

### **7.7.3 Application Requirements for a Subdivision**

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The following information shall be submitted with every plan for a subdivision application:

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1. The general timing of the construction.
2. A statement of compliance of the proposed subdivision with this Unified Bylaw and other municipal documents.
3. Evidence of written notification to all adjacent property owners
4. Description of Water and Sewage - Description of the proposed water supply and sewage disposal systems.
5. Granting of Easements - In the event of granting of easements to the Town of Bethel, a written acknowledgement of the subdivider's responsibility for maintenance of easement areas until such land has been legally accepted by the Town.
6. Survey Plat -.Survey plat of subdivision showing subdivision boundaries and individual lot boundaries with reference to established boundary markers or monuments.
7. The Map - A map drawn to scale, certified by a licensed land surveyor, not to exceed one hundred (100) feet per inch, suitable for filing as a plat on graph paper roughly to scale or on a copy of the town tax map, and containing all of the following:
  - a. Subdivision name or title, address at which it is located, scale, north point and date.
  - b. Name and address of subdivider.
  - c. Subdivision boundaries and lot boundaries of land being subdivided.
  - d. Total acreage of the subdivision and the number of lots proposed with their individual acreage.
  - e. Location of proposed or existing water supply.
  - f. Location of proposed or existing sewage disposal system.
  - g. Existing water courses, marshes, wooded areas, public facilities and other significant physical features in the subdivision.
  - h. Location of all existing buildings, utilities and other artificial improvements.
  - i. Existing restrictions on the use of the land including easements, covenants, rights-of-way and zoning boundaries.
  - j. Proposed roads, rights-of-way, utilities. The roads and rights-of-way will show width and typical road profiles.
  - k. Contiguous land owned by the applicant.
  - l. The names of adjacent property owners.

- ~~m. Adjacent land uses.~~
  - ~~n. Any acreage exceeding fifteen per cent (15%) land slope.~~
  - ~~o. Reference to established boundary markers or monuments.~~
  - ~~p. The stormwater drainage plan which adheres to the terms of the State of Vermont's Stormwater General Permit 3-9050.~~
8. Copy of the deed (available from the Town Land Records) and the Town parcel number (available from Town Clerk or Listers);
  9. Additional information may be required by the DRB as it deems necessary, including but not limited to:
    - a. Contour lines at an interval not greater than five (5) feet.
    - b. Initial grading plans showing areas of cut and fill and revised contours at an interval not greater than five (5) feet.
    - c. A storm water drainage plan, drawn at a contour interval not greater than five (5) feet, which shall indicate the methods of collecting and discharging drainage, as well as methods for temporary and permanent erosion control.
    - d. Typical landscaping plans showing plant types, ground cover, lighting, screening and signage.

#### **7.7.4 Other approvals needed**

If not already done, subsequent to the approval of the subdivision, the applicant shall submit the approved plan to the Town or any other local entities with jurisdiction over the project and to such regional, State, and Federal agencies as may be required by law prior to applying to the Development Review Board for Final Plat approval.

#### **7.7.5 Completion of Infrastructure Improvements**

Approvals for major subdivisions shall contain a time limit within which all proposed public or jointly owned components (roads, utilities, facilities, etc.) shall be substantially completed. The time limit shall not exceed three years from the date of approval unless extended for unusual circumstances upon request of the applicant and approval of the Development Review Board.

#### **7.7.6 As-Built Drawings**

As a condition for approval of a major subdivision, the Development Review Board may require the developer to provide to the Development Review Board as-built drawings showing the exact location or all roads, utilities, curb cuts, structures, and other installed improvements. "As-built" plans shall be submitted by the applicant to the Administrative

~~Officer as original ink drawings on mylar, 18"x24" size. Plans must be signed by a registered surveyor licensed in the State of Vermont. (See 7.8.7)~~

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## **7.8 Planning & Design Standards for Major Subdivisions**

### **7.8.1 DRB Review Criteria**

The DRB shall find in the affirmative, unless it waives the requirement, that when reviewing an application for major subdivision, the proposed subdivision:

1. Will not place an unreasonable burden on the ability of the Town to provide municipal or governmental services and facilities.
2. Has sufficient water available for the foreseeable needs of the proposed development.
3. Has sufficient sewage capacity available for the foreseeable needs of the proposed development.
4. Will not cause unreasonable highway congestion or unsafe conditions with respect to the use of roads and highways in the Town. The proposal should use a minimum number of access roads or driveways to the Town highways.
5. Contains adequate provision for pedestrian traffic in terms of safety, convenience, access to points of destination, and attractiveness.
6. Demonstrates it has taken reasonable steps to preserve and protect existing features such as but not limited to trees, scenic points and roads, brooks, streams, rock outcroppings, water bodies, forest resources, other natural resources, critical wildlife habitat, priority forest blocks and habitat connectors, historic resources, prime agricultural land and open meadowland. (See 7.8.4)
7. Includes sufficient open space for recreation.
8. Includes adequate provision for the control of runoff and erosion during and after construction. (Subdivisions that in their final form will have disturbed or created impervious surface enough to trigger state stormwater permits will be required to obtain those prior to a plat being filed.)
9. Is in compliance with the Bethel Town Plan, Unified Bylaw and any other municipal Ordinances in effect.

10. Whether the proposed development is compatible with surrounding properties.
11. The site, proposed uses and lot lines are suitable for the proposed density.
12. The proposal makes adequate provision for preservation of open land to the extent it is economically feasible.
13. For subdivisions in the Resource Conservation District, the proposal minimizes intrusion of development into productive parcels of forest land, priority forest blocks, and habitat connectors and minimizes parcelization and fragmentation by concentrating development and leaving the bulk of the land in a contiguous undeveloped state.
14. Lot layouts, building envelopes and cut lines (straight line cut in a forest) demonstrate reasonable attempts to preserve the rural character of the land.
15. Reasonable steps have been taken to cluster development in the Rural and Resource Conservation Districts.
16. Site layout is done in such a manner as to encourage energy conservation by providing solar access.

## **7.8.2 General Standards**

### **7.8.2.1 Fire Protection**

The Development Review Board may require the provision of facilities necessary for adequate fire protection, including road widths, turning radii, pull-offs and water supply. If so, such facilities shall be designed in consultation with the Bethel Fire Department and for any major subdivision, shall include a system of hydrants or ponds built to generally accepted standards.

### **7.8.2.2 Drainage**

Drainage shall not adversely affect individual lots in the subdivision, any off-site properties or roads on or off the subdivision site. The Development Review Board may require that the applicant submit a report from a professional engineer with regard to the drainage impacts on the subdivision and for the drainage system for the subdivision based on a 50-year storm standard.

### **7.8.2.3 Erosion Protection**

Subdivisions shall be designed so as not to cause unreasonable soil erosion, storm water run-off, or a reduction in the capacity of the land to hold water so that a dangerous