

TOWN OF CHARLOTTE

P.O. Box 119

Charlotte, VT 05445

Phone: 802-425-3533 Fax: 802-425-4241

APPLICATION FOR

SKETCH PLAN SUBDIVISION AMENDMENT

*Applicant must return complete application and all supporting documents to the Planning & Zoning office in accordance with the annual submission schedule prior to being scheduled for a public hearing.

Office Use Only
Date Received:

Sketch Plan Date:

Classification:

Fee Paid:

Receipt #:

Date Approved:

PROPERTY OWNER

Name: Randi McQuin
Address: 14 Turnberry Ridge, Essex Jct, VT 05452
Phone (H): 802 585 0055 (W):

APPLICANT/CONTACT PERSON (if other than owner)

Name: Dan Morris
Address: 373 Maeck Farm Rd, Shelburne, VT 05482
Phone (H): 985-9864 (W): 598-4809

Signature of property owner: [Handwritten Signature]

If applicant is agent for owner, written authorization signed by owner must be filed with application.
Signature of applicant: [Handwritten Signature]

Map Reference Slide No. Deed Reference: Vol Page
Parcel ID #

Total acreage: 44.6 Zoning District

Was this parcel part of a prior subdivision? Yes No X
If yes: Date: Sept. 3, 2009 # of Lots: 2
Name of previous owner or name of previous subdivision: Randi McQuin and siblings.

When your project is completed how many lots will there be? 1
Description: (check where appropriate)
Commercial Industrial Single family
Multi family Planned Residential Development
Major Subdivision Minor Subdivision
Modification Boundary
X Other, describe refinement: Adjustment

Describe Intent of Project: In Sept. 2009, the Mansfield/McQuin/Gere family subdivided their property on the west side of Mt. Philo Rd. into 2 lots: A 5 acre parcel with a farmhouse, and a 44.6 acre parcel with no house. This application is to discuss construction of one house, drive & septic field on the 44.6 acre parcel.

Proposed Dimensional Data
Lot # Referred to as "parcel 1" in the original subdivision.
Acres 44.6
Frontage 1110 feet

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PROPERTY OWNER

Name Lisa Gere
Address 261 Broadway Rd Unit 23
Dracut, MA 01826
Phone (H) 978 337 5178 (W) same

Signature of property owner Lisa Gere

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Parcel ID #

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If yes: Date: Sept. 3, 2009 # of Lots 2
Name of previous owner or name of previous subdivision
Randi McQuin and siblings.

APPLICANT/CONTACT PERSON (if other than owner)

Name Dan Morris
Address 373 Maeck Farm Rd.
Shelburne, VT 05482
Phone (H) 985-9804 (W) 598-4809

If applicant is agent for owner, written authorization signed by owner must be filed with application.
Signature of applicant Dan Morris

Total acreage 44.6 Zoning District

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Date Approved: _____

PROPERTY OWNER

Name James E. Mansfield
Address 596 So Barre Rd #15
Barre, VT 05641
Phone (H) (802) 249-5969 (W) _____

Signature of property owner James E. Mansfield

APPLICANT/CONTACT PERSON (if other than owner)

Name Dan Morris
Address 373 Maeck Farm Rd.
Shelburne, VT 05482
Phone (H) 985-9864 (W) 598-4809

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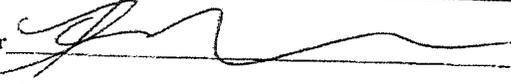
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Receipt #: _____
Date Approved: _____

PROPERTY OWNER
Name: LANCE MANSFIELD
Address: 285 Atwood Rd
Duxbury, VT 05676
Phone (H) 802-244-9942 (W) 802-882-2585

APPLICANT/CONTACT PERSON (if other than owner)
Name: Dan Morris
Address: 373 Maeck Farm Rd.
Shelburne, VT 05482
Phone (H) 985-9864 (W) 598-4809

Signature of property owner: 

If applicant is agent for owner, written authorization signed by owner must be filed with application.
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16-26-SK

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Date Received:

Sketch Plan Date: _____
Classification: _____
Fee Paid: _____
Receipt #: _____
Date Approved: _____

PROPERTY OWNER

Name James Mansfield, Lisa Gere
Address Lance Mansfield, Lynn Mansfield
c/o Randi McQuin 14 Turaberry Ridge
ES, VT 05452
Phone (H) _____ (W) _____

APPLICANT/CONTACT PERSON (if other than owner)

Name Dan Morris
Address 373 Maeck Farm Rd.
Shelburne, VT 05482
Phone (H) 935-9864 (W) 598-4809

Signature of property owner _____

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Please describe the following:

Easements/Right-of-ways: (existing and proposed) None

Existing Structures: None

Access: Proposed driveway along ~~the~~ south boundary (hedge row)

Wastewater Disposal System: (existing and proposed) Favorable soils appear to exist in the wooded area on the western slope - likely mound.

Water System: On-site well proposed.

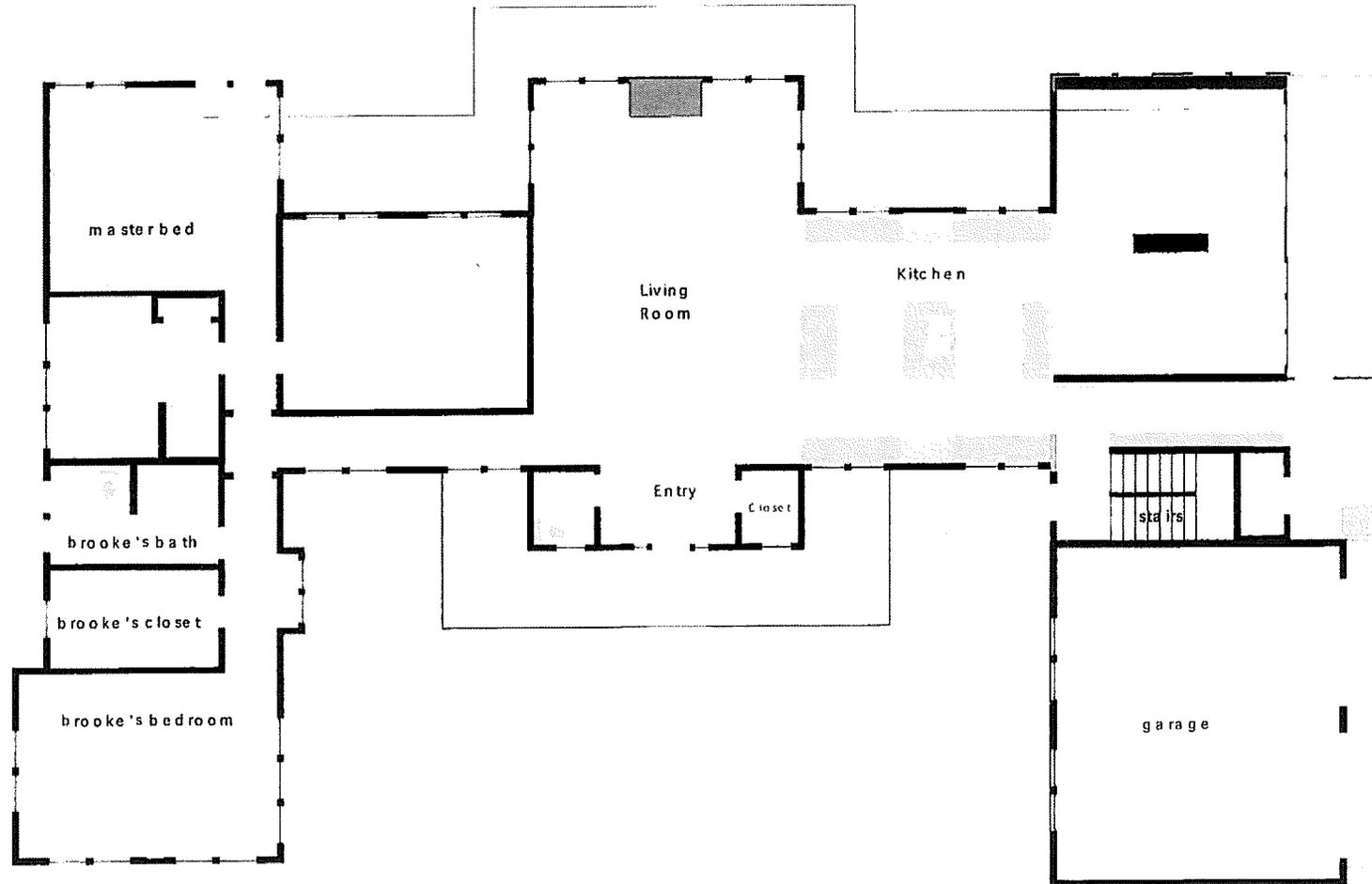
Drainage System: —

Development Phasing Schedule: (describe) Start construction in May ideally.

Other unusual circumstances: _____

The following are to be submitted with Subdivision and Amendment applications:

1. A request for a waiver of any of the requirements not considered applicable to this application. (Those requirements that are allowed waivers are followed by an asterisk [*]) Waivers for other requirements may be allowed upon written request.
2. Application fee \$50
3. Names and addresses of all adjoining property owners, including those across a road right-of-way, (include stamped, addressed envelopes for each)
4. Plat or plan (1 original [24"X36"] and 10 copies [11"X17"]) with North arrow, Date, Legend, and name of preparer (Scale 1"=100'), to include:
 - a. Vicinity map which may be an inset on plot plan: minimum scale 1"=2000' (may be town parcel map)
 - b. Project boundaries, property lines, existing and proposed, dimensions (drawn for preliminary plan)



- c. Roads and drainage infrastructure, facilities & improvements in the immediate vicinity of the project which may be affected or used by the project.
 - d. Zoning district designations and boundaries
 - e. General indication of existing land cover (e.g., forested areas, tree lines, land in agricultural use within the last 5 years)
 - f. Location of areas of high public value (refer to Table 7.1 of zoning regulations, page 82)
 - g. Existing conservation & agricultural easement areas or open space areas (Include any on adjacent parcels)
 - h. Proposed conservation & agricultural easement areas or open space areas
 - i. Existing and proposed elevations (contour lines) near the development area * (5' intervals)
 - j. Existing buildings (footprints) near area to be developed or conserved
 - k. Proposed building envelopes with dimensions
 - l. Existing & proposed roads, parking areas, associated rights-of-way or easements with dimensions & distances (drawn for preliminary plan)
 - m. Existing & proposed park, playground, public access or other recreational areas (drawn for preliminary plan)
 - n. Existing & proposed utility, water & wastewater system locations and associated rights-of-way or easements*
 - o. Existing and proposed monument locations*
5. Statement of compliance with town plan & applicable local regulations
 6. Engineering reports (water & wastewater systems) Scale 1"=30' preferred, may be 1"=100'
 7. Existing and proposed traffic generation rates, volumes (Estimated)*
 8. Road profiles; road intersection and parking area geometry and construction schematics (as shown on plat)*
 9. Proposed landscaping and screening*
 10. Off-site easements (e.g. water, wastewater, access)*
 11. Proposed phasing schedule*
 12. Proposed covenants, easements, conserved land agreements, road maintenance agreements, roadway waivers, wastewater system maintenance agreements, wastewater waivers, fire pond agreements, trail easements and offers, and other associated deed restrictions, in both paper & electronic format (Microsoft Word) (In draft form for preliminary plat hearing)*
 13. Proposed homeowner or tenant association or agreements*
 14. Proposed performance bonds or sureties*

Any other Planning Commission recommendations or requirements from sketch plan review or the preliminary decision.

Copies of Land Use Regulations and the Town Plan are available at www.charlottevt.org and at the Planning and Zoning Office.

Any application that does not contain all information required, or a reasonable explanation why it does not apply, will be returned to the applicant.



