

**PLEASE NOTE:**

**FOR ALL PROPERTIES**

The Development Review Board may require all required Federal, State and Town permits (except Act 250) be obtained prior to final approval.

Please contact the State Permit Specialist in Rutland for a determination of permits needed: Rick Oberkirch 802-786-5907 or [Rick.Oberkirch@state.vt.us](mailto:Rick.Oberkirch@state.vt.us)

**FOR CREATION OF SIX OR MORE LOTS**

The Town of Benson has elected to refer major development projects to the State for Act 250 review. If an Act 250 review is required, this permit will be decided upon first, but not enacted until Act 250 approval has been received.

**For office use only:**

Date Application Deemed Complete: \_\_\_\_\_

Received by: \_\_\_\_\_

Fee charged: \_\_\_\_\_

Exhibits attached \_\_\_\_\_

Date referred to DRB \_\_\_\_\_ Date of Public Hearing \_\_\_\_\_

Additional Public Hearing dates (if applicable) \_\_\_\_\_

Application approved or denied? \_\_\_\_\_ Date of Decision \_\_\_\_\_

Expiration date: \_\_\_\_\_ (180 days date of decision, unless mylar version of approved plat has been recorded in the Benson Town land records.)

**Emergency and Vehicular Access and Road Design**

Does each of the proposed lots have direct access to/from a public road? \_\_\_\_\_ (yes/no)

If no,

(1) Is there or will there be a deeded access agreement across another lot? \_\_\_\_\_ (y/n)

Please describe the access agreement (if applicable). \_\_\_\_\_

**OR**

(2) Please describe the private right-of-way to be created as part of this subdivision.

**PLEASE ATTACH SEPARATE SHEET(S) OF PAPER TO RESPOND TO THE FOLLOWING**

Please describe how this subdivision will meet the following criteria and standards:

- **Preserve agricultural potential of land**
- **Preserve forestry potential of land**
- **Minimize effect on agricultural use of adjoining land or the surrounding area**
- **Protect natural environment**
- **Prevent damage to neighboring property**
- **Minimize any undue adverse effect on Benson's scenic beauty**

PLEASE NOTE: A subdivision plat will be required at the final public hearing and the plat for created lots under 20 acres in size must be prepared by a licensed professional(section8.8.1).

**Please provide a sketch of the proposed subdivision showing existing and proposed lot boundaries and the additional features listed below:**

- |  |  |
|--|--|
| <input type="checkbox"/> all existing buildings  | <input type="checkbox"/> land and water features               |
| <input type="checkbox"/> existing parking for existing buildings   | <input type="checkbox"/> existing roads and driveways          |
| <input type="checkbox"/> existing and proposed well and septic system (or water and sewer service lines) |  |
| <input type="checkbox"/> north arrow   | <input type="checkbox"/> proposed number of structures per lot |

**If structures are being planned for the future please indicate a “building envelope” within which it would be most appropriate to construct the building(s).**

**How will these meet the density requirements for the district?** \_\_\_\_\_

**Verification of Legality of Existing Lot and Structures:**

**Zoning District:** *(circle one – see Section 2.1 for instructions if lot overlaps two district boundaries)*

Ag and Rural Residential / Village / Lake Shore / Lake Champlain Shoreline

Did the lot to be divided exist prior to March 7, 2006? \_\_\_\_\_ (y/n)

If no, was a subdivision approval issued to create this lot? \_\_\_\_\_ (y/n) Permit # \_\_\_\_\_

How many structures were permitted on this lot by the approval? \_\_\_\_\_

**Please fill in all of the following blanks and indicate information on lot sketch below:**

Existing lot size \_\_\_\_\_ acres No. of lots to be created: \_\_\_\_\_

Proposed lot sizes: Lot 1: \_\_\_\_\_ Lot 2: \_\_\_\_\_ Lot 3: \_\_\_\_\_ Lot 4: \_\_\_\_\_

Proposed number of Principal structures on each lot: Lot 1: \_\_\_\_\_ Lot 2: \_\_\_\_\_ Lot 3: \_\_\_\_\_ lot 4: \_\_\_\_\_

Will there be any restrictive covenants on any deeds? \_\_\_\_\_ (y/n)

If yes, attach a sheet describing which lots and the nature of the restrictions.

Are there any existing structures on the lots? \_\_\_\_\_ (y/n)

If yes, were there previous permits issued by the Town of Benson?

Please describe \_\_\_\_\_

With the subdivision of the lots, what will be the new setbacks of any existing structures?

Distance from side lot lines \_\_\_\_/\_\_\_\_ feet Distance from rear lot lines \_\_\_\_\_ feet

Distance from side lot lines \_\_\_\_/\_\_\_\_ feet Distance from rear lot lines \_\_\_\_\_ feet

Distance from side lot lines \_\_\_\_/\_\_\_\_ feet Distance from rear lot lines \_\_\_\_\_ feet

Distance from side lot lines \_\_\_\_/\_\_\_\_ feet Distance from rear lot lines \_\_\_\_\_ feet

**What are your plans for building upon the new lots created by this subdivision?**

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

**How will these meet the density requirements for the district?** \_\_\_\_\_

\_\_\_\_\_

**APPLICATION FOR SUBDIVISION APPROVAL**  
(per Article VII of Land Use Regulations)

Name of Applicant: \_\_\_\_\_ Telephone # \_\_\_\_\_

Address: \_\_\_\_\_

Name and Address of Property Owner (if different than applicant):  
\_\_\_\_\_

Locatable Address of the subject property \_\_\_\_\_

Is this address the official E-911 address? \_\_\_\_\_

Tax Parcel ID Number \_\_\_\_\_

Present use of property \_\_\_\_\_

Brief description of proposed project  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CERTIFICATION OF APPLICANT**

The undersigned applicant hereby certifies that all information submitted on this application is true and accurate and that the information provided is complete.

\_\_\_\_\_  
Date    Applicant's Signature

**PROPERTY OWNER'S AUTHORIZATION**

The undersigned property owner hereby certifies that the information submitted in this application regarding the property is true, accurate, and complete and that the Applicant has full authority to request approval for the proposed use of the property and any proposed structures. I hereby grant permission to the Town of Benson to allow its agent and other public officials to inspect this property relative to this application.

\_\_\_\_\_  
Date    Owner's Signature