

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

Date filed: <u>14 September 2016</u> Fee Paid: <u>yes</u> Zoning District: <u>RR-1</u> Referred to: (x) Planning Commission <u>Sketch Plan</u> ( ) Board of Adjustment _____ Date: <u>28 September 2016</u>	(OFFICE USE ONLY) Applicant: <u>Robinson / Paton</u> Owner: <u>Robinson</u> Parcel Map# <u>6-0820120</u> W/in 100 yr. floodplain? <u>yes</u> W/in Regulated Wetland? <u>no</u>  <b>PLOT PLAN ATTACHED &amp; APPLICATION COMPLETE ( )</b>
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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**

1. PROPERTY OWNER(s) Names William P. Robinson  
 Mailing Address: PO Box 89  
Bellows Falls, VT Zip Code 05101  
 Tel. No.: (Daytime) 802-387-5569 (FAX) \_\_\_\_\_
2. APPLICANT(s) Names: same  
 (If different than Landowners)  
 Mailing Address: same Zip Code same  
 Tel. No.: (Daytime) same (FAX) -----
3. Contact Person: Chris Paton (Daytime Tel.) 802-885-6674

**Property Information**

4. PROPERTY LOCATION: Street Number 1671 Street Name Rockingham Road
5. Property Owner's Deed is recorded in Book 310 Page 606 Date of Sale \_\_\_\_\_  
 (Information available in Town Clerk's Office)
6. DIMENSIONS of LAND:  
 Total Amount of Land in Proposed Subdivision: 10 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.
7. Number of Lots in Proposed Subdivision: 2 lots

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  No \_\_\_\_\_

Name of public road or public waters VT Route 103, Williams River  
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?

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.)  
Residential

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: 4066-12 & 4066-1-14

17. Adjacent Property. How is adjacent property used? (single family residential, commercial, etc.)  
\_\_\_\_\_  
\_\_\_\_\_

**Plat/Survey Plan**

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

**PLAN ATTACHED ( x ).**

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.

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.

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.

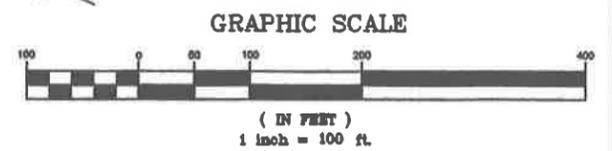
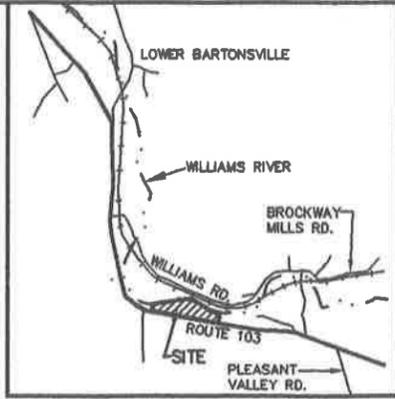
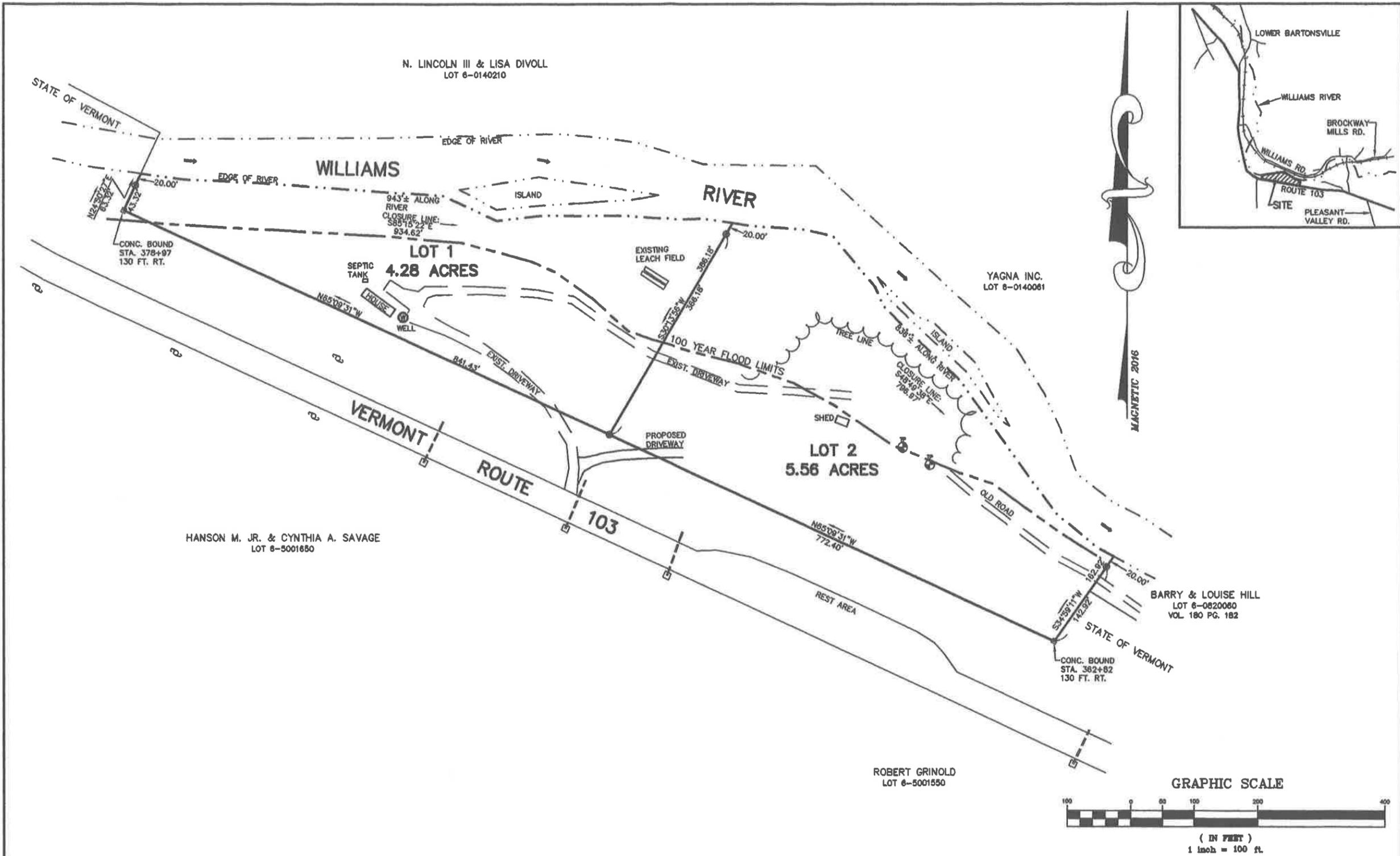
25.  Show on the plan the area of each lot which is within the 100 year regulated flood plain.

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

No

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





**PLAN REFERENCE**

1. VERMONT DEPT. OF TRANSPORTATION PROJECT F-025-1(3), DATED AUGUST 1959, SHEETS 12-14 OF 90.

**NOTES**

1. OWNER OF RECORD OF TAX LOT 6-0820120: WILLIAM P. ROBINSON, P.O. BOX 89, BELLOWS FALLS, VT 05101. DEED REFERENCE: VOL. 310 PAGE 608.
2. BEARINGS SHOWN HEREON ARE REFERENCED TO A 2016 MAGNETIC OBSERVATION.
3. THE SUBJECT PROPERTY IS IN THE RR-1 ZONING DISTRICT.
4. SEE VOL. 113 PAGE 114 FOR THE VERMONT ROUTE 103 TAKING DEED. CLAUDE & GLADYS TENNEY TO THE STATE OF VERMONT, DATED APRIL 28, 1980.
5. THE 100 YEAR FLOOD LIMITS SHOWN HEREON ARE TAKEN FROM FEMA FLOOD MAPS 50025C0083E & 50025C0084E WITH AN EFFECTIVE DATE OF 09/28/2007.
6. THE EXISTING SEPTIC SYSTEM AND TEST PITS SHOWN HEREON ARE TAKEN FROM A SEPTIC DESIGN PLAN FOR WILLIAM ROBINSON, PREPARED BY RAPANOTTI SEPTIC DESIGN.

**LEGEND**

- CONCRETE BOUND FOUND
- IRON PIN TO BE SET
- UTILITY POLE
- ⊕ TEST PIT
- □ CATCH BASIN AND CULVERT

**~CERTIFICATION~**

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

*Christopher T. Paton*

SUBDIVISION PLAN OF LAND OF  
**WILLIAM P. ROBINSON**  
LOT 6-0820120

ROUTE 103                      ROCKINGHAM, VERMONT

PREPARED BY  
**PATON LAND SURVEYING**  
P.O. BOX 581    SPRINGFIELD, VT 05156  
(802) 885-6674

DATE: 09/08/2016	SCALE: 1"=100'
DRAWN BY CTP	CK'D BY CTP
SURVEYED BY J.C. & J.R.	
PROJ. NO. 2016-270-01	

STATE OF VERMONT  
CHRISTOPHER T. PATON  
No. 682  
LICENSED LAND SURVEYOR