



Subdivision Permit Approval
Allowable Density & Density Remaining

The Town of Pawlet has adopted density-based subdivision allowing for the creation of lots smaller than the minimum lot size provided the additional acreage is attached to a parent lot that will never be smaller than the minimum lot size plus the unused acres orphaned by the creation on the small lot.

On _____ (date), _____ (landowner), the owner of certain lands and premises consisting of _____ acres calculated/surveyed and being the same lands & premises conveyed to the landowner in Book _____ at Page _____ of the Town of Pawlet Land records applied for a subdivision permit from the Town of Pawlet under:

_____ Section 3.04 (B) or _____ Section 6.01(B)

Prior to the first subdivision approved under the density-based bylaws the landowner owned _____ acres of land in the _____ zoning district. With a minimum lot size of _____ acres in the _____ zoning district, the landowner is entitled as a matter of right to create _____ lots.

The landowner wishes to avail themselves of the density based zoning provision and create _____ lot(s) smaller than the minimum lot size in the _____ zoning district.

The Zoning Administrator / Development Review Board has approved the creation of _____ small lots.

Minimum Lot size in _____ District: _____ acres

Minus

Size of Small Lot 1: _____ acres

Equals

Additional Acreage to be added to Parent Parcel: _____ acres

Minimum Lot size in _____ District: _____ acres

Minus

Size of Small Lot 2: _____ acres

Equals

Additional Acreage to be added to Parent Parcel: _____ acres

[if needed]

Minimum Lot size in _____ District: _____ acres

Minus

Size of Small Lot 3: _____ acres

Equals

Additional Acreage to be added to Parent Parcel: _____ acres

[if needed]

Minimum Lot size in _____ District: _____ acres

Minus

Size of Small Lot 4: _____ acres

Equals

Additional Acreage to be added to Parent Parcel: _____ acres

[if needed]

Minimum Lot Size in _____ District _____ acres plus the additional acreage for Small Lot 1 _____ acres plus the additional acreage for Small Lot 2 _____ acres (if needed) plus the additional acreage for Small Lot 3 _____ acres (if needed) plus the additional acreage for Small Lot 4 _____ acres (if needed)

= The Parent Lot must be at least _____ acres.

The remaining lands deeded to _____ in Book _____ at Page _____ shall be subject to the limitation that at no time shall the parent parcel be smaller than _____ acres and NO FURTHER SUBDIVISION OF THE PARENT LOT SHALL BE ALLOWED.

This approval is conditioned upon the applicant filing copies of the appropriate state Potable Water and Wastewater permits, deferral language or written exemption determination for each lot.

This approval is conditional upon applicants filing a final plat within 180 days of approval as required by section 3.04(F) and/or Section 7.09(F)

Approval Date:

Zoning Administrator (for 3.04(B) approval)

OR

Development Review Board
(for 6.01B Approval)