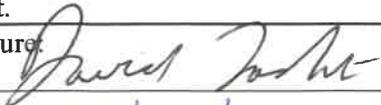


	Development Application Town of Stowe Zoning Department PO Box 730 Stowe VT 05672 Voice (802) 253-6141	Project # (To be assigned) 6379
	This form serves as an application for all requested zoning and subdivision reviews.	Date Received: 9/21/20
Owner Information		
Property Owner	Gristmill Properties, LLC	
Mailing Street Address City, State and Zip	5430 Waterbury Town Road, Waterbury Ctr, VT. 05677	
Phone Number	Day: 802-371-9449 Other phone or email: 802-279-2000	
Applicant/Contact Information (Relationship to Owner)		
<input type="checkbox"/> Owner (If so, skip to site information) <input type="checkbox"/> Lessee <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Designer <input checked="" type="checkbox"/> Agent for Owner <input type="checkbox"/> Under purchase contract All information and correspondence is sent to applicant/contact.		
Contact Name	David Lachtrupp	
Company (if any)	Gristmill Builders	
Mailing Street Address City, State and Zip		
Phone Number	802-371-9449 Other/Email:	
Site Information		
Physical Address	West Hill Road	
Business (if any)		
Tax Map ID	10-079.000	
Please briefly describe the project or request below:		
Subdivision of approx. 25 acres into 6-lots. Property is mostly in RR3 and partially in RR5.		
For All Approvals:		
The below signed hereby agrees that the proposed work shall be done in accordance with the application, plan, specifications, and other associated documentation and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf. Additional permits may be needed from the State of Vermont and/or the Town of Stowe for development.		
Indicate if: <input type="checkbox"/> Property Owner OR <input checked="" type="checkbox"/> Agent for Owner	Signature:  Date: 9/11/2020	
Additional application information is required on reverse side: →		
Note: Local Zoning approval does not cover any required state approvals. Wastewater System and Potable Water Supply permits may be required for construction or modifications that change the wastewater flow. Other State permits may be required for certain uses. The applicant is advised to contact a DEC Permit Specialist to discuss the State permit requirements at 802-505-5367.		

Construction Information

A site plan showing the proposed development is required if construction is involved. **The applicant is responsible for determining property lines and setbacks.**

Please answer the questions below for all construction projects:

Will there be a new curb cut (driveway opening)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Will over 1/2 acre of land be graded or disturbed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Will the development create an additional 1/2 acre of impervious surface?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Will there be other changes resulting in increased sewer or water flows?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe sewage system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe water system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is any portion of the building rented out?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is an Act 250 permit or amendment required?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Maximum Bldg. Height: NA * Building Height is defined as the vertical distance measured from the average elevation of the proposed finished grade at the front or rear of the building to the highest point of the roof for flat and mansard roofs, and to the average height between eaves and ridge for other types of roofs. On sloping sites the height will be measured on the uphill side.

Please answer the questions below for all projects involving residential dwellings:

Existing Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:
New Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:

Please complete the fee calculation below for all construction projects:

Indicate new/additional gross floor area	Cost/Sq. Ft.	Fee Required
Heated Enclosed Space: _____ sq ft	\$.20/sq. ft.	\$
Unheated Enclosed Space: _____ sq ft	\$.13/sq. ft.	\$
Unheated Unenclosed Space: _____ sq ft (such as decks and open porches)	\$.07/sq. ft.	\$
Structures other than buildings (such as ponds and tennis courts) (administrative approval)	\$50/structure	\$
Structures other than buildings (such as ponds and tennis courts) (Conditional use approval required)	\$100/structure	\$
Additional Recording Fee:	\$15 for permitted uses \$30 for conditional uses	\$
	Total Fee**:	\$ <u>1,750.00</u>

** Minimum application fee for all construction (includes recording fee): Gristmill builders
 Permitted Uses: \$60.00 Conditional Uses: \$250.00

**Fee Schedule for Projects Not Involving Construction
(all fees below include recording fee)**

For permitted uses not involving construction: \$60
 For conditional uses not involving construction, appeals and variances: \$250
 Administrative amendment of conditional uses: \$70
 New signs: \$70
 Certificate of Occupancy: \$55 (additional inspections if need after first: \$40)
 Subdivisions:
 Preliminary Layout Application (Base Fee): \$250
 Preliminary Layout (Fee per lot if equal to and/or more than 5 lots): \$250/lot or unit x 6
 Final Plat Application (Base Fee): \$250
 Final Plat Application (additional fee per lot if preliminary layout was not required): \$100/lot or unit
 Minor Subdivision - Lot Line Adjustment: \$105 (includes recording fee for one map page)
 Final Plat Recording Fee (per map page): \$25

Payments should be made to the Town of Stowe. Payment can be made by cash, check, or with a credit card (Mastercard, Visa or Discover) or online. Go to www.townofstowevt.org/townclerk/ and click the link for online payments. Please note there is a 3% convenience fee for credit card payments.



Sarah McShane, Zoning Administrator
Town of Stowe
Post Office Box 730
Stowe, VT 05672

September 21, 2020

RE: Gristmill West Hill Development, West Hill. Proposed 6 Lot Subdivision.

Dear Sarah,

Please find enclosed, 9 copies each of the proposed overall site plan\ for the proposed 6-Lot subdivision by Gristmill Properties, LLC, at "0" West Hill Road. The zoning application and fee are attached for this project.

Gristmill Properties, LLC. is applying to create a 6 Lot subdivision of the existing 25+/- acre lot located on West Hill. The proposed subdivision includes three driveway accesses off West Hill, a town road. The subject property consists of land within the RR-3 zoning district, with a small portion in the RR-5 zoning district. The project is NOT within the Ridgeline Hillside Overlay District (RHOD). All development will occur within the RR-3 zone, with one lots clearing area extending into the RR-5. Basing density off the RR-3 zone and a small portion of the RR-5, the project can contain 6 units on 25+/- acres of land. No transfer of RR-5 density is being requested. Zoning modifications, clearing envelopes, thinning, building zones, and density calculations are provided on the enclosed site plan.

The main proposed access will use the existing curb cut and will serve proposed Lot 2 of 3.00+/- acres, Lot 4 of 5.3+/- acres, and Lot 5 of 4.6 +/- acres. Lot 1 +/- 3.0 acres and Lot 3 +/- 3.0 acres will be served by a different driveway, which is 600' up West Hill from the main access driveway. All of the proposed accesses are driveways by definition and are not required to meet town road standards. Lot 6 of 4.8+/- acres will be served by its own private driveway off West Hill Road.

The proposed driveway access consists of slopes averaging 7% with a maximum slope of 10%, with an average width of 16'. Each lot will have a with a flat parking area for each house. Minor cut and fill slopes and drainage improvements are necessary for construction of the proposed driveway access. An erosion control plan will be provided for all areas of disturbance. Erosion will be controlled by use of erosional netting, seeding and mulching etc.

Preliminary review of the proposed driveway access by Stowe Fire Department and Stowe Public Works has commenced. Public Works will determine if the driveways can obtain a curb cut permit from the Town of Stowe. Stowe Fire Department will review the site plan for access to the homes and the location of the emergency services vehicle turn-around.

The proposed lots will be served by private drilled wells for water supply and private mound and in-ground septic systems for sewage disposal. Easements for access and construction of the proposed systems will be provided where needed and depicted on State of Vermont water/wastewater plans as well as on the final survey plat for the project.

The clustering of house sites on the 6 proposed lots allows for compact development and avoidance of sprawling disturbance on the sloping site. The design also keeps the existing field open and

provides for wide areas of tress both between the lots and around lands perimeter. There are no streams, wetlands, or wildlife habitats mapped on the property.

The project is proposed with the required 70' or 75' property line setback to the outer property boundaries on all sides. Lots 1, 2, 3, 5 and 6 are proposed with the normal RR-3 front, side and rear yard setback of 60' and 70'. Lot 4 has a combination of RR-3 and RR-5 setbacks as shown on the attached plan

Thank you for your time in considering this matter. Gristmill Builders LLC will handle all public notice requirements for the planned Development Review Board (DRB) hearing, scheduled for October. Please send all referral and notice information to Gristmill Builders LLC.

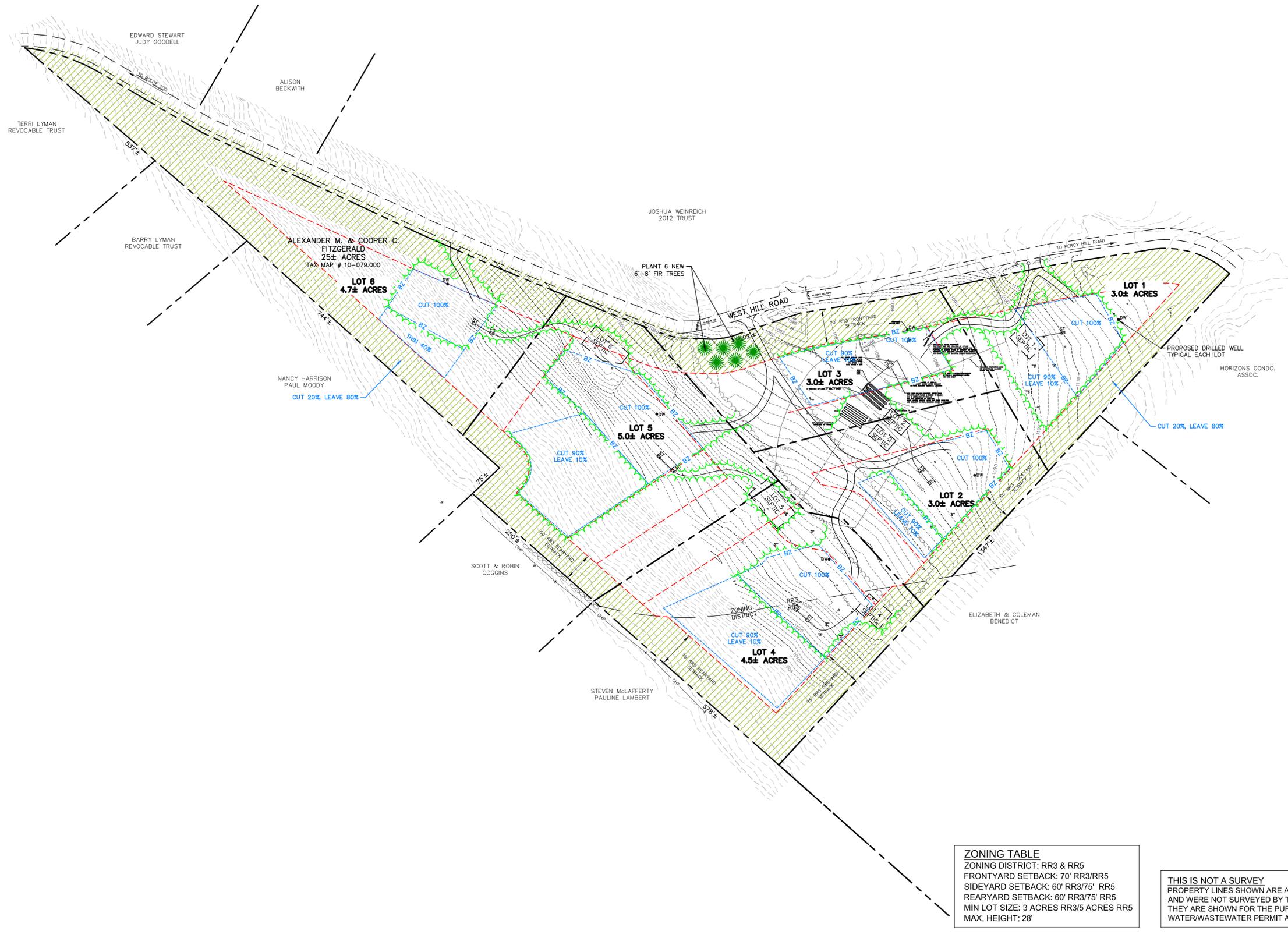
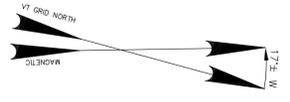
Respectfully,

John Grenier

John Grenier, PE
Grenier Engineering, PC

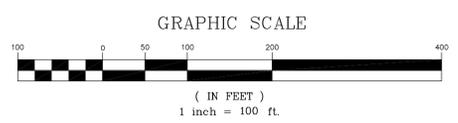
Enclosures

CC: Gristmill Builders, LLC



ZONING TABLE
 ZONING DISTRICT: RR3 & RR5
 FRONTYARD SETBACK: 70' RR3/RR5
 SIDEYARD SETBACK: 60' RR3/75' RR5
 REARYARD SETBACK: 60' RR3/75' RR5
 MIN LOT SIZE: 3 ACRES RR3/5 ACRES RR5
 MAX. HEIGHT: 28'

THIS IS NOT A SURVEY
 PROPERTY LINES SHOWN ARE APPROXIMATE ONLY
 AND WERE NOT SURVEYED BY THIS OFFICE.
 THEY ARE SHOWN FOR THE PURPOSE OF THE STATE
 WATER/WASTEWATER PERMIT APPLICATION ONLY



NOTE: ORIGINAL PLAN 24 " x 36 ". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By

OVERALL SITE PLAN
GRISTMILL BUILDERS, LLC
 WEST HILL ROAD STOWE

	GRENIER ENGINEERING, P.C. 155 DEMERITT PLACE #2	P.O. Box 445 Waterbury, VT 05676 TEL (802) 244-6413 FAX (802) 244-1572 grenierengineering.com	Date: 9.21.20 Scale: 1" = 100' Designed: CMA Drawn: JAD/TJM Checked: JDG Sheet No: 2 of 2
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