

LAND DEVELOPMENT APPROVAL PROCESS

Any *land development* on Mayo Farm explicitly permitted within this Management Plan is subject to approval using the following process.

Definitions and conditions

- a. The Town of Stowe Zoning Regulations defines *land development* as “*the division of a parcel into two or more parcels, the construction, reconstruction, conversion, alteration, relocation or enlargement of any building or other structure, or of any mining, excavation or landfill, and any change in the use of any building or other structure, or land, or extension of the use of the land.*”
- b. Structures include any type of structure other than temporarily installed tents or temporarily installed small kiosk like structures such as selling booths or portable toilets.
- c. Construction of any permanent structure requires an affirmative vote by Australian ballot at the annual Town Meeting and is subject to Historic Preservation Commission review.
- d. All proposed land development must be consistent with this Management Plan and the Conservation Easement. Any land development that is not explicitly permitted within this Management Plan requires an amendment to the Management Plan as described in section **Error! Reference source not found.** Upon successful approval of an amendment to the Management Plan to accommodate a proposed land development, the proposal must then go through this process.

Land Development Approval Process

1. Any land development that would normally require a zoning permit from the Town of Stowe is subject to this land development process.
2. An interested party shall prepare a written proposal that describes the proposed change or changes to the land and file it with the Director of Planning. The Director of Planning shall then notify the Conservation and Recreation Commissions.
3. The party shall then appear before the Conservation Commission at a duly warned public meeting to discuss the proposal with the Commission(s). The Conservation Commission shall provide information to the applicant as to whether, in its opinion, the proposal is consistent with the Management Plan may be required to. The Conservation Commission shall forward the proposal to Stowe Land Trust for a written determination on whether the proposal is in conformance with the conservation easement. The Conservation Commission may then prepare an advisory position on the proposal to be forwarded to the Selectboard.
4. The party shall then appear before the Selectboard to discuss the proposal. The Selectboard determines whether the proposal may proceed, and the conditions to which the proposal will be subject. The applicant may not proceed with the proposal without approval from the Selectboard.
5. For the construction of permanent structures, the Selectboard shall place the proposal on the ballot for the next annual Town meeting.