

NOTICE OF INTENT TO BUILD AN
AGRICULTURAL BUILDING

Name: _____ Map/Lot # _____

Location of property: _____

Type of structure: _____

Size of structure: _____

Setbacks met? Yes / No

If "No", a waiver from the VT Dept of Agriculture is required and must be attached.

Description of how proposed structure meets state definition of farm structure.
(See below) _____

Please attach a sketch indicating existing & proposed structures and distance to property lines.

Landowner's signature Date

Administrative Use Only

Zoning District _____ Date Received _____ Reviewed by _____

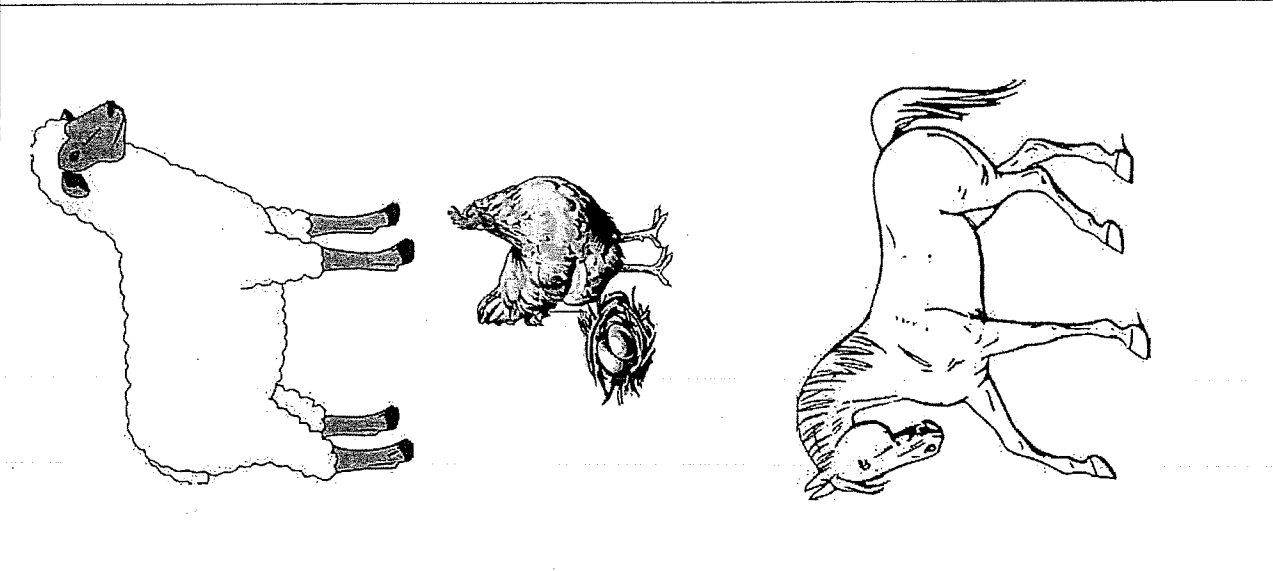
Setbacks: Front: _____ Side: _____ Rear: _____

Comments: _____

Farm Structure a structure or structures that are used by a person for agricultural production that meets one or more of the following:

- (A) Is used in connection with the sale of \$2000 or more of agricultural products in a normal year; or
- (B) Is used in connection with the raising, feeding, and management of at least the following number of adult animals: four equines; five cattle or American bison; fifteen swine; fifteen goats; fifteen sheep; fifteen fallow deer; fifteen red deer; fifty turkeys; fifty geese; one-hundred laying hens; two-hundred and fifty broilers, pheasant, Chukar partridge, or Coturnix quail; three camelids; four ratites (ostriches, rheas, and emus); thirty rabbits; one hundred ducks; or one-thousand pounds of cultured trout; or
- (C) Is used by a farmer filing with the Internal Revenue Service a 1040 (F) income tax statement in at least one of the past two years; or
- (D) Is on a farm with a business and farm management plan approved by the Commissioner.

RAP THRESHOLD NUMBERS



4 horses, equine, etc.;

5 cattle, cows, or American Bison;

15 swine;

15 goats;

15 sheep;

15 deer, elk, etc.;

50 turkeys;

50 geese;

100 laying hens;

250 broilers, pheasant, Chukar partridge, or Cotunix quail;

3 camels, llamas, alpaca, etc.;

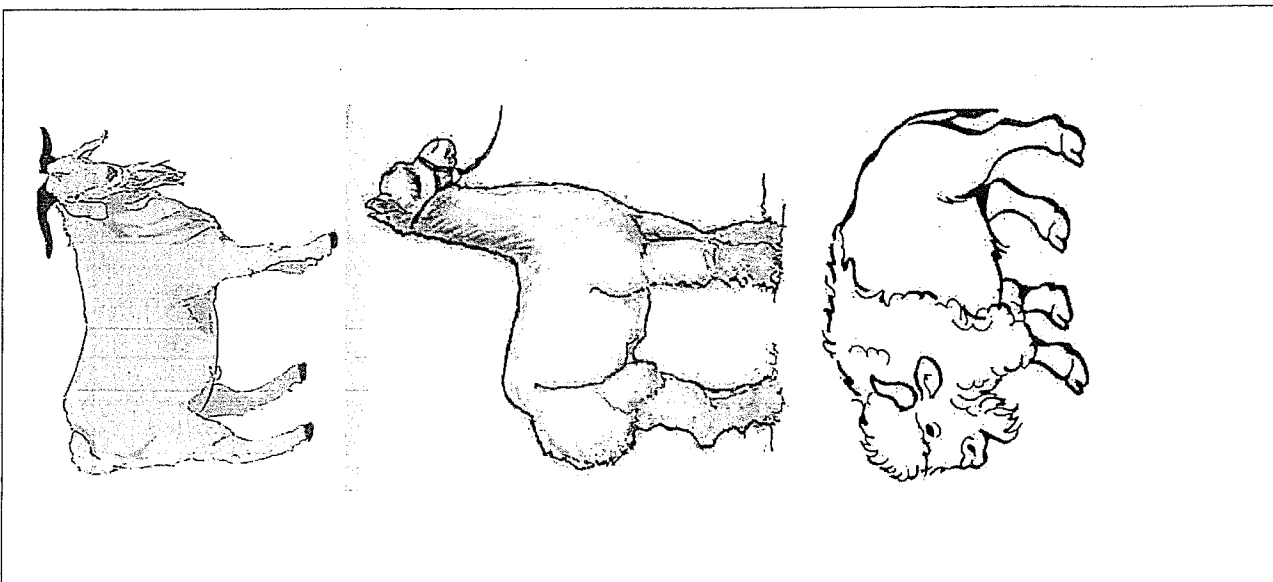
4 emus, ostriches, etc.;

30 rabbits;

100 ducks;

1,000 # cultured trout; or

Other livestock types or numbers that are being raised, fed, or managed, or crops being managed, or other agricultural practices on < 4 acres, if there are adverse WQ impacts and no local ordinances to address situation.



Town of Pittsford, VT

BOUNDARY (LOT) LINE ADJUSTMENT APPLICATION (BLA) Permit # _____

A Boundary Line (Lot Line) Adjustment (BLA) is a **minor** area adjustment between adjacent parcels, which does not create any new parcel. The Granting ownership is reduced; and the land is to be joined to the Grantee's Ownership, increasing its area. Unlike, Simple Parceling, a BLA is not a subdivision, as no new parcel results. The acreage acquired should be permanently merged by quit-claim deed. The deed & ZA approved Site Plan is to be recorded.

BLA's are also used to resolve existing boundary line disputes, improve the shape or configuration of a parcel, or allow a parcel to become conforming to zoning criteria for a future improvement or structure.

A BLA may not result in any parcel configuration that violates Town Zoning for minimum lot dimensions, set backs, road frontage, or coverage. Therefore, a BLA requires Zoning Administrator (ZA) review before being recorded in the town records. An application, with preliminary site plan that includes distances to any structures or site improvements that are subject to Town, State, or private set backs (i.e. buildings, septic systems, Utility rights-of way, etc.), are to be submitted to the ZA. The old and new areas are to be noted on the site plan. Once the ZA determines the BLA is conforming; a surveyed Site Plan & mylar, prepared by a VT licensed surveyor or engineer is required to complete the application. The mylar is to include reference to the quit-claim deed that permanently merges the acquired acreage.

1st Landowner(s)-Grantor of record _____

Postal Address _____ email _____
_____ Phone _____

Address of Subject Property _____ Parcel ID# _____ Zoning Dist. _____

Current Area (per grand list) _____ Area Adjusted _____ Net Area _____

Setback distances, after adjustment, to any structures or site improvements (wells,septics,easements) in feet

Front _____ Left side _____ Right Side _____ Rear _____

Resulting Coverage (in %, Note Conformance to Zoning District) _____

Land Owner's Signature _____ Date _____
=====

2nd Landowner(s)-Grantee of record _____

Postal Address _____ email _____
_____ Phone _____

Address of Receiving Property _____ Parcel ID# _____ Zoning Dist. _____

Current Area (per G.L.) _____ Adjusted area acquired _____ Net Area _____

Resulting Coverage (in %); Note Conformance to Zoning District) _____

Land Owner's Signature _____ Date _____

=====FOR OFFICE USE ONLY=====

Received by ZA _____ Reviewed by ZA/determination _____

SPECIAL TERMS or CONDITIONS _____

FEE SCHEDULE: ZA Review & Opinion (\$100) _____ Recording Fee (\$10) _____

This Permit is not *effective until the expiration of the statutory 15 day warning period, without appeal. This approval shall expire unless all permit requirements are satisfied within 12 months of effective date.

This permit does not release the applicants from obtaining any or all Local, VT, or Federal permits required.

Zoning Administrator Action: Approved: _____ Denied/Reason _____

Effective Date* _____

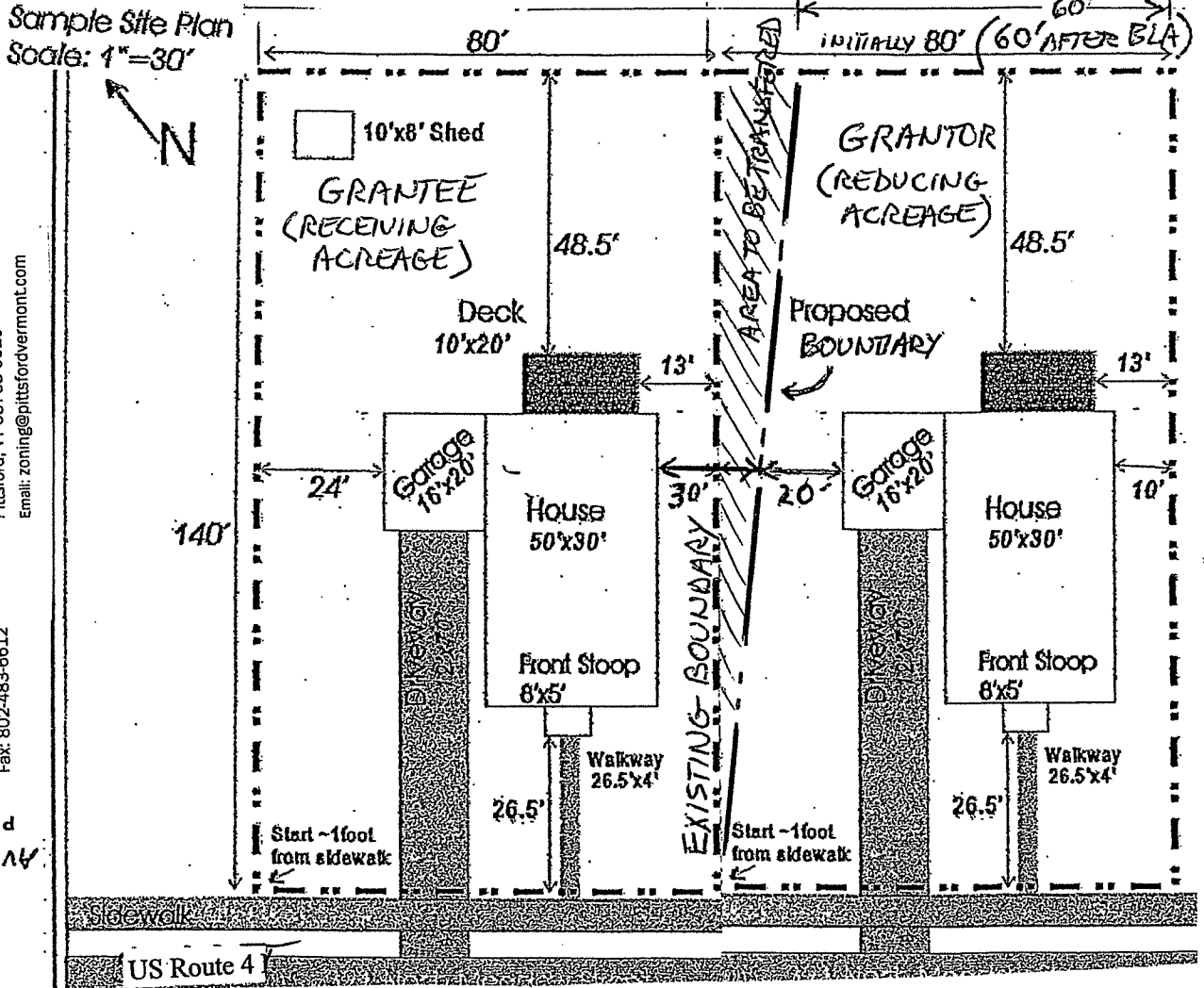
ZA Signature & Date

COPIES: _____ File _____ Listers _____ Applicant(2) _____

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Setback

A "setback" (front, side and rear) is the distance from the property line to any structure or site improvement. If you don't know exactly where your front property line lies, you can check with the Town to see what the Town's road right of way is in your location and measure from there. In Pittsford, the Town right of way for most Town roads is 50 feet. Therefore, most front property lines lie approximately 25 feet from the center line of the road. If the front setback in your zoning district is 40 feet, any structure or site improvement could not take place closer than 65 feet from the center line of the road (25 feet + 40 feet = 65 feet). There are certain areas where the road right of way is greater than 50 feet (many parts of Route 7 for example) so if you are unsure please contact the Zoning Administrator for more information.



JEFFREY BIASUZZI
ZONING ADMINISTRATOR

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Pittsford, VT 05763-0010
Email: zoning@pittsfordvermont.com

Office: 802-483-6500
Ext. 18
Fax: 802-483-6612

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OFFICE
PITTSFORD TOWN

ASSISTANCE
AVAILABLE FROM

ARTICLE X: SITE PLAN APPROVAL

PITTSFORD ZONING REGULATIONS Effective October 27, 2016

Section 1001: Scope

A zoning permit shall be issued by the Zoning Administrator for any use or structure only after the Planning Commission grants site plan approval except in the following cases:

- A. One and two family dwellings and accessory dwelling units;
- B. Any use or structure requiring a variance or conditional use permit will be reviewed by the Zoning Board of Adjustment.
- C. Lot Line / Boundary Line Adjustment: The Zoning Administrator may approve a Lot Line / Boundary Line Adjustment that does not create or increase a non-conforming situation and the land is permanently merged to the receiving ownership so as no new free standing parcel results.

Please ATTACH MAP WITH LOCATION.

APPLICATION FOR ACCESS / RIGHT OF WAY PERMIT Town of Pittsford, Vermont

Agricultural _____ Commercial _____ Industrial _____
Residential _____ Development _____ Other _____

Applicant _____
Mailing Address _____
Phone # _____ EMAIL: _____

The undersigned requests an Access / Right of Way Permit to allow _____ to construct an access or to make changes (including but not limited to signs and fences) in accordance with Vermont Department of Highway Standards to serve the Applicants property (lot # _____) located on the _____ side of _____ Town Highway No. _____. The proposed access or changes will be located approximately _____ feet from the intersection of this road with _____. The applicant agrees to maintain said access / changes and adhere to the directions, restrictions and conditions forming a part of this permit.

Dated at _____, this _____ day of _____, Filing Fee: \$25.00
Applicant / Applicant's Agent _____ CASH _____ CHECK _____

ACCESS / RIGHT OF WAY PERMIT

Notice: This permit is issued in accordance with Title 19, Section 1111, V.S.A. relative to all highways within the control and jurisdiction of the Town of Pittsford. The issuance of this permit does not release the applicant from any requirements of statutes, ordinances, rules and regulations administered by other governmental agencies. The permit will be effective upon compliance with such of these requirements as are applicable and continue in effect for as long as the present land use continues. Any change from the present land use will require a new permit. This permit is issued subject to the directions, restrictions and conditions contained herein and on any attachments hereto, and covers only the work described in this application and then only when the work is performed as directed. Violations are subject to the penalties set forth in Title 19, Section 1111, V. S. A. of fines not less than \$100 not more than \$10,000 for each violation. This permit was reviewed by the Town Highway Foreman who recommends that the Pittsford Board of Selectmen

APPROVE _____ DENY _____ this permit based on the following requirements:

Signature of Highway Foreman _____ Date _____

This permit was reviewed and APPROVED _____ DENIED _____ by the Pittsford Board of Selectmen with the following comments, directions, restrictions and/or conditions pending final inspection:

Signature Chairman of Pittsford Select Board _____ Date _____

FINAL INSPECTION

The Highway Foreman has inspected the completed permit requirements and the terms of the permit have been complied with to the satisfaction of the Town of Pittsford.

Signature of Highway Foreman _____ Date _____

Signature Chairman of Pittsford Select Board _____ Date _____