

TOWN OF CHARLOTTE

P.O. Box 119

Charlotte, VT 05445

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

PC-15-10

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: 2/5/15
Classification: minor subdiv.
Fee Paid:
Receipt #:
Date Approved:

RECEIVED
APR 09 2015
CHARLOTTE PLANNING & ZONING

\$900.00

PROPERTY OWNER
Name: George and Claire Aube
Address: 1052 Carpenter Road, Charlotte, VT 05445
Phone (H): 802-425-3920 (W): 802-316-0039

APPLICANT/CONTACT PERSON (if other than owner)
Name:
Address:
Phone (H): (W):

Signature of property owner: George R Aube

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

Map Reference Slide No. N/A Deed Reference: Vol 77 Page 88-89
Parcel ID# M03B01L38

Total acreage 105 Zoning District RUR

Was this parcel part of a prior subdivision? Yes X No
If yes: Date: 2013 # of Lots 1 and Remainder
Name of previous owner or name of previous subdivision: George R. and Claire C. Aube Two-Lot Subdivision

When your project is completed how many lots will there be? 2
Description: (check where appropriate)
Commercial Industrial X Single family
Multi family Planned Residential Development
Major Subdivision X Minor Subdivision
Modification Boundary
Other, describe Adjustment

Describe Intent of Project: George and Claire propose to subdivide their existing 105 +/- Acre parcel of land located at the intersection of Carpenter Road and Dorset Street and create a 5.03 +/- acre parcel (Lot 3) that will be transferred to their daughter. Once created, the new 5.03 +/- acre parcel (Lot 3) will contain the existing 6-bedroom single-family farmhouse. The existing farmhouse will be torn down and replaced with a new 5-bedroom single-family residence. The remaining parcel (Lot 1) will be 100 +/- acres in size.

Proposed Dimensional Data
Lot # Lot No. 3, 275' along Carpenter Road, 698' Along Dorset Street, West 330', Northwest 300', Northeast 90' and North 320' (See Sketch Plan)

Acres 5.03 +/- Acres

Frontage 698' Along Dorset Street and 275' Along Carpenter Road

Please describe the following:

Easements/Right-of-ways:(existing and proposed) There are no easements or right-of-ways proposed for the project.

Existing Structures: The proposed 5.03+/- acre parcel (Lot 3) will contain the existing 6-bedroom farmhouse and several outbuildings. As per discussions with George Aube, his residence is a separate deeded 10 +/- acre parcel.

Access: The access to Lot No. 3 will be via the existing drive that serves the existing 6-bedroom farmhouse.

Wastewater Disposal System: (existing and proposed) Proposed Lot No. 3 will be served by a new on-site mound wastewater disposal system with an upslope curtain drain. The former in-ground wastewater system will be properly abandoned in-place.

Water System: Lot No. 3 will be provided water by a shared off-site drilled water supply well.

Drainage System: The drainage system will consist of grassy swales along the existing drive and sheet flow in a general easterly direction across the remainder of the new 5.03+/- acre parcel (Lot 3).

Development Phasing Schedule: (describe) The new 5-bedroom single-family residence will most likely be constructed between in 2015 and 2016.

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 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.

O:\Planning Commission\Legal documents\Forms\Subapp2008.doc

**George and Claire Aube
Two-Lot Subdivision
Carpenter Road and Dorset Street,
Charlotte, Vermont**

Adjoining Property Owner's Names and Addresses

Landowner	Address
Stephen Gorham	688 Carpenter Road, Charlotte, VT 05445
Michael E. O'Brien	1846 Dorset Street, Charlotte, VT 05445
Vernon C. Hutchins	363 Riverview Drive, Charlotte, VT 05445
Patricia L. Dobson	P.O. Box 23, Shelburne, VT 05482
Gary Thibault	1490 Carpenter Road, VT 05445
Colin D. Rehkugler	1290 Carpenter Road, Charlotte, VT 05445
George W. Rohrbaugh	1627 Dorset Street, Charlotte, VT 05445
Gregory B. Cluff	1745 Dorset Street, Charlotte, VT 05445
Dale D. Hyerstay	1775 Dorset Street, Charlotte, VT 05445
Eric Richter	2015 Dorset Street, Charlotte, VT 05445
Louise S. Plant	1555 Spear Street, Charlotte, VT 05445

CHARLOTTE PLANNING COMMISSION

Charlotte Town Office

PO Box 119

Charlotte, VT 05445

Phone: 802-425-3533

February 12, 2015

George & Claire Aube
1052 Carpenter Rd.
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-15-01

Dear Mr. and Mrs. Aube,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed subdivision held at the Planning Commission's meeting on February 5, 2015. The site visit planned for January 31, 2015 was cancelled due to inclement weather.

The Planning Commission classified your project as a minor subdivision in accordance with Section 6.1(C)(1) of the Charlotte Land Use Regulations. This means that you will have one additional application, the Final Plan Application. Upon submittal of the Final Plan Application, the Final Hearing will be scheduled.

The Planning Commission is providing the following additional comments and recommendations for the Final Plan Application which supplement the submission requirements of the Charlotte Land Use Regulations:

1. The property contains several Areas of High Public Value (AHPV) including agricultural use and soils; steep slopes; flood hazard areas, wetlands, surface waters and associated buffer areas; and wildlife habitat. None of these areas is directly affected by the current proposal which is largely a partial redevelopment of the existing farmstead complex; however, the Commission wishes to acknowledge their presence and notes that any future applications would require a master plan for the entire parcel. The master plan should consider the presence and extent of these areas and any future development should be planned to avoid and / or minimize impacts to these areas.
2. No land development is proposed on Lot 1 at this time. With the exception of agriculture structures, future development will require a subdivision amendment.
3. A Wastewater System and Potable Water Supply Permit application must be submitted prior to or concurrent with submittal of the Final Plan Application.
4. A Highway Access Permit is not needed for this project as the applicant will be using an existing curb cut off Dorset Street. The Commission recommends the driveway be reviewed against current Road and Driveway Standards and redesigned if necessary to meet grade and approach requirements.

5. Other issues may come up during the review of subsequent applications. In accordance with Section 6.3(D) of the Charlotte Land Use Regulations, this Sketch Plan Review is valid for six months.

Please let me know if I can answer any questions.

Sincerely,



Jeannine McCrumb, Town Planner
For the Charlotte Planning Commission

c Jason Barnard *via email*