



Town of Bradford

172 North Main Street, PO Box 339, Bradford, VT 05033

E-mail: Zoning@bradford-vt.us Website: www.bradford-vt.us

Permit # _____

SUBDIVISION APPLCATION

Application #: _____

Parcel#: _____

Name of Landowner/Applicant _____

Phone : _____

Property Location/ 911 #: _____

Email: _____

Mailing Address: _____

Describe proposed subdivision:

Definitions from the Subdivision Bylaw:

Minor Subdivision: Four (4) or fewer residential lots that does not trigger Act 250 permitting.

Major Subdivision: More than four (4) lots from one original parcel within a five (5) year period or require any new public roads, or require any new road in excess of 800 feet in length or any subdivision for a commercial, industrial or commercial recreational project, planned residential development or planned unit development, or the extension of municipal facilities or triggers Act 250 permitting.

Minor Boundary Line Adjustment: Adjustment between two (2) adjacent lots involving no change in the number or use of lots, and resulting in a change of less than one (1) acre of land of any involved lot.

Merger

Is this a Minor Subdivision: Y/N

Is this a Major Subdivision: Y/N

Is this a Boundary Line Adjustment: Y/N

Is this a Merger: Y/N

For Discussion Phase, the following will be required:

1. Name and address of the owner and applicant (if different), names of all adjacent property owners (ZA can assist) and name of the project.
2. A sketch plan showing areas that are wooded, open, wet or steeply sloped, showing the proposed layout of the streets, lots and other features, the project boundaries with at least approximate measurements of the boundaries and at least approximate acreage of each parcel, adjacent land uses, and a map showing the general location of the property in relationship to the surrounding area.
3. A written description of the proposed development plans, including the number and size of the lots, and general siting of construction.
4. A written description of the type(s) of water supply and sewage disposal systems anticipated to serve the subdivision.
5. The AMP (currently the Planning Commission) may require additional information before recommending that the applicant proceed with the application.

Additional information may be required as the approval process continues. See Subdivision Bylaw for more detail.

Town of Bradford Access, Zoning/Building and Sign Permits require a separate application form. State Permits may also be required for your project. Please contact a state permit specialist at 802-476-0195 to determine whether you need any state permits.

I, the undersigned, request a subdivision permit as described above, to be issued on the basis of the representation contained in this application and any required submission materials. I fully understand that any incorrect or misleading representations may result in the permit becoming void and that legal action may be initiated by the Town of Bradford. I further understand that the permit may contain conditions with which I will be required to comply.

I agree to allow Town of Bradford personnel access to the property to review all aspects of this application. The below signed hereby agrees that the proposed work shall be done in accordance with the application, plan, specifications and associated documentation and that the work shall conform to all applicable State and Town ordinances and regulations.

Owner/Applicant Signature: _____ Owner/Applicant Signature _____ Date: _____

NOTE: The Subdivision Permit & Recording Fees are REQUIRED with each Application in addition to any other applicable fees listed below and are nonrefundable regardless as to whether the application is approved.

___ Site Plan Review \$75.00
___ Appeals \$75.00
___ Variance \$75.00
___ Subdivision/Boundary Line \$50.00
X RECORDING FEE \$30.00 (REQUIRED WITH EACH APPLICATION)

TOTAL FEES: _____ PAYABLE TO: TOWN OF BRADFORD

FOR OFFICE USE ONLY:

Application NUMBER: _____ DATE RECEIVED: _____ Check RECEIVED: _____
Check Amt: _____

Zoning Administrator's Decision

Approved _____ Denied _____ Reason for Denial: _____

REFERRED to the PLANNING COMMISSION for REVIEW on: _____

REFERRED to the ZONING BOARD OF ADJUSTMENT for REVIEW on: _____

Planning Commission or Zoning Board of Adjustment Decision

ZONING BOARD OF ADJUSTMENT HEARING on _____ Decision Date _____

PLANNING COMMISSION HEARING on _____ Decision Date _____

REQUIREMENT OR COMMENTS: _____

Signatures: _____
Selectboard Zoning Administrator Date

APPEAL RIGHTS: An interested person may appeal any decision by the Zoning Administrator to the Zoning Board of Adjustment in accordance with 24 VSA, Chapter 117, §4465, in writing, within 15 days of the date of such decision. The fee is \$75.00. An interested person who has participated in the municipal regulatory proceeding may appeal the decision rendered in that proceeding by the appropriate municipal panel (Planning Commission or Zoning Board of Adjustment) to the Environmental Court in accordance with 24 VSA, Chapter 117, §4471, in writing within 30 days of the date of such decision. If you fail to appeal a decision, your right to challenge the decision at some future time may be lost because you waited too long. You will be bound by the decision, pursuant to 24 VSA §447(d)

___ Applicant ___ Listers ___ Post ___ 911 Coordinator ___ ZA Copy