

VARIABLE LOT SIZE

A new tool for Land Divisions

Why We're Here:

- Explain the concept
- Discuss the tool's features
- Show how it works
- Present examples
- Answer questions

We're NOT here to:

- Tell you to use the tool,
 - Ask you to include it in the Bylaw,
 - Recommend what standards to use,
 - Recommend what options to include.
- *ALL OF THESE ARE FOR THE PLANNING COMMISSION TO DECIDE IF THEY'RE RIGHT FOR DUMMERSTON*
 - *We suggest you give yourselves some time to consider & decide*

FEATURES

- New parcels based on total acreage rather than minimum lot size
- Allows greater flexibility in land divisions
- Parcel layout that better reflects the land's characteristics
- Helps protect resources
- Minimize land division costs

FEATURES - continued

- Promotes Town & citizen involvement in land division applications
- Record of density calculation/commitment recorded in land records
- Allows divisions that would otherwise not be possible
- Helps implement Town Plan

2010 Town Plan

Policy 1.1, Action Step 1:

- Schedule a series of community meetings to:
- Determine appropriate intensity or density of development in each of the land use districts *including provisions for variable lot sizes.*
- Incorporate the resulting density provisions, after public hearings, as an amendment to this plan and the zoning bylaw.

Options

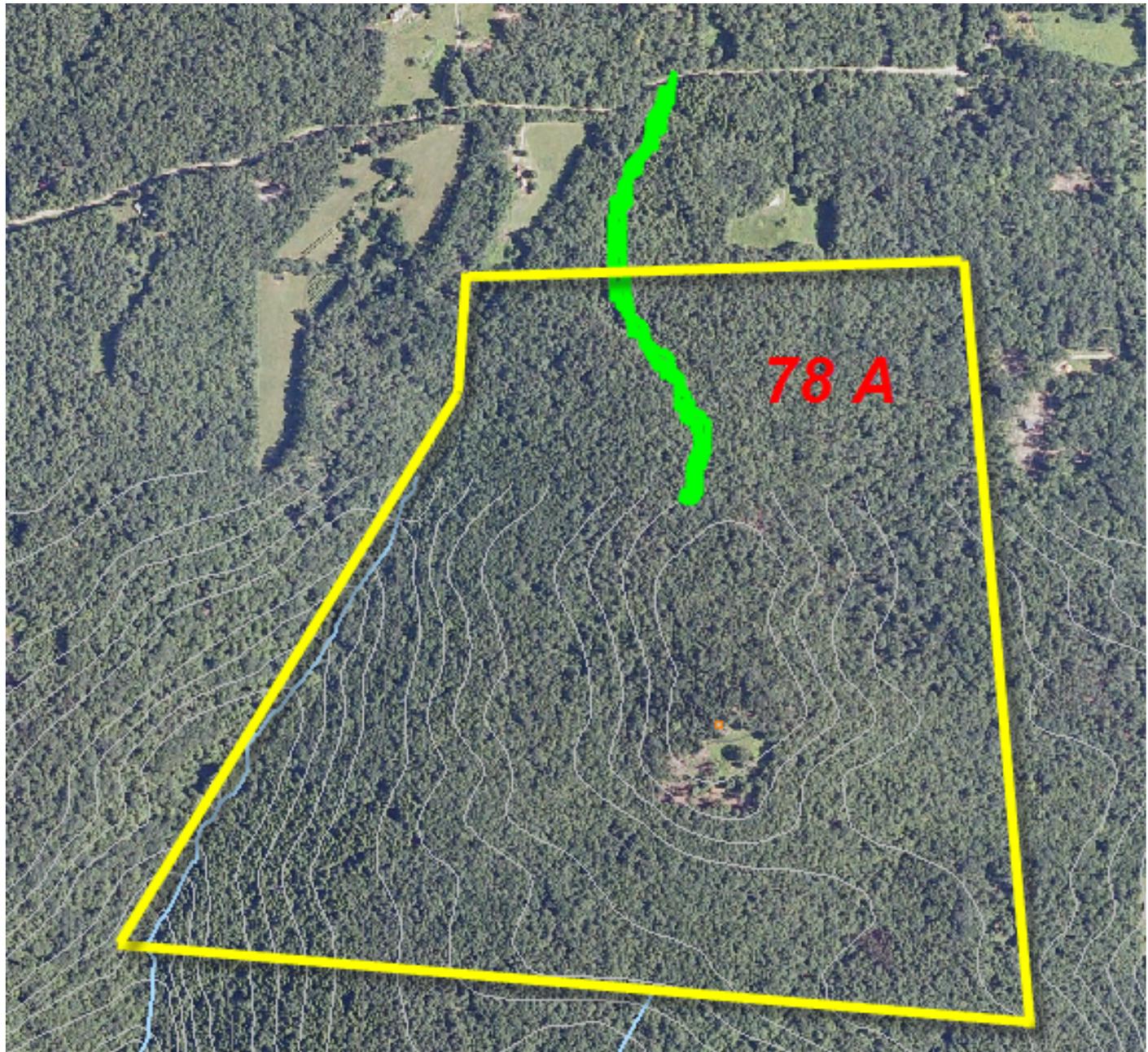
- Allows Town and property owners to both protect resources and allow development
- May allow an additional parcel than traditional land divisions (bonus)
- Encourages participation of Conservation Comm./others in land division applications

Example #1

- Elaine & Steve Smith – age mid 50' s
- Owned & lived on land since 1996
- Steve currently unemployed
- Savings & retirement funds dwindling
- Wants maximum lots for immediate sale

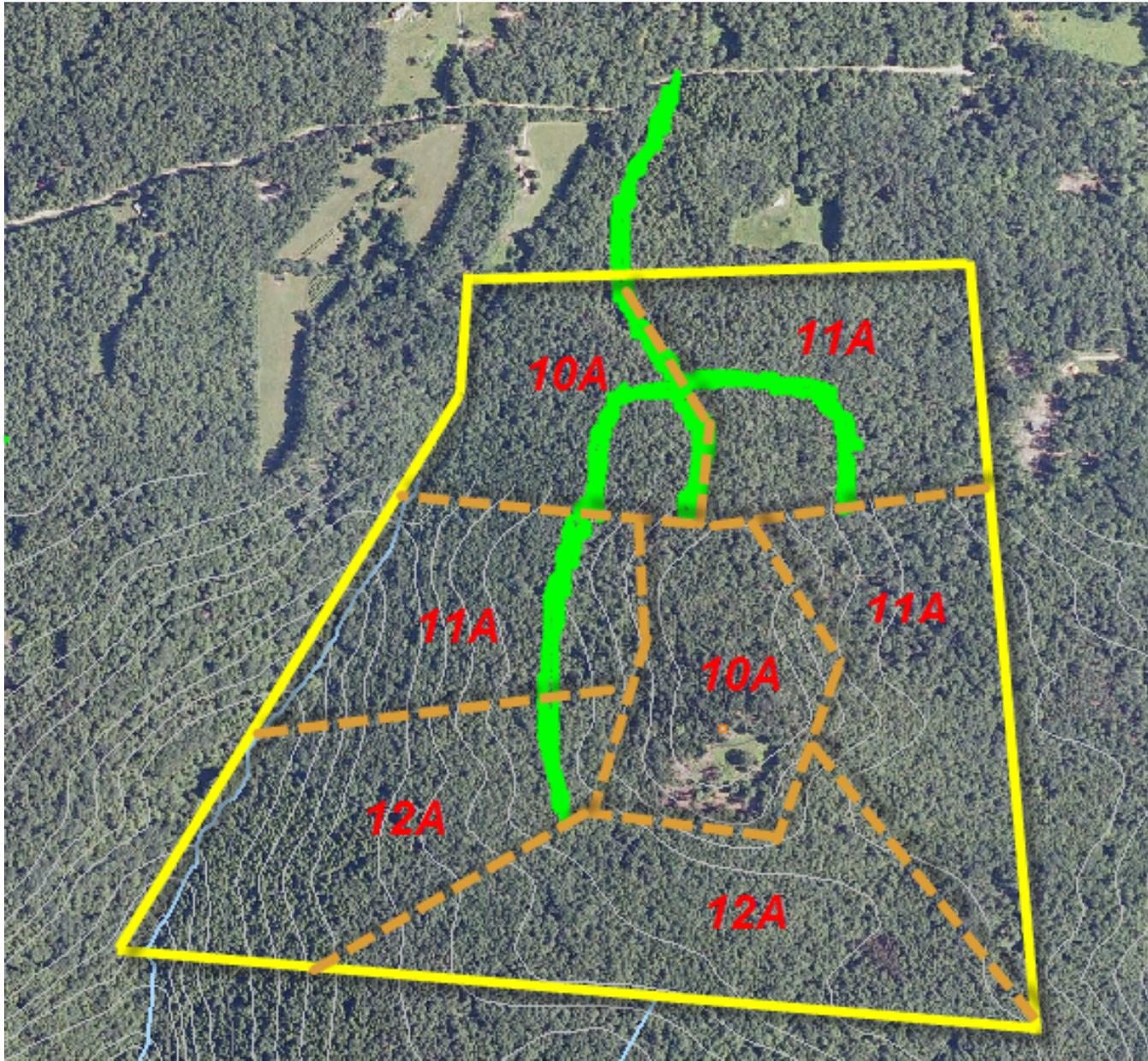
Property Characteristics

- 78 Acres
- Zoning – 10 acre
- 75 acres forested
- 1 Residence on 2+ acre clearing
- Town road access by deeded ROW
- Deer yard in Southern portion
- Stream at SW property line

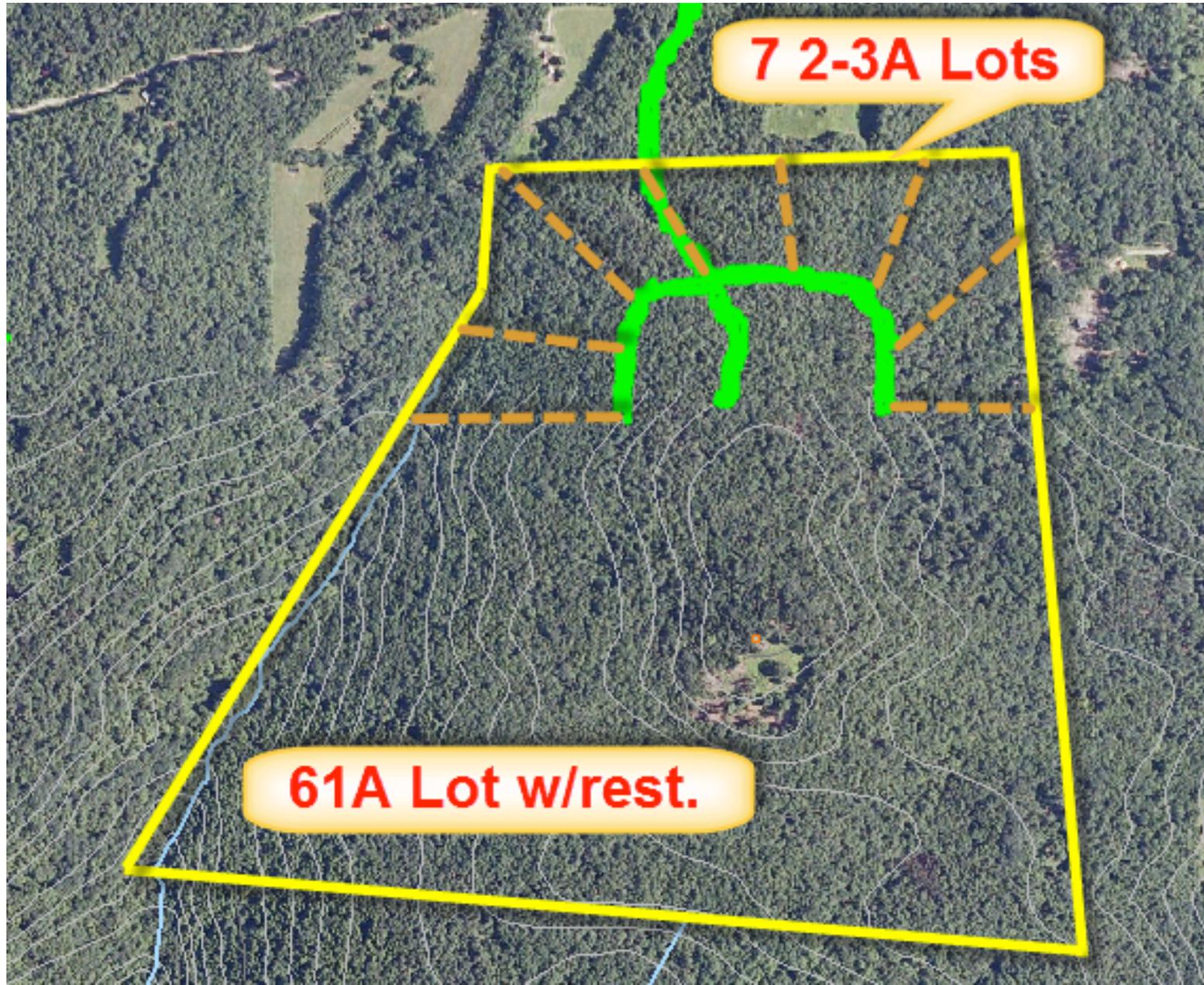


78 A

Traditional division #1



Variable Lot Size Option #1

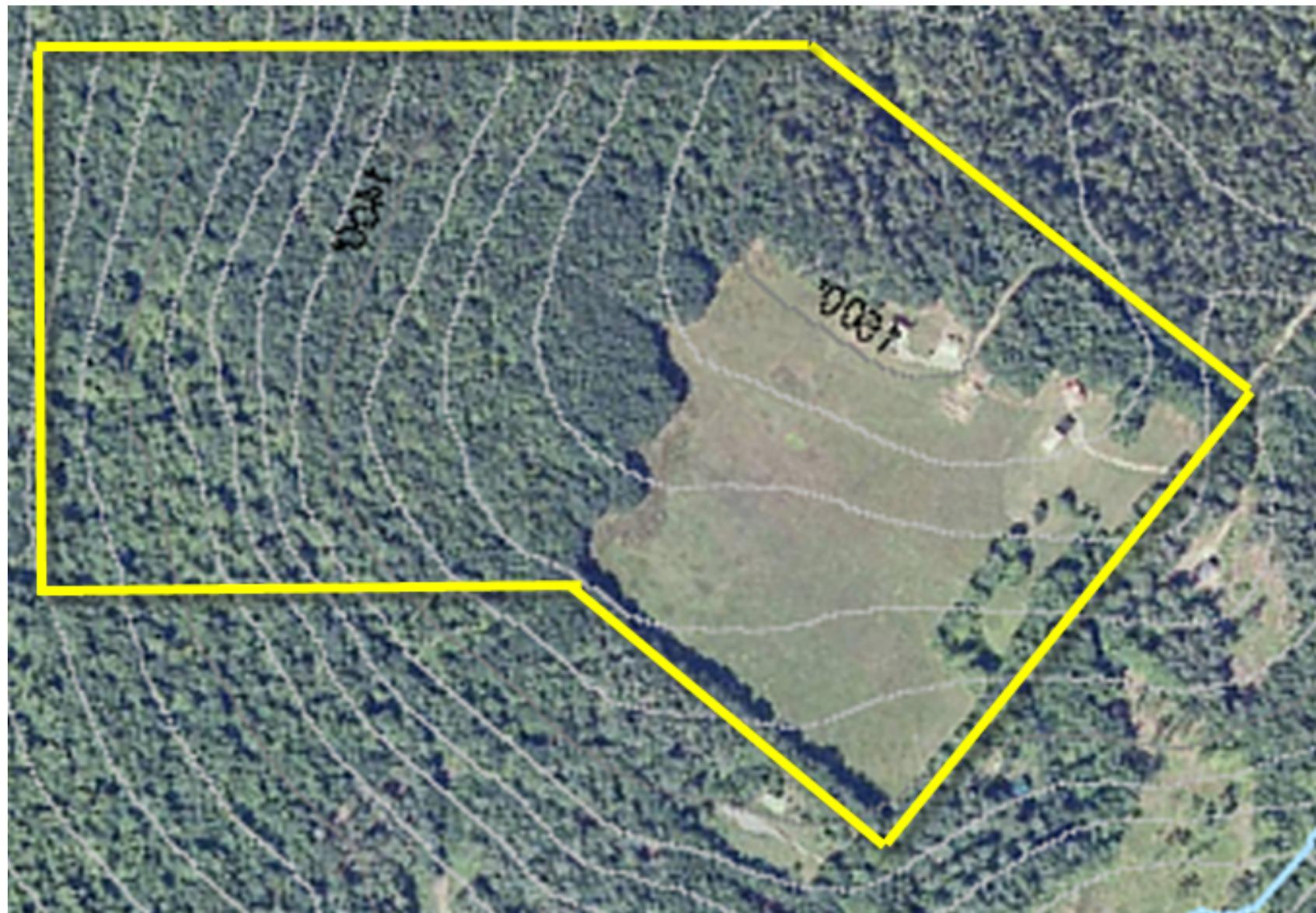


Example #2

- Joy & Vern Motter – age: early 70s
- Good stewards of land for 32 years
- Sugaring & hunting (used to snowmobile)
- Consider property as investment for retirement
- Wants to continue living on property, but also to sell couple of lots

Property Characteristics

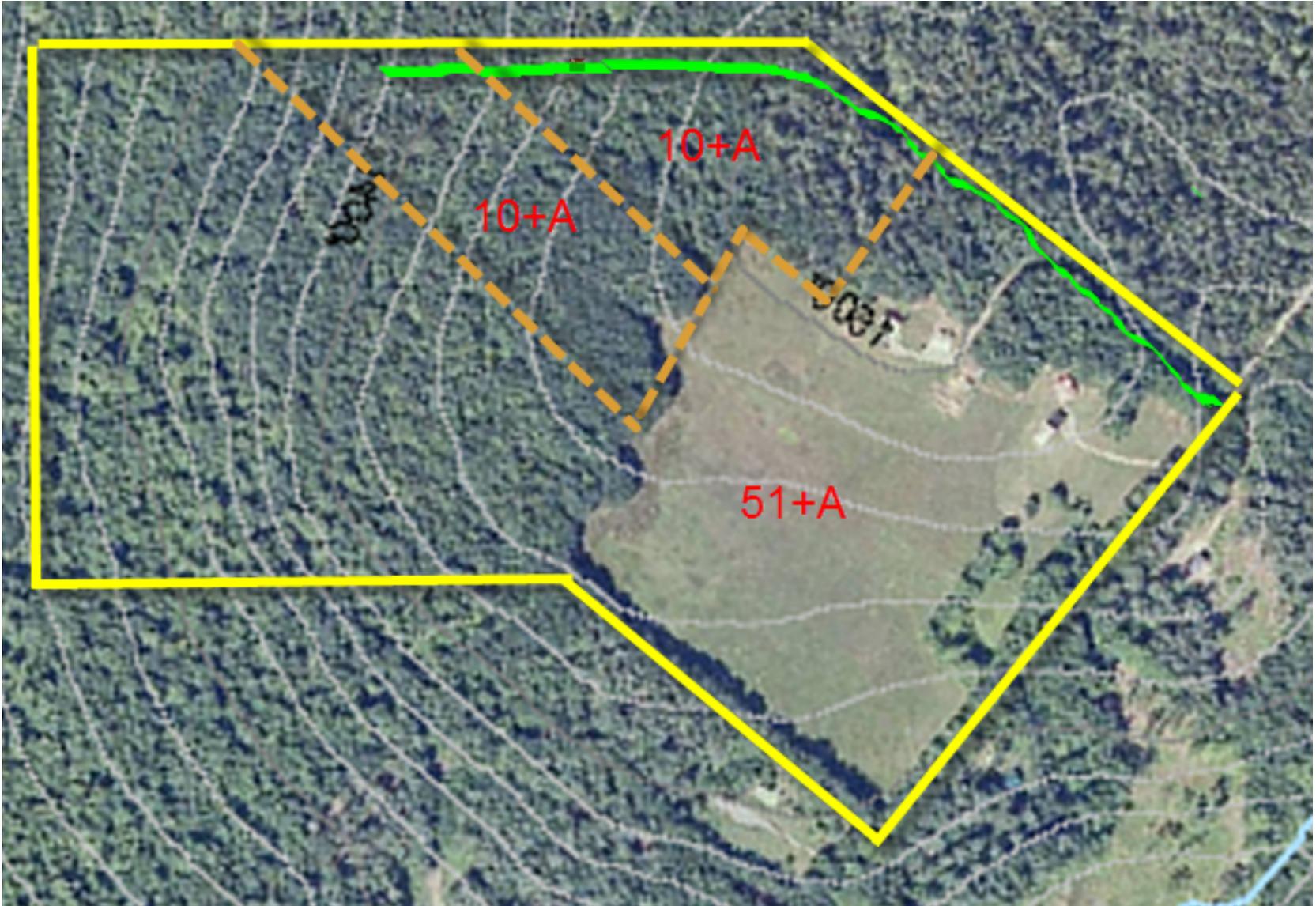
- 72 Acres
- Zoning -10 acre minimum
- Frontage on Town road
- 25A hayfield; 40A woodlot/sugar bush
- 215' elevation change
- Snowmobile trail
- Deer yard (not mapped)
- 1 residence
- Barn & sugarhouse



Traditional Division 1a



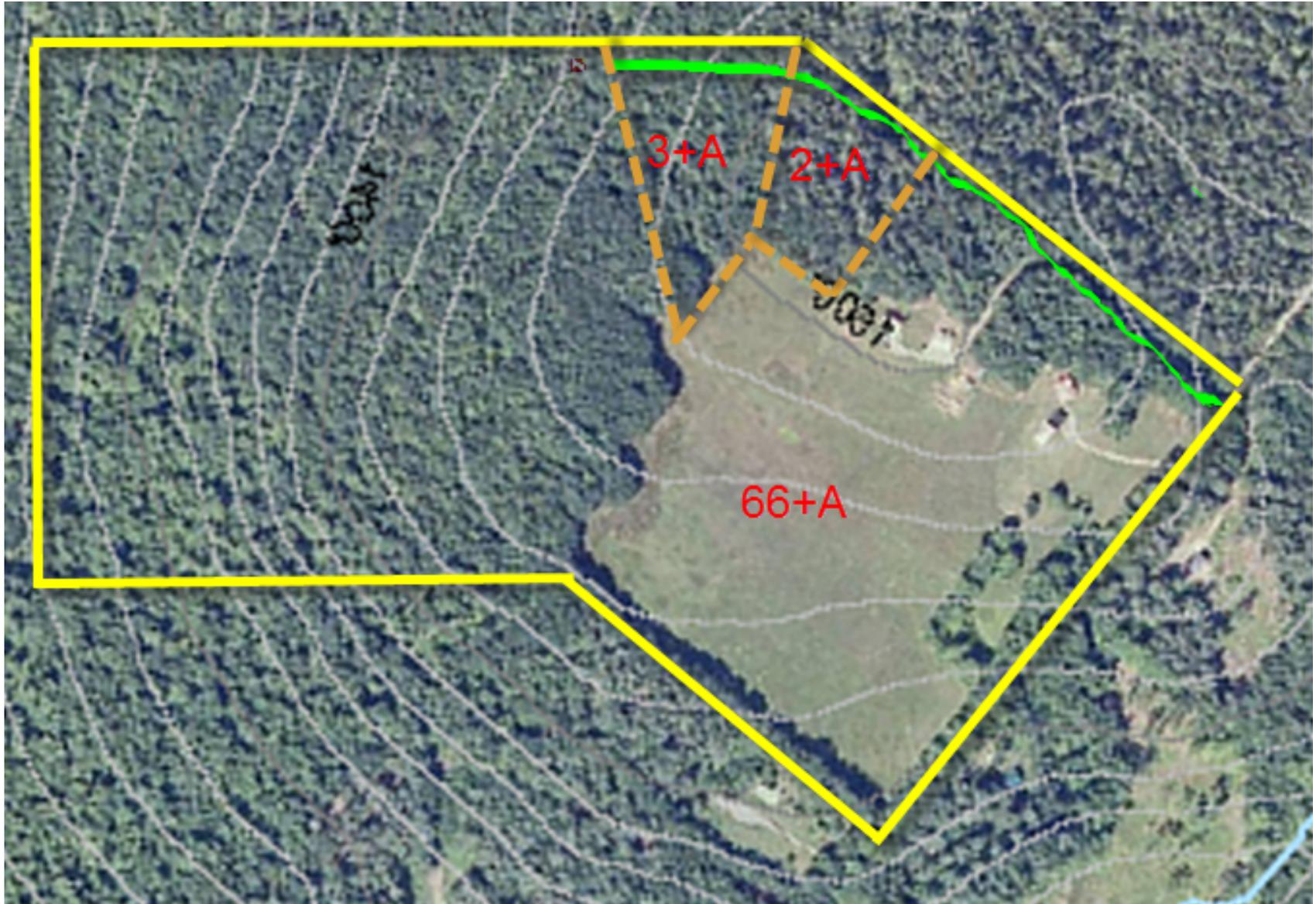
Traditional division #2b



Variable Lot Size Option 1



Variable Lot Size Option 2



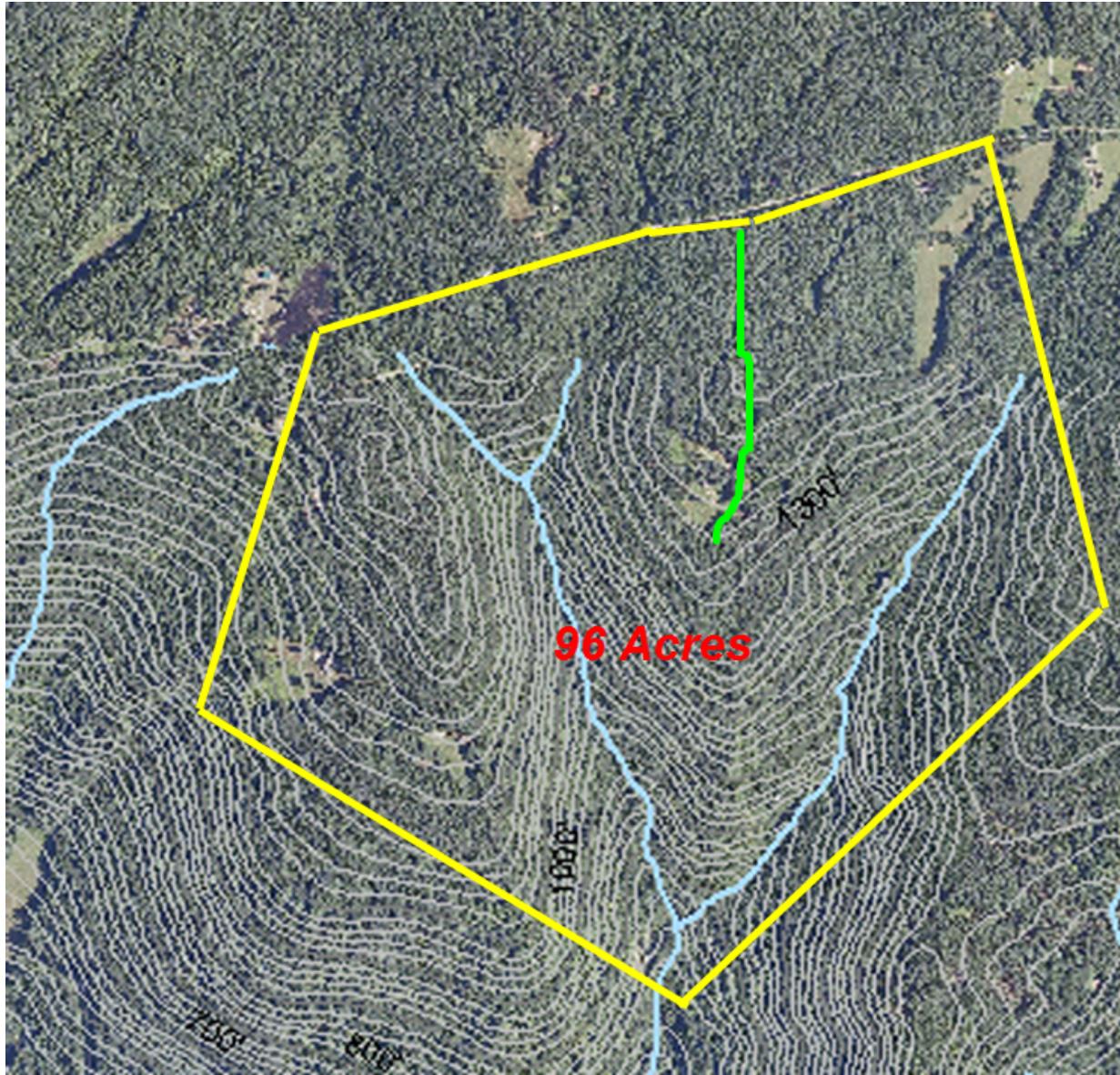
Example #3

- Ralph Jones – age 45
- Owns & lives on property since 2007
- Bought to maximize environmentally safe logging
- Wants to create 2 residential lots for family members

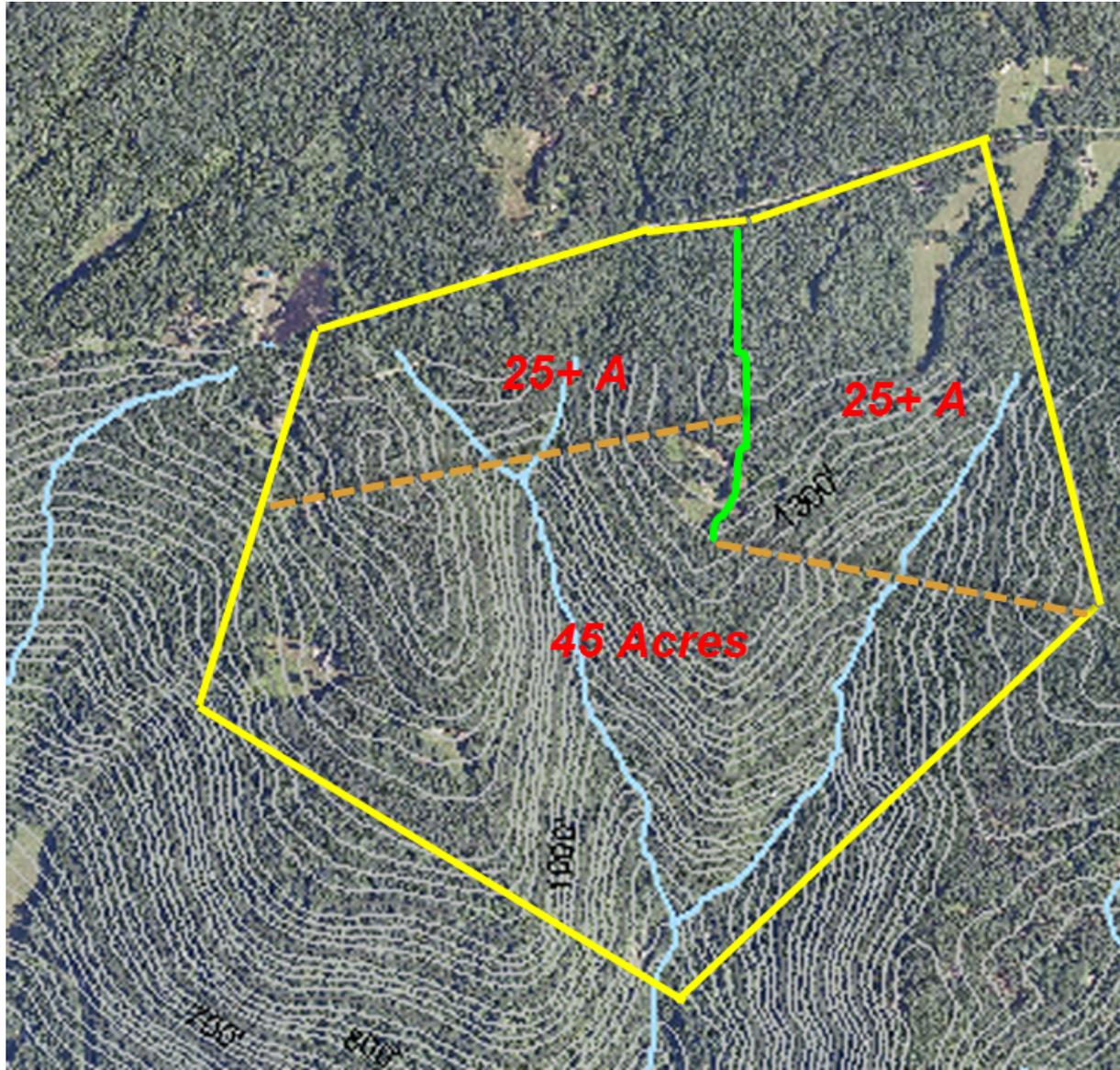
Property Characteristics

- 96 acres
- Zoning: 25 acre
- Frontage on Town road
- 85 acres actively forested
- 9 acres open fields
- Two streams
- One residence on 2-acre clearing

Example #3



Traditional division



Variable Size Option

