

# Town of Dummerston

1523 Middle Road  
East Dummerston, Vermont 05346  
www.dummerston.org

Phone: 802-257-1496  
Email: zoning@dummerston.org

NEMRC / Scanned	
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## APPLICATION FOR LAND DIVISION PERMIT

**WARNING: Additional State permits are required for land division. It is the land owner's responsibility to contact the State permit specialist at 802-885-8850 for information.**

Application fee \$ \_\_\_\_\_ Checks payable to **Town of Dummerston.**  
Recording fee \$ \_\_\_\_\_  Cash Application number: \_\_\_\_\_  
Total \$ \_\_\_\_\_  Check # \_\_\_\_\_ Date complete application received: \_\_\_/\_\_\_/\_\_\_

Applicant (Owner, Agent, Lessee) \_\_\_\_\_

Mailing Address: Street \_\_\_\_\_

Town/City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email: \_\_\_\_\_

Daytime phone: \_\_\_\_\_ Evening phone: \_\_\_\_\_ Cell phone: \_\_\_\_\_

Owner's name (if different from applicant): \_\_\_\_\_

Mailing Address: Street \_\_\_\_\_

Town/City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email: \_\_\_\_\_

Daytime phone: \_\_\_\_\_ Evening phone: \_\_\_\_\_ Cell phone: \_\_\_\_\_

Parcel number \_\_\_\_\_  Plat/Survey Lot size (acres) \_\_\_\_\_ Deed recorded in Book # \_\_\_\_\_ Page # \_\_\_\_\_

Location of property \_\_\_\_\_

**Zoning District:**  Conservation  Productive Lands  Rural  Rural Residential  Residential

Settlement Area- \_\_\_\_\_  Rural Commercial  Commercial/Lt. Industrial

Is this property enrolled in the Current Use program?  Yes  No Is this property in a Riparian Zone?  Yes  No

Is this property in a Flood Hazard Zone?  Yes  No

Is this property subject to a DRB Decision regarding Variable Lot Size/ Maximum Lot Number Criteria?  Yes  No

If Yes, what is the Permit Number and Maximum Number of Lots? Permit #: \_\_\_\_\_ Lots: \_\_\_\_\_

Number of lots being created: \_\_\_\_\_

Lot size(s) after development: \_\_\_\_\_

Lot Width(s): \_\_\_\_\_

Lot Depth(s): \_\_\_\_\_

Frontage(s) on:  Public Road(s)  Right(s) of Way  Public Water(s)

**All applications for a Land Division Permit shall be accompanied by a site plan with the following requirements, and such other information as may be necessary to determine and provide for the enforcement of this Bylaw.**

**Site Plan Requirements**

The site plan shall be 8.5” x 11” or 11”x 17”, drawn to scale, and include additional pages as needed to show detail (the Administrative Officer may accept alternate scaled drawing(s) if the officer determines the property and development will be better depicted). The site plan shall include, but is not limited to, the following:

- Survey of the lot (if available).
- The dimensions of the lot, including existing property boundaries.
- The location, footprint and height of existing and proposed structures or additions.
- A structure diagram indicating dimensions and any other pertinent information.
- The location of existing and proposed accesses (curb cuts), driveways and parking areas.
- The location of existing and proposed easements and rights-of-way.
- The existing and required setbacks from property boundaries, road rights-of-way, surface waters and wetlands.
- The location of existing and proposed water and wastewater systems.
- Other such information as required by the Administrative Officer to determine conformance with these regulations.

**Important information regarding additional permits.**

- A new driveway or relocation of a driveway **requires** a Access (Curb-Cut) Permit.
- Drainage into town road ditches is **not permitted**.
- Foundation and gray-water drain outlets **requires** approval by the Town Road Foreman.
- Each landowner is **required** to install and maintain a Vermont State approved septic system.
- All residential and commercial construction is **required** to comply with the Vermont Residential Building Energy Standards (RBES) or the Vermont Commercial Building Energy Standards (CBES)

**CERTIFICATION**

**I hereby certify that all statements herein contained are, to the best of my knowledge, true and correct and that all requirements of the Dummerston Zoning Bylaw, the Vermont Residential Building Energy Standards and other applicable State and Town ordinances will be strictly complied with, or I may be subject to consequences as stated in the bylaw, which may include violation.**

\_\_\_\_\_ Applicant \_\_\_\_\_ Date  
Property owner must sign if different from applicant, \_\_\_\_\_ Owner

**This is a legal document to be entered in the municipal land records. Information included herein must be adhered to or the related permit shall be considered null and void.**

## Land Division permit applications require the following:

A site plan, 8.5" x 11", drawn to scale, including additional pages as needed to show detail (The zoning administrator may accept alternate scaled drawing(s) if he/she determines the property and development will be better depicted). The site plan shall include, but is not limited to, all of the following. Please use this checklist to make sure that you have included all the needed information.

- The dimensions of the lot, including existing property boundaries.  
(The ZA can print you out a map of your lot.)
- Roadways
- The location of existing and/or proposed accesses. (Curb cuts.)
- Driveways.
- Parking areas.
- The location, footprint and height of existing and proposed structures or additions.  
Include dimensions and distances / setbacks from road centerlines and adjoining properties.
- The location of existing and proposed water and wastewater systems. (Septic and leach field.)
- Orient plat with a north arrow
- Existing and required setbacks from surface waters and wetlands, if applicable.
- The location of existing and proposed easements and rights-of-way, if applicable.
- Application signed.
- Payment included.

**Attention to these details will help you to avoid delays in the permitting process.**

Please call or email if you have any questions.

Roger Vincent Jasaitis  
Dummerston Zoning Administrator  
Office Phone: 802-257-1496 Cell Phone: 802-275-5739  
Email: [zoning@dummerston.org](mailto:zoning@dummerston.org)