TOWN OF WAITSFIELD

LOT LINE ADJUSTMENT APPLICATION

9 Bridge Street, Waitsfield, Vermont 05673 802-496-2218; Fax: 802-496-9284

Application #:_____ Fee: $75 _____
Date Application Received_____ □ Approved or □ denied by ZA on_____
Mylar Due:_____Slide #_____

Name of Development_____
Is this part of a previous subdivision? If yes, name of subdivision_____
Zoning District_____ Flood Hazard Area: Y N

Reason for Boundary Line Adjustment:_____

To Be Completed by Owners/Applicant of Property 1

Owners/Applicant of Property 1: _____Telephone_____
(If not owner, please submit letter authorizing agent status)
Mailing Address:_____

Physical Location of Property:_____ Parcel #:_____

Current Acreage in Deed as Recorded:_____ Increase/Decrease to Parcel Acreage by _____

Will the new lot conform to all zoning requirements for the District?_____

Signatures_____

To Be Completed by Owners/Applicant of Property 2

Owners/Applicant of Property 2: _____Telephone_____
(If not owner, please submit letter authorizing agent status)
Mailing Address:_____

Physical Location of Property:_____ _____Parcel #:_____

Current Acreage in Deed as Recorded:_____ Increase/Decrease to Parcel Acreage by _____

Will the new lot conform to all zoning requirements for the District?_____

Signatures_____

Include the following:

□ Location maps (one max 11”x17”) showing the current parcels and requested lot line adjustment and how it relates to other properties and/or development.
□ A diagram which reflects the existing and proposed lot boundaries, the location of water supplies and wastewater disposal systems and all structures located on the lots affected by the adjustment, and the distances from those structures to the existing and proposed boundary line (the line to be adjusted).
□ Show any changes in significant natural features such as woods, swales, waterways, ledges, swamps, contours.

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Within 180 days of Boundary Adjustment approval, owner must submit a mylar showing date, scale, true north arrow, names of owners, and other information as required and/or requested per State Statute and/or Subdivision By-Laws.

Boundary (lot-line) Adjustments

Section 2.1(B) of Waitsfield Subdivision Regulations approved March 4, 2008

A boundary adjustment between parcels in existence as of the effective date of these regulations, as evidenced by recorded deeds, maps, or permits, is exempt from review under these regulations provided:

(1) the adjustment would not invalidate or result in noncompliance of any conditions of a prior subdivision approval under Waitsfield Subdivision Regulations, and

(2) the adjustment does not result in the creation of a new or nonconforming lot or structure under the Town of Waitsfield Zoning Bylaws.

While such a boundary adjustment shall not require review or plat approval by the Development Review Board under these Regulations, an application for a zoning permit shall be submitted to the Zoning Administrator in accordance with the provisions of Section 6.01(B) of the Waitsfield Zoning Bylaws and a permit issued in accordance with the provisions of Section 6.01(C) of those Bylaws if the aforementioned conditions are met.

Any such permit application shall require that the owners of the two lots affected by the adjustment **submit a diagram** which reflects the existing and proposed lot boundaries, the location of water supplies and wastewater disposal systems and all structures located on the lots affected by the adjustment and the distances from those structures to the existing and proposed boundary line (the line to be adjusted).

Any permit issued by the Zoning Administrator shall be subject to recording of a plat, approved by the Zoning Administrator, and recorded pursuant to Section 2.6 of these Regulations, **which depicts the adjusted boundary line as plotted by a surveyor**. Permits shall be filed and a notice thereof recorded pursuant to Section 6.07(E) of the Waitsfield Zoning Bylaws.