

Land Divisions Calculations:

Rules for determining remaining splits and remaining acreage available for future splits after an “Existing Parcel” is initially divided for development.

1. Normal split(Large Lot) - 1 building site per 35 acres. At least 91% open space is required.
2. Cluster – Minimum of 40 acres split. Follow code rules. At least 85% of parcel to be deed restricted as open space.
3. Split of less than 35.0 A. reduces the parcel by 35 acres. The difference between 35 acres and the acreage sold (deficit) is to be deed restricted as open space somewhere within the “existing parcel.”
4. Sales of 35 acres or over shall be treated as follows:
 - A. If deed is restricted allowing one building site - reduce by 35.0 acres. When acreage sold exceeds 35 acres, for purposes of calculating “Deficit Acres,” a negative deficit is created
 - B. If not restricted, reduce by actual acreage sold.
 - C. If parcel sold is 40.0 acres or more and is a candidate for clustering, reduce by actual acreage sold. The buyer has options to cluster (and deed restrict acreage in excess of cluster requirement), (Large Lot) split, or leave as open space.
 - D. For any sale of land that could result in splits eligible for multiple building sites and the seller is silent about transferring building site rights as a part of that sale, the Town Board’s interpretation is that the seller HAS transferred building site rights to the buyer as a part of the sale. If seller intends NOT to transfer rights then it is incumbent upon seller to so notify the buyer.
5. Any sale of a split that is intended to restrict land from building and requires open space status must be restricted by recorded deed or covenant.
6. The Land Planning Commission should clarify developer’s intent with respect to above rules as part of the plat review process and get such clarification on the record.
7. The developer may also be advised that CSM splits of < 70 acres are not advised unless that land is restricted per #5 above.
8. Where calculations show a deficit, the developer shall restrict a like amount of acreage within the existing parcel by recorded deed or covenant.

Method of recording sales for purposes of Split Calculations

Acres sold range

2.0 - 35.00	Reduces” Existing Parcel” by 35.0 acres.
35.001 - 70.0	Without deed restriction - Reduces “Existing Parcel” by actual acres sold. With deed restriction – Reduces “Existing Parcel” by 35.0 acres. It takes 1 building site. Could not cluster.
70.001 to Infinity	Without deed restriction -Reduces” Existing Parcel” by actual acres sold. With deed restriction - Depends upon deed restriction. This could take multiple building sites.