

**Town of Goshen Planning Board  
Application for Subdivision and/or Building Permit  
Within Scenic Ridgeline or Hillside Areas**

Section III.M of the Goshen Subdivision Ordinance states that all proposed new structures, or additions to existing structures, located in ridgeline or hillside areas which are visible, or which when developed be visible, from the vantage point of any public waters or public highways located one-half (½) mile or more away, measured in a straight line, shall be sited so as to comply with the requirements of the Scenic Ridgeline Overlay Ordinance Provision.

If your subdivision or building permit application involves development within a scenic ridgeline or hillside area, please complete Parts I and II of this application form and submit it with your application. In addition, please supply the documents that are specified in Part III of this application form.

*Note: If your proposed structure or roadway is part of a subdivision or site plan, compliance will be reviewed by the Planning Board. Otherwise, compliance will be reviewed by the Selectmen or their designee at the time of issuance of a building permit.*

**Part I: Applicant Information**

Name of property owner: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Name of applicant or agent: \_\_\_\_\_ Telephone: \_\_\_\_\_  
(If other than owner)

Mailing address of applicant or agent: \_\_\_\_\_

Street location of subdivision or construction \_\_\_\_\_

Tax Map: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Application is being made for:    Subdivision \_\_\_\_\_    Building Permit \_\_\_\_\_

**Part II: Requirements of Zoning Ordinance III.M**

As part of any application for a subdivision or a building permit within a scenic ridgeline or hillside area, you must satisfy the specific requirements of Zoning Ordinance III.M.

1. Requirement III.M.1: "There shall be preserved an unbroken backdrop of healthy trees, either behind or in front of the structure as viewed from all such vantage points, such that no portion of such structure shall be sited or constructed so as to appear, from any such vantage point, to stand directly against the horizon or skyline."

Do you plan to construct a building that will visually affect a *ridgeline*?  
(Yes or No) \_\_\_\_\_

If "Yes," please check one of the statements below to indicate how Requirement III.M.1 will be satisfied:

\_\_\_ An existing unbroken backdrop of trees will be preserved behind the structure.

\_\_\_ Trees will be planted to provide an unbroken backdrop of trees behind the structure.

\_\_\_ An existing unbroken "backdrop" of trees will be preserved in front of the structure.

\_\_\_ Trees will be planted to provide an unbroken "backdrop" of trees in front of the structure.

Please provide details, as specified in Part III of the application form.

2. Requirement III.M.2: "Unless the structure is located within a field or clearing existing prior to the effective date of this provision (March 11, 2003), a healthy screen of trees shall be maintained surrounding the structure such that no uninterrupted façade of the structure is exposed to view from any such vantage point. Landscaping may be required for compliance with this requirement."

Do you plan to construct a building that will be located on a *hillside*?  
(Yes or No) \_\_\_\_\_

If "Yes," please indicate whether your building site is located in a field or clearing that existed prior to March 11, 2003: (Yes or No): \_\_\_\_\_

- If "Yes," please provide photographic evidence from prior to March 11, 2003.
- If "No," you must preserve or provide a healthy screen of trees. Please attach a landscaping plan that specifically addresses this issue. (See Part III of this application form.)

3. Requirement III.M.3: "Roadways serving such structures, if also located within such ridgeline or hillside areas, shall involve no more clearing than is necessary for proper sight distance and drainage control."

Do you plan to construct a roadway or driveway within a ridgeline or hillside area?  
(Yes or No) \_\_\_\_\_

If “Yes,” please provide a construction plan, with accompanying photographs, that clearly indicates the existing vegetation that you intend to clear. (See Part III of this application form.)

4. Requirement III.M.4: “All hillside and ridgeline structures should be designed to minimize the visual impact by avoiding the use of reflective, glazed, or bright siding or roof coverings.”

Please provide details of construction materials, as specified in Part III of this application form.

### **Part III. Additional Documents Required with Application**

As part of any application for a subdivision or a building permit within a scenic ridgeline or hillside area, you must provide the following materials as supplements to standard application requirements:

1. Pre-development photographs of the proposed building site that clearly show existing vegetation. Photographs should show the building site for any proposed structures and for any roadways that serve the structures if such roadways are also located within ridgeline and hillside areas.
2. A project plan sheet that clearly depicts the type and size of:
  - a. Existing vegetation
  - b. Vegetation that will be cleared during construction
  - c. Vegetation that will be preserved during construction
  - d. Vegetation that will be provided through landscaping.
3. A written landscaping plan that specifies how vegetation will be preserved or provided to satisfy the requirements of Zoning Ordinance Sections III.M.1 through III.M.3
4. A written construction plan that specifies the type, color, and other relevant characteristics of building materials that will be used to satisfy the requirements of Zoning Ordinance Section III.M.4.

**Note:** Before a Certificate of Occupancy can be issued, you must provide post-development photographs that show new structures and roadways and the existing vegetation.