

To: Atcherson Hollow Road | Parcel #10-0330265 & 10-0330267 | Lot Line Adjustment
Thaddeus and Jan Guild
From: Rockingham Planning Commission
Date: September 28, 2016
RE: SKETCH PLAN FEEDBACK IN PREPARATION FOR FINAL PLAT APPROVAL

Background

A sketch plan was reviewed by the Planning Commission on September 7, 2016. The plan details two parcels located on the east side of Atcherson Hollow Road. The property is within the Rural Residential 5 zoning district.

The proposal is to transfer 30 acres from Edna Blake and Robert Pettit to Thaddeus and Jan Guild. The land is to remain undeveloped. There is no need for a well, septic system, driveway access. The total number of parcels will not change. The property line dividing the two parcels shifts eastward to accommodate additional acreage.

Described here;

Existing	
Blake/Pettit 10-0330265 = 8.67 acres	Blake/Pettit 10-0330267 = 42.03 acres

Proposed	
Guilds 10-0330265 = 30 acres (parcel ID stays the same but includes acreage from 10-033067)	Blake/Pettit 10-0330267 = 20.7 acres (parcel ID stays the same but there is less acreage)

There is a small stream running parallel to Atcherson Hollow Road on Parcel #10-0330265. The Vermont Agency of Natural Resources (VANR) Atlas shows class II wetlands near a pond that is located on an adjacent parcel. The wetland does impact a small area of Parcel #10-0330265.

Parcel #10-0330267 is exclusively woodlands. There are no VANR defined natural resources.

Subdivision Regulations

The Administrator determined that Rockingham Subdivision Regulations require this land purchase with lot line adjustment be defined as a subdivision. The configuration of the lot line adjustment exceeds the 1 acre threshold and a subdivision permit is required (Article V: Definitions).

The Applicant met all requirements for a Sketch Plan Review (Section 220.1) and participated in the Planning Commission’s public hearing to discuss the land transfer (Section 220.1).

The Planning Commission reviews a Sketch Plan for conformity with local planning and zoning as well as determining the ‘subdivision’ does not exceed public infrastructure capacities (Section 220.4).

If the land transfer meets the purposes outlined in the Town Plan, does not violate Zoning Regulations, and does not exceed public infrastructure capacities, then the Planning Commission determines requirements for a Final Plat review and approval (Section 220.5). In doing so, the Planning Commission can waive any and all subdivision requirements where compliance with the regulations does not advance the public interest (Section 150).

Conclusions

The Planning Commission determines the lot line adjustment conforms to the Town Plan and Zoning Regulations and does not impact public infrastructure (Section 220.4). At this time, the proposal meets all the requirements of a Minor Subdivision (Section 220.3) which allows the Planning Commission broad authority to waive all criteria not in the interest of public health, safety, and general welfare.

Therefore the Planning Commission requires a subdivision plat, but waives all criteria (Sections 310 and 320) with the exception of following content:

- (1) Name and address for Thaddeus and Jan Guild and Surveyor
- (2) Survey of property boundary showing Parcel 10-0330265 amended @ +/- 30 acres
(a survey of Parcel 10-0330267 may be provided but is not required)
- (3) Parcel IDs for all adjacent properties
- (4) Legend with date, true north arrow, and plat scale

The Planning Commission acknowledges the lack of relevance and so waives required evidence of all state and local permits (Section 250.4)

The Planning Commission waives the Preliminary Plat application and meeting (Sections 240.1-4). Thaddeus and Jan Guilds will submit an application and final plat for the Planning Commission's Final Plat review and approval (Section 250.1).

Following the review and approval of the subdivision plat, Thaddeus and Jan Guilds will record a mylar copy of the approved plan in the Rockingham Land Records (Section 206.1).