



CONDITIONAL USE INFORMATION

TOWN OF WOLCOTT

PO Box 100, Wolcott, VT 05680

wolcottzone@pshift.com

The purpose of a Conditional Use is to extend the development options of all property owners within a particular zoning district without undue impact upon other property owners.

Conditional Use approval shall be granted by the Development Review Board upon finding that the proposed development will not result in an undue adverse effect on any of the following standards: **Section 3.02**

- **Character of the area affected.** The DRB shall consider the design, location, scale, and intensity of the proposed development and/or use, relative to the surrounding neighborhood, including but not limited to properties within sight or sound of the proposed use. The board will consider existing patterns and use in relation to the character of the neighborhood, as determined by our zoning districts, Town Plan, policies and evidence submitted at the hearing. The Board may impose conditions as necessary to mitigate adverse impact to the areas.
- **Traffic on roads and highways.** The board will consider the projected impact of traffic resulting from the proposed development on the capacity, safety and the affect of use on public roads and bridges. New access will require a Town and or State access permit. Existing access may need to be amended.
- **Bylaws in effect.** Proposed conditional uses must conform to all bylaws and regulations in effect at the time of the submitted application, including compliance with conditions of prior permits or approvals.
- **Site capacity to support the proposal.** Use will not cause dangerous or unhealthy conditions.
- **Natural areas.** Proposal shall not have an undue effect on scenic or natural areas of beauty, historic sites or rare and irreplaceable natural areas.
- **Water and Air quality.** Use will not result in undue water, noise or air pollution.

Public Hearing- a warned public hearing will be held to determine whether the proposed use conforms to the general and specific standards for Conditional Use. You will be asked to present your proposal. Please be prepared to address any questions about your project.

Conditions of approval- Where deemed necessary, the DRB may attach conditions to the approval of the Conditional Use Permit, addressing the potential impact of the proposed development. They may ask for supporting documents, such as, access permit, any applicable deeds, state wastewater permits or Act 250 permits. There may be other supporting documents relevant to approval.

Approval: the DRB will grant approval with submittal of all required conditions and documents.



APPLICATION FOR CONDITIONAL USE

TOWN OF WOLCOTT

PO Box 100, Wolcott, VT 05680

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PERMIT # _____ Application Date Received _____ Fee Paid _____ Recording Fee _____

Parcel location information

911# _____ Physical location _____ Deed: Book _____ Page _____

Permit applicant information

Name _____ Mailing address _____

Email _____

City _____ State _____ Zip _____ Phone or Cell# _____

Parcel Owners Information (if different from applicant)

Name _____ Mailing address _____

Email _____

City _____ State _____ Zip _____ Phone or Cell# _____

Proposed Use: *(please check all that apply)*

New Construction _____ Commercial _____ Accessory Use _____ Change of Use _____ Renovation _____

Project Description:

I/We pledge that the information provided is true and accurate to the best of my/our knowledge. I/we also understand that in the event of misrepresentation this application shall be null and void. I/We grant permission to the Zoning Administrator to enter our property for inspection pertaining to this permit.

Landowners

Applicant

FOR TOWN USE ONLY

Permit # _____ Parcel ID # _____ Zoning District _____ Acres in Parcel _____

Water & Septic Plans _____ Survey on file _____

Other Permits needed _____

Site visit ___ Date / Time _____ Remarks _____

Approved/Denied Reasons _____

Other Information _____