 2015. AND RECORDED IN BOOK 352 AT PAGE 8.

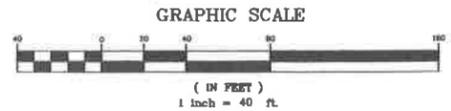
~ CERTIFICATION ~

IN MY OPINION AND TO THE BEST OF MY KNOWLEDGE THIS SURVEY AND PLAN IS CONSISTENT WITH INFORMATION ABSTRACTED FROM THE TOWN OF ROCKINGHAM LAND RECORDS AND PHYSICAL EVIDENCE FOUND IN THE FIELD.

THIS PLAN IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE EVIDENCE SHOWN, AND DOES NOT REPRESENT A WARRANTY OR A GUARANTEE.

Charles D. Bernar
 AURELIUS DIBERNARDO VT L.L.S. NO. 16

- ~ LEGEND ~**
- PROPERTY LINE
 - RIGHT OF WAY LINE
 - - - OLD PROPERTY LINE
 - CONCRETE BOUND FOUND
 - IRON PIN FOUND
 - 5/8" # IRON ROD SET
 - TOP OF BANK
 - STONE WALL
 - x - x - BARBED WIRE FENCE
 - ○ ○ UTILITY POLE
 - STREAM
 - CATCH BASIN



PLAN SHOWING SUBDIVISION OF PROPERTY OF
SAMUEL A. NEILL
 SUBJECT TO LIFE INTEREST IN
DOLAPO ADENIJI-NEILL
 TAX MAP 16 PARCEL NO'S 0020001 & 0020023

~ VILLAGE OF SAXTONS RIVER ~ TOWN OF ROCKINGHAM ~ COUNTY OF WINDHAM ~ STATE OF VERMONT

DIBERNARDO ASSOCIATES, LLC
 VT 181
 LICENSED LAND SURVEYORS
 P.O. BOX 66
 BELLOWS FALLS, VT 05101
 802-463-3031 • 802-858-2509

STATE OF VERMONT
 AURELIUS DIBERNARDO
 No. 16
 LICENSED LAND SURVEYOR

DATE: JUNE 27, 2016 SCALE: AS SHOWN
 DRAWN BY: AD CK'D BY: JD
 SURVEYED BY: JK, BG, NB
 DWG. NO. 3109

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