PC-15-15

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: 7/16/15
Classification:
Fee Paid:
Receipt #:
Date Approved:

PROPERTY OWNER
Name DOREEN KRAFT & MARVIN FISHMAN
Address 197 OAK HILL ROAD
CHARLOTTE 05445
Phone (H) 425-3551 (W) 355-0550 / 318-1602

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

X **Signature of property owner** Marvin Fishman

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

Map Reference Slide No. **Deed Reference:** Vol 123 Page 429
Parcel ID # 0011800197

Total acreage 10.5 Zoning District RURAL

Was this parcel part of a prior subdivision? Yes ✓ No
If yes: Date: late 1970's # of Lots 4
Name of previous owner or name of previous subdivision
ROSCOE / GREEN MOUNTAIN LAND

When your project is completed how many lots will there be?
2 (ONE WITH HOUSE, ONE JUST LAND)

Description: (check where appropriate)
___ Commercial ___ Industrial ___ Single family
___ Multi family ___ Planned Residential Development
___ Major Subdivision X Minor Subdivision
___ Modification ___ Boundary Adjustment
___ Other, describe

Describe Intent of Project: Divide the 10.5 acres into 2 lots, one with the existing house + shed/garage + one as undeveloped lot. Exact amount of acreage for each to be determined after survey.

Proposed Dimensional Data

Lot # 1 + 2
Acres
Frontage 0 - 0

Please describe the following:

Easements/Right-of-ways: (existing and proposed) ROW OVER DILLENBECK PROPERTY (ROAD); ROW benefitting Kippel + Grayson; ROW Hotalling

Existing Structures: HOUSE + SHED/GARAGE

Access: OAK HILL ROAD (PRIVATE) THROUGH DILLENBECK'S

Wastewater Disposal System: (existing and proposed) SEPTIC + LEECH EXISTING. MORE INFO AT FINAL RE NEW LOT

Water System: DRILLED WELL EXISTING.

Drainage System: N/A

Development Phasing Schedule: (describe) N/A

Other unusual circumstances: PROPERTY OWNERS ON OAK HILL ROAD, a PRIVATE ROAD, SHARE ROAD MAINTENANCE COSTS. AN OWNER OF THE NEW LOT WILL ALSO SHARE COSTS.

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)*

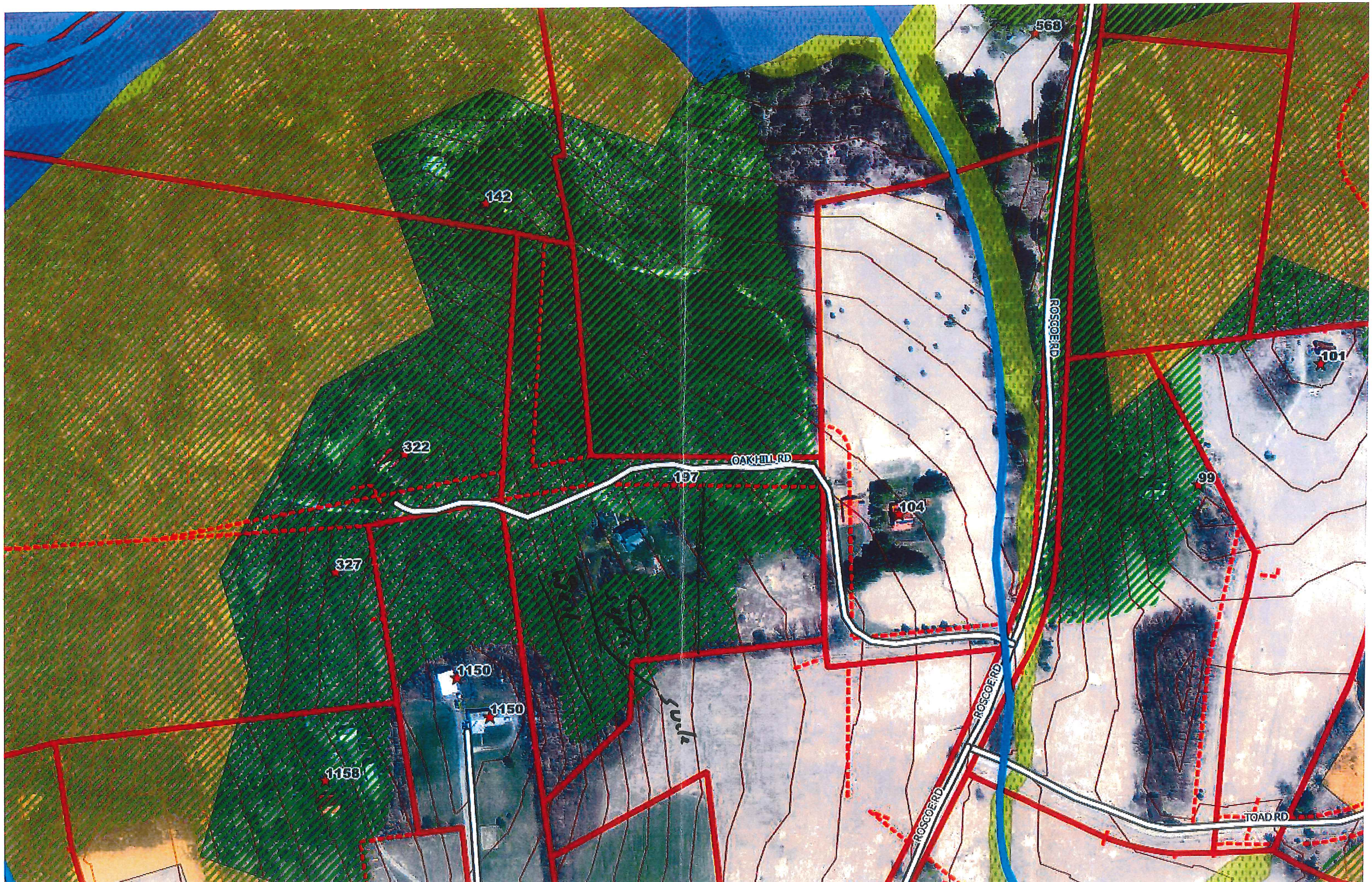
13. Proposed homeowner or tenant association or agreements*

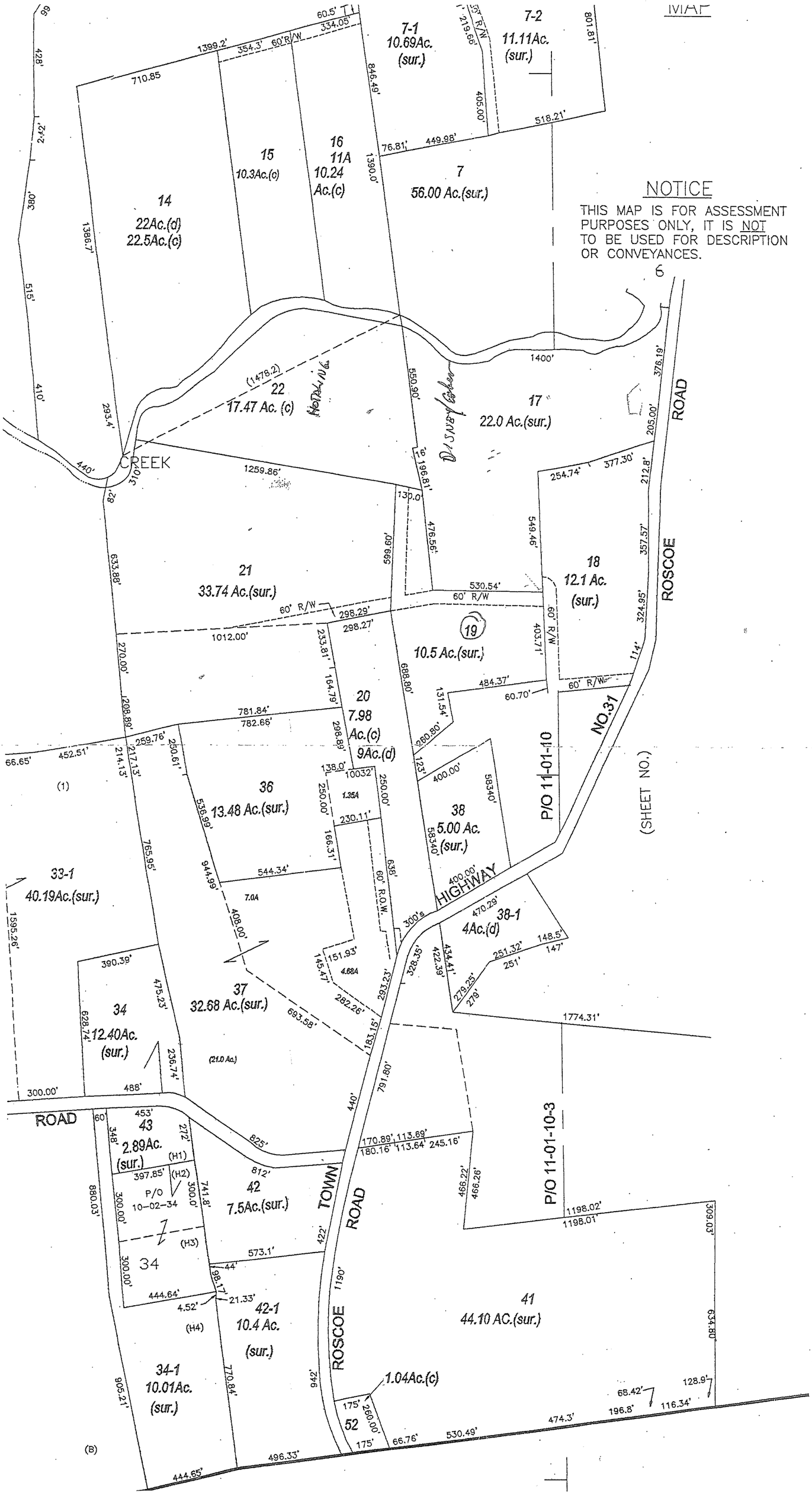
14. Proposed performance bonds or sureties*

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 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.


568
142
ROSCOE RD
101
322
OAK HILL RD
197
104
99
327
1150
1150
1158
ROSCOE RD
ROSCOE RD
TOAD RD


MAP
NOTICE
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY, IT IS NOT TO BE USED FOR DESCRIPTION OR CONVEYANCES.
7-1
10.69Ac.
(sur.)
7-2
11.11Ac.
(sur.)
14
22Ac.(d)
22.5Ac.(c)
15
10.3Ac.(c)
16
11A
10.24
Ac.(c)
7
56.00 Ac.(sur.)
22
17.47 Ac. (c)
17
22.0 Ac.(sur.)
CREEK
21
33.74 Ac.(sur.)
18
12.1 Ac.
(sur.)
19
10.5 Ac.(sur.)
20
7.98
Ac.(c)
9Ac.(d)
36
13.48 Ac.(sur.)
38
5.00 Ac.
(sur.)
33-1
40.19Ac.(sur.)
38-1
4Ac.(d)
37
32.68 Ac.(sur.)
34
12.40Ac.
(sur.)
43
2.89Ac.
(sur.)
42
7.5Ac.(sur.)
42-1
10.4 Ac.
(sur.)
34-1
10.01Ac.
(sur.)
41
44.10 AC.(sur.)
52
1.04Ac.(c)
P/O 11-01-10
P/O 11-01-10-3
P/O 10-02-34
ROSCOE ROAD
NO.31
HIGHWAY
TOWN ROAD
(SHEET NO.)
(1)
(B)