



DEVELOPMENT REVIEW APPLICATION

Planning Division
43 Bombardier Road ♦ Milton, Vermont 05468-3205
(802) 893-1186
miltonvt.org/planning

Last revised: May 10, 2016

SUBDIVISION SKETCH PLAN FORM, SR§300

Subdivision Classification

What type of subdivision is proposed?

- Minor** (6 or fewer lots) *(This is subject to Sketch and Final Plan approval.)*
- Major** (7 or fewer lots) *(This is subject to Sketch, Preliminary and Final Plan approval)*

Sketch Plan Checklist

- Check here to verify that you have submitted four (4) sets of plans drawn to scale with fifteen (15) reductions of the plans and any supporting written materials.

Check each box below to verify that your sketch plan drawing includes the following:

- Name and address of the owner of record and applicant.
- Name of owners of record of contiguous properties.
- Boundaries and area of proposed subdivision.
- Existing and proposed layout of property lines; type and location of existing and proposed restrictions on land, such as easements and covenants.
- Type, location, and approximate size of existing and proposed streets, utilities and open space.
- Date, true north arrow, and scale (numerical and graphic).
- Location map, showing relation of proposed subdivision to adjacent property and surrounding area.
- Deed reference - tax map reference.
- Zoning district.

Policies (SR§110)

Check each box below to verify that you have read, understood and accept the following policies.

- The subdivision of land and the subsequent development of the subdivided plat as subject to the control of the Town of Milton pursuant to the Vermont Planning and Development Act (Act) and the Milton Town Comprehensive Plan (Plan) for the orderly, planned, efficient and economical development of the Town.
- Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace. Land shall not be subdivided until proper provision has been made for drainage, water, sewage, and capital improvements such as schools, parks, recreation facilities and transportation facilities.

Purposes (SR§120)

Check each box below to verify that you have read, understood, and accept the following purposes.

- To protect and provide for the public health, safety, and general welfare of the Town of Milton.
- To guide the future growth and orderly development of the Town in accordance with the Comprehensive Plan, Zoning Regulations and all other By-Laws enacted to implement the Plan.
- To provide for adequate light, air and privacy, to secure safety from fire, flood and other danger, and to prevent over-crowding of the land and undue congestion of population.
- To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewage, schools parks, playgrounds, recreation and other public requirements and facilities.
- To provide the most beneficial relationship between the uses of land and buildings, and the circulation of traffic throughout the Town, having particular regard to the avoidance of congestion in the streets and highways.
- To insure that public facilities are available and will have a sufficient capacity to serve any proposed subdivision.
- To present the pollution of air, streams, ponds and Lake Champlain; to assure the adequacy of drainage facilities; to safeguard the water tables; and to encourage the wise use and management of natural resources throughout the Town in order to preserve the integrity; stability, and beauty of the community and the value of land.

Town of Milton Development Review Application

- To preserve the natural beauty and topography of the Town and to insure appropriate development with regard to these natural features.
- To further the purposes contained in the Vermont Planning and Development Act, and in particular, those purposes set forth in Section 4302 of the Act.

Standards of Evaluation (SR§700)

Check each box below to verify that you have read, understood, and accept the following standards of evaluation.

- The land is suitable for subdivision or development. In making this determination it shall at least consider flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements or other features which will be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas.
 - The proposal includes due regard for the preservation and protection of existing aesthetic features such as trees, scenic points, brooks, streams, rock outcroppings, water bodies, other natural resources and historical resources.
 - The proposal includes sufficient open space for recreation.
 - The proposal includes adequate provision for control of runoff and erosion during and after construction.
 - The proposed development is in compliance with the Milton Comprehensive Plan, Zoning Regulations and other By-Laws then in effect.
 - The proposed development will not result in undue water or air pollution. In making this determination it shall at least consider the elevation of land above sea level and its relation to the floodplains, the nature of the soils and subsoils and their ability to adequately support waste disposal; the slope of the land and its effect on effluents; the availability of stream for disposal of effluents; and the applicable health and Vermont Department of Water Resources regulations.
 - The proposed development is compatible with surrounding properties.
 - The site is suitable for the proposed density.
 - The proposal contains adequate provision for pedestrian traffic in terms of safety, convenience, access to points of destination and attractiveness.
 - The proposed development will not place an unreasonable burden on the ability of local governmental units to provide municipal, educational, or governmental services and facilities.
 - There is sufficient water available for the reasonably foreseeable needs of the proposed development.
 - The proposed development will not cause unreasonable highway congestion or unsafe conditions with respect to the use of roads and highways in the Town.
- Check here if you have opted to **ATTACH** a narrative explaining how the proposal addresses the standards above.

Required Improvements and Design Standards (Article VIII)

Check each box below to verify that you have read, understood, and have complied with the following improvement and design standards:

- Streets, SR§800
- Curbs, Sidewalks and Pedestrian Access, SR§810
- Outdoor Lighting, SR§820
- Shade Trees, SR§830
- Drainage, SR§840
- Water System, SR§850
- Sewage Disposal, SR§860
- Utilities, SR§870
- Layout, SR§880

Conditions of Approval (SR§330)

Check here to verify your understanding and acceptance that the DRB shall study the sketch plan to determine whether or not it conforms to, or would be in conflict with the Plan, the Zoning Regulations and any other By-laws then in effect, and shall where it deems necessary, make specific recommendations for changes in subsequent submissions. The DRB may also require where necessary for the protection of the public health, safety, and welfare that a minor subdivision comply with all or some of the requirements specified in these regulations for major subdivisions.

Expiration of Approval (SR§340)

Check here to verify your understanding that approval of a sketch plan shall not constitute the approval of a subdivision plat and is merely an authorization for the applicant to file a preliminary plan or final plan application within six (6) months of the DRB's signed Decision.