



OVERLAY ZONE

SUPPORT  
STATEMENT

GUIDELINES

**CONSERVATION OVERLAY**

**to protect natural areas and their inherent values from adverse development**

Values include water quality, groundwater supply, flood & erosion control, flora and fauna, education & recreation.

See Zoning Regulations, § 403

- |   |   |
|---|---|
| <input type="checkbox"/> <b>steep slopes</b>                | Conservation Commission may advise applicant and issue recommendation to the Zoning Board for final decision on sewage disposal, emergency access, drainage & erosion control   |
| <input type="checkbox"/> <b>shallow soils</b>               | Conservation Commission may advise applicant and issue recommendation to the Zoning Board for final decision on sewage disposal, drainage & erosion control   |
| <input type="checkbox"/> <b>hydric soils &amp; wetlands</b> | Conservation Commission advises applicant and issues recommendation to the Zoning Board for final decision on 50' minimum setback for roads, buildings, structures, parking, sewage systems. Administrative approval also required for any excavation within 50' setback. If proposal involves altering hydric soils or wetlands, the Conservation Commission and Zoning Board also evaluates the impact using the functional criteria from the Vermont Wetland Rules. Intent is to provide for continued flow of contiguous and/or interrelated wetland areas. |

**All applications must include:**

- USGS or GIS topographic **map or survey** showing boundaries of parcel and proposed development
  
- site plan** of total parcel showing
  - ▶ all lots, acreage, adjacent roads, and road frontage
  - ▶ location of all wetlands, hydric soils, streams, ponds, etc.
  - ▶ footprint of structures, driveways, parking, sewage system, indicating distance from roads & property lines
  - ▶ location and path of utility lines (i.e., power, septic, cable, etc.)
  
- sewage disposal:** on-site septic permit or letter from Municipal Manager verifying adequate sewer-hookup capacity  
*Exception:* if application is for subdivision only, applicant may submit a letter from a licensed engineer certifying that septic site on each lot will pass State percolation test.

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**SCENIC RIDGELINE OVERLAY**

**to protect the scenic quality and pastoral character of the Town's undeveloped ridges and hillsides from adverse visual impact.**

See Town Zoning Regulations, § 406

Conservation Commission evaluates the proposal, advises applicant and issues recommendation to the Zoning Board for final decision. In addition to the Commission's recommendation, the Board gives primary consideration to the visual impact on skyline caused by tree removal and/or proposed structure(s), glare caused by glazing, exterior lighting, and/or building materials.

**All applications must include:**

- a USGS topographic **map or survey** showing boundaries of parcel and proposed development within the Scenic Ridgeline
- applicant's estimate of visibility from nearby Class I, II, III roadways
- a **site plan** of total parcel showing all lots, acreage, road frontage, and footprint of existing structures, driveways, streams and ponds, indicating distance from roads & property lines
- description of **trees** to be maintained, removed or thinned (include number and location)
- driveway **access** permit
- sewage disposal**: on-site septic permit or letter from Municipal Manager verifying adequate sewer-hookup capacity.  
*Exception: if application is for subdivision only, applicant may submit a letter from a licensed engineer certifying that septic site on each lot will pass State percolation test.*

**Applications involving improvement of any kind must include (in addition to the above):**

- as part of the site plan, show location of proposed driveway(s), exterior lighting, and path of utilities (power, septic, cable, etc.)
- floor plans and elevations of each side of all proposed structures
- description of siding and roofing materials for all proposed structures
- description of all proposed exterior lighting



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FLOOD HAZARD  
OVERLAY

to minimize flood hazards and damage

- floodway**      In the Town, development is prohibited. See Town Zoning Regulations, §405(E)(1)  
In the Village, development is prohibited unless a registered professional engineer certifies that the proposed development will not increase flood level.  
See Village Zoning Regulation §404(E)(1)
- floodplain**      See Development Standards, Village §404(E)(2); Town §405(E)(2)

**Please respond to the following:**

What is the parcel's base flood elevation shown on National Flood Insurance maps? \_\_\_\_\_

Does proposal involve development or alteration of a structure?       yes       no

**If yes:** what is the elevation (relative to mean sea level) of lowest habitable floor? \_\_\_\_\_

If flood-proofing will be used in lieu of elevation, please submit certification from licensed engineer

Please describe the structure: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**On-site waste disposal system?**       yes       no

**If no:** please attach a letter from Municipal Manager verifying sewer-hookup.

**If yes:** please explain, and attach a plan showing, how its location avoids impairment to and contamination from the system during flooding.

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Alteration or relocation of any water course?**       yes       no

**If yes:** please describe the alteration and explain how the flood carrying capacity will be maintained. (Certification by a licensed engineer may be required).

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## **Wellhead Protection Zone**

See Regulations: Village: § 404(E); Town: § 405(E)