



**Overlay Zone  
Support  
Statement**

**CONSERVATION OVERLAY**

**Guidelines**

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>	The Conservation Commission may advise applicant and issue recommendation to the Development Review Board for final decision on sewage disposal, emergency access, drainage & erosion control.
<input type="checkbox"/> <b>shallow soils</b>	The Conservation Commission may advise applicant and issue recommendation to the Development Review Board for final decision on sewage disposal, drainage & erosion control.
<input type="checkbox"/> <b>hydric soils &amp; wetlands</b>	The Conservation Commission advises applicant and issues recommendation to the Development Review Board for final decision on 50' minimum setback for roads, buildings, structures, parking, sewage systems. Administrative approval is also required for any excavation within 50' setback. If the proposal involves altering hydric soils or wetlands, the Conservation Commission and Development Review Board also evaluates the impact using the functional criteria from the Vermont Wetland Rules. The intent is to provide for the 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. The Planning & Zoning office can assist the applicant with this map.
- site plan** of total parcel showing
  - ▶ all lots, acreage, adjacent roads, and road frontage
  - ▶ location of all wetlands, hydric soils, streams, vernal pools, 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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GUIDELINES

FLOOD HAZARD OVERLAY

to minimize flood hazards and damage
See Town Zoning Regulations, §405 / Village Zoning Regulations §404

Table with 2 columns: floodway, floodplain. floodway: In the Town, development is prohibited. See Town Zoning Regulations, §405(D)(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(D)(1). floodplain: See Development Standards, Village §404(D)(2); Town §405(D)(2)

Please respond to the following:

What is the parcel's base flood elevation shown on National Flood Insurance maps? [checkbox] [checkbox]

Does the proposal involve development or alteration of a structure? [checkbox] yes [checkbox] 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? [checkbox] yes [checkbox] 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.

Alteration or relocation of any water course? [checkbox] yes [checkbox] no
If yes: please explain the alteration and explain how the flood carrying capacity will be maintained.
(Certification by a licensed engineer may be required.)

**OVERLAY  
ZONE**

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**GUIDELINES**

**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. The Planning & Zoning office can assist with this map.
- 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. Contact the Municipal Manager, Philip Swanson for the Driveway Access Permit.
- Sewage disposal:** on-site septic permit from the State of Vermont 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