

TOWN OF CHARLOTTE  
P.O. Box 119  
Charlotte, VT 05445  
Phone: 802-425-3533 Fax: 802-425-4241

PC-14-20  
Jonathan Couture 3  
@gmail.com

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:

**RECEIVED**  
JUL 25 2014  
CHARLOTTE  
PLANNING & ZONING

Sketch Plan Date: \_\_\_\_\_  
Classification: Sketch  
Fee Paid: 60.00  
Receipt #: 2410  
Date Approved: \_\_\_\_\_

PROPERTY OWNER

Name Clark Hinsdale III  
Address 1211 Ethan Allen Hwy  
Phone (H) \_\_\_\_\_ (W) 425-3008

APPLICANT/CONTACT PERSON (if other than owner)

Name Jonathan Couture  
Address 240 V. Heywood Hwy D.  
Phone (H) 802-343-1528 (W) \_\_\_\_\_

Signature of property owner Clark Hinsdale III

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

Map Reference Slide No. Attched Deed Reference: Vol Attched Page \_\_\_\_\_  
Parcel ID # 00005-0173

Total acreage \_\_\_\_\_ Zoning District \_\_\_\_\_

Was this parcel part of a prior subdivision? Yes  No \_\_\_\_\_  
If yes: Date: 8-23-2010 11-17-2009 # of Lots 5  
Name of previous owner or name of previous subdivision  
Clark Hinsdale III

When your project is completed how many lots will there be?  
4  
Description: (check where appropriate)  
 Commercial  Industrial  Single family  
 Multi family  Planned Residential Development  
 Major Subdivision  Minor Subdivision  
 Modification  Boundary  
Adjustment  
Other, describe \_\_\_\_\_

Describe Intent of Project:  
~~Boundary adjust 2 acres from~~  
See Attached

Proposed Dimensional Data

Lot # \_\_\_\_\_  
Acres See Attached Drawing  
Frontage \_\_\_\_\_

**Please describe the following:**

Easements/Right-of-ways: (existing and proposed) Row for Lot 2 ~~was~~ moved from Lot 3 onto Lot 1.

Existing Structures: None

Access: 1 New curb cut on Mt Philo Rd

Wastewater Disposal System: (existing and proposed) Existing shared mound in place.

Water System: New drilled wells

Drainage System: NA

Development Phasing Schedule: (describe) Single Phase

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
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](http://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.**

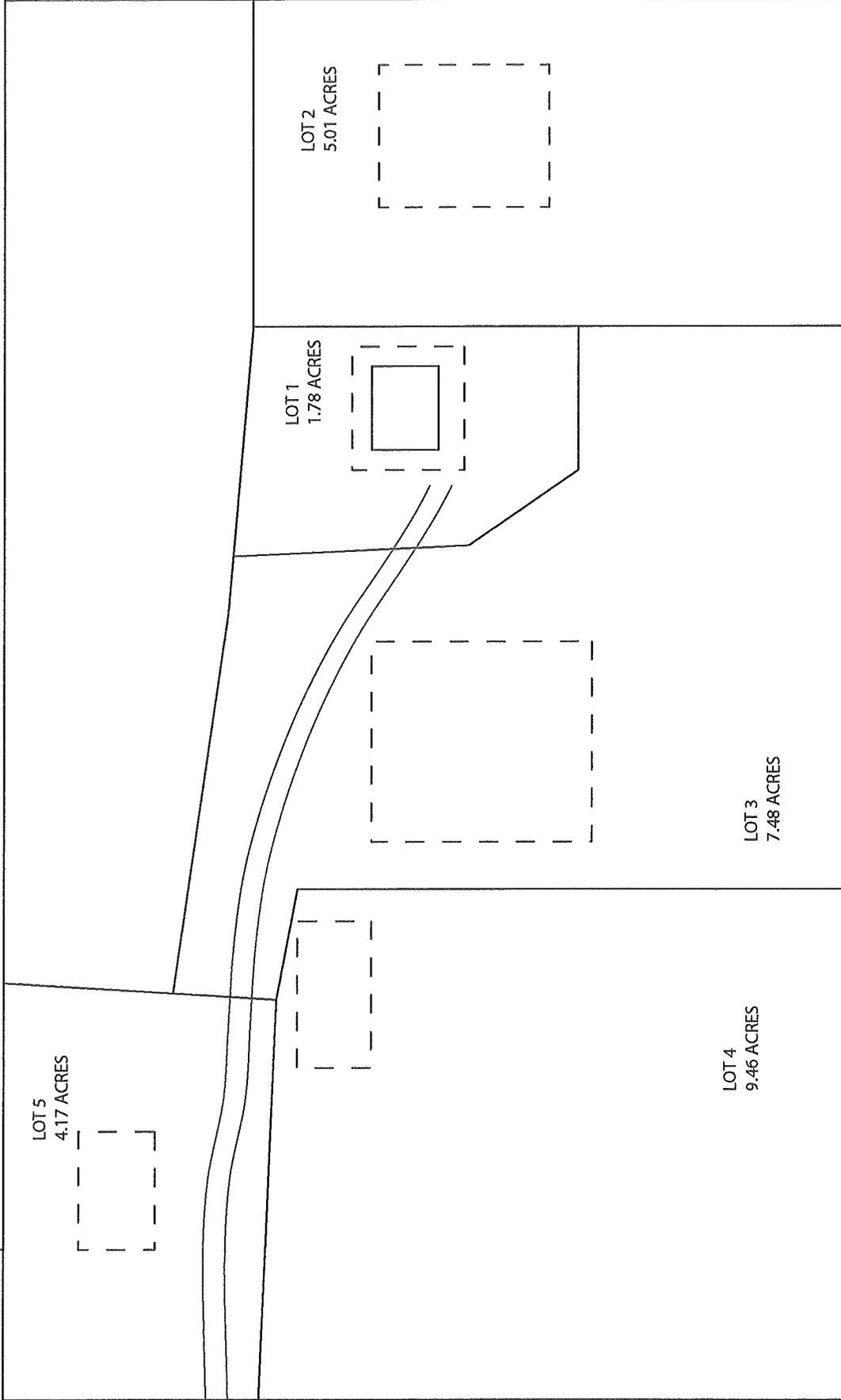
Sketch Plan Review Description of Intent of the Project for Jonathan Couture subdivision modification:

1. Boundary Adjust 2+/- acres from Lot3 to Lot1 to benefit Tom and Nancy Smith
2. Boundary Adjust boundary between Lots 4 and 5 slightly west to fall in the center of the main ROW
3. Move 2 building rites from Palmer Lane subdivision to Vineyard View Dr
4. Split Lot5 into 3 lots, creating Lot6 and Lot7 on the southern most end of Lot5.

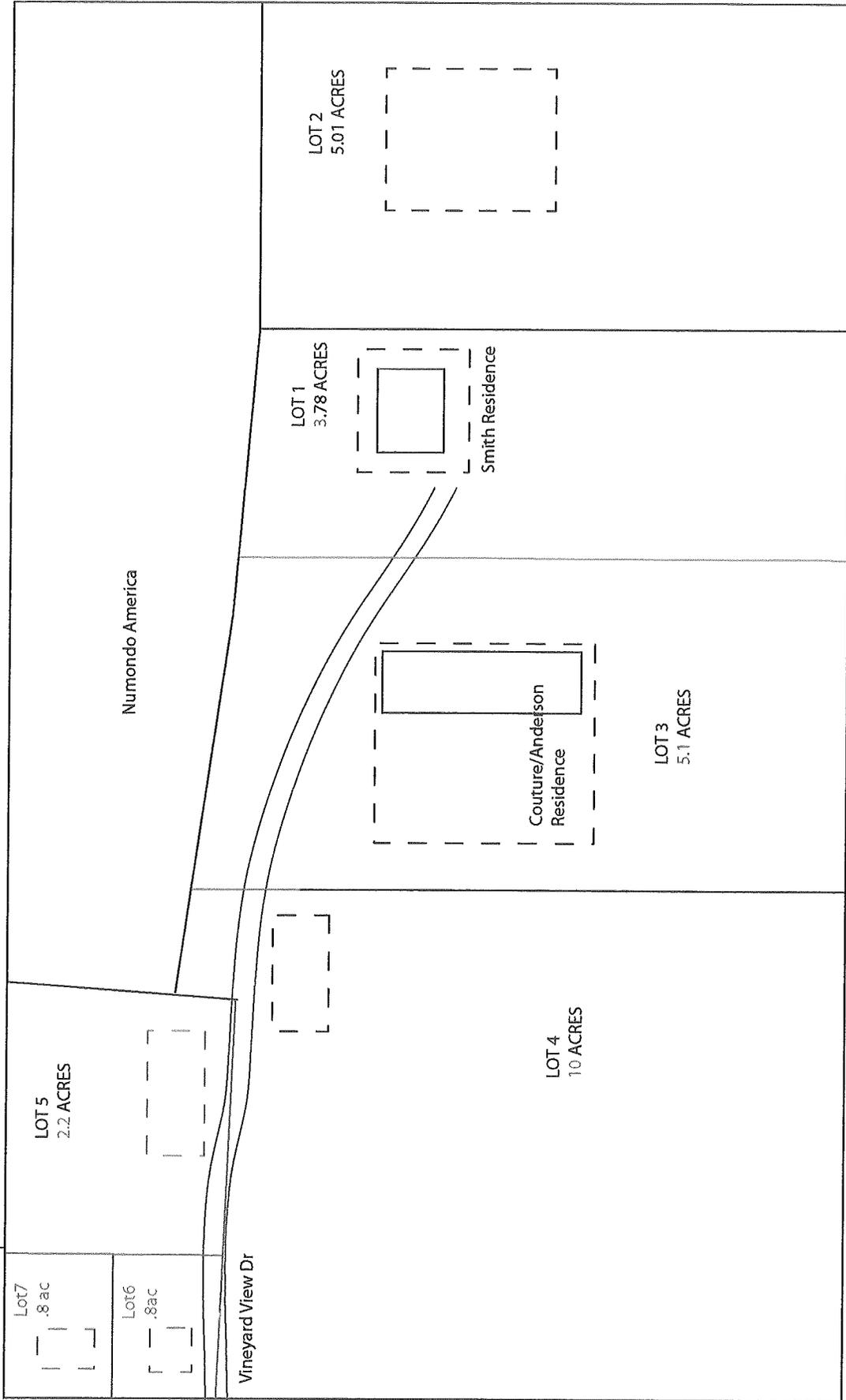


Jonathan Couture

Exists



*Proposed*



State Park Rd