

Article VI Subdivisions

Streamlined Administrative Permitting For Simple Plats

Bonus Lots For Cluster Development Conservation Subdivisions

Transferring Subdivision Rights

The Easy Stuff Is Easier

Simple Subdivision Processes Are Now Administrative

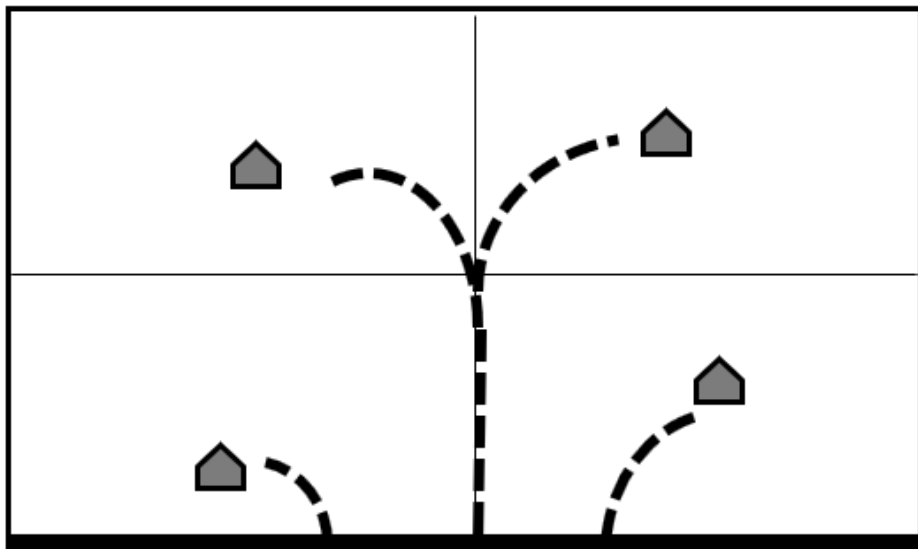
- Lot Line Adjustments not involving non-conformities
- Filing of plats for existing lots that currently do not have plats
- Complete Annexations of one lot into another
- The creation of one additional compliant lot on any lot in the Residential District as it existed on the date of the adoption of this bylaw

What Is Not Exempt?

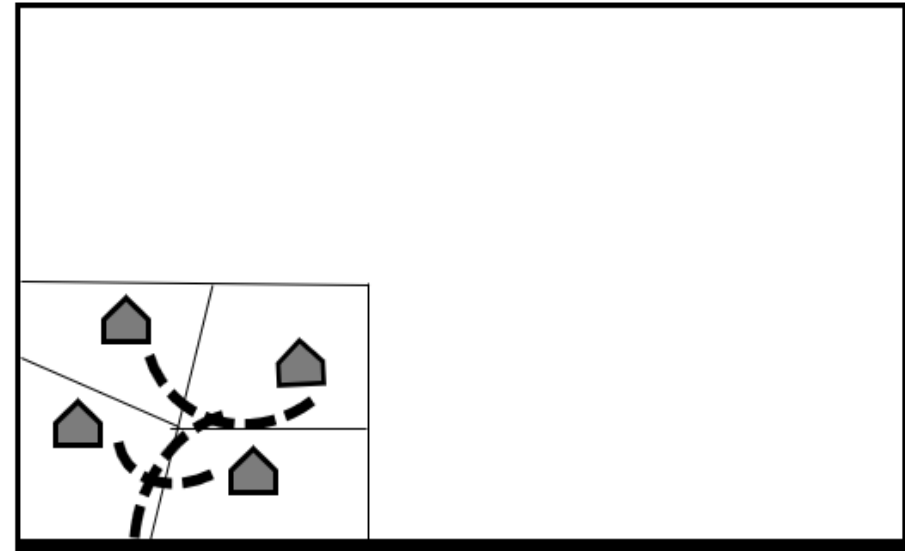
- Lot line adjustments that involve non-conformities even when the result is less non-conforming will still require a DRB Hearing
- Multi-lot subdivisions in any zone
- Single lot subdivisions in any zone other than Residential Area
- Reconfiguration of subdivisions even when the lot count remains the same

Cluster Development And Conservation Subdivisions

To help conserve forest blocks the amendments include provisions for cluster development



40-acre lot with four 10-acre parcels



40-acre lot with four 2-acre lots and one 32-acre lot

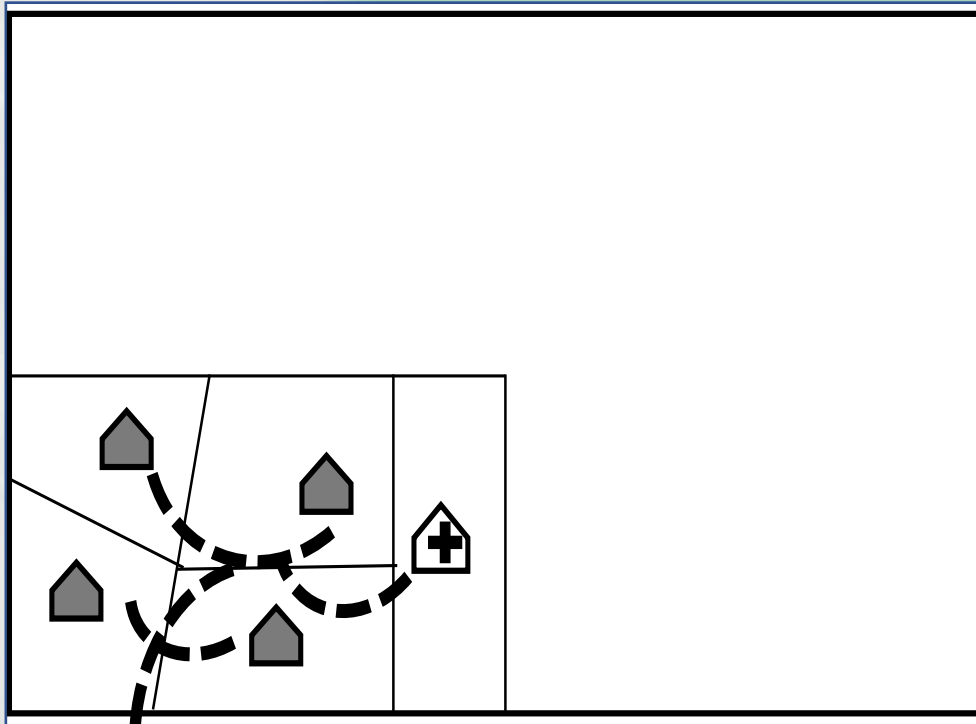
We Are Looking At Density Not Lot Size

- The large-lot landowner can sell valuable house lots under either option
- In the second one they must build much less driveway and utility runs
- Taxes will be less on the homeowners
- The Forest is meaningfully protected with the cluster development

Incentives For Cluster Development

Density Bonus

The bylaw allows either option shown on the opposite page, but also provides an incentive to choose the right hand one. For lots of at least 40 acres, such as these, developers can get a 'bonus lot' for each 30 acres that is left as an undeveloped lot. Since most of the value of land sales is in the lot, this is a very good incentive.



Five 2-acre lots and a 30-acre undeveloped lot

Transferring Subdivision Lot Rights

- This is done to monetize the ability to subdivide without having to break the parcel down into lots
- It encourages density where the Town is equipped to deal with increased services demand
- Allows a 1-acre lot size in the receiving area on a class B lot
- The exchange requires a DRB hearing and approval, with deed requirements but the value of the trade is a private matter between the parties

Our 40-Acre Parcel In Transaction

- The 40-acre parcel in the Rural Resource Area has the right to a 4-lot subdivision
- Owner may sell the rights to 1-4 of those possible lots
- In a 4-lot rights transfer the owner still retains development rights and the benefits of current use, conservation rights are still available for sale
- Owner still retains subdivision rights for the remaining lot rights not sold and still eligible for cluster development

The Takeaways

- Minor Subdivision tasks are now done with one or two office visits rather than a warned public hearing taking weeks
- You can still do the traditional minimum lot size subdivision, but we give you bonus lots for cluster development
- We allow you to sell all or part of your maximum lot count to development in areas that can support it
- You still retain the rights to Current Use and the development rights are still available to sell for conservation

Questions?

This can be a little complicated so please call me Chris Brimmer, Zoning Office, 802-333-4346 X103, I'm happy to answer your questions privately.

Our July Session will deal with overlay districts, and I urge you all to attend.

Thank you all for your time and attention to these important Town matters.