

**OVERLAY
ZONE**

**SUPPORT
STATEMENT**

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