

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 Jonathan Couture Kimberly Anderson
Address 240 Vineyard View Dr
Charlotte VT 05445
Phone (H) 802-343-1528 (W)

APPLICANT/CONTACT PERSON (if other than owner)

Name Kimberly Anderson
Address Nancy Smith & Tom Smith
Vineyard View Dr. Charlotte
Phone (H) (W)

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

Map Reference Slide No. 170 Deed Reference: Vol 194 Page 200-213
Parcel ID # 00122-0240

Total acreage 18.51 Zoning District R-1R

Was this parcel part of a prior subdivision? Yes [X] No
If yes: Date: September 2009 # of Lots 5
Name of previous owner or name of previous subdivision
Clark Hinsdale

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

Describe Intent of Project:

See Attached

Proposed Dimensional Data

Lot # See Attached

Acres

Frontage

Please describe the following:

Easements/Right-of-ways: (existing and proposed) _____

Existing Structures: _____

Access: _____

Wastewater Disposal System: (existing and proposed) _____

Water System: _____

Drainage System: _____

Development Phasing Schedule: (describe) _____

Other unusual circumstances: _____

SEE
ATTACHED

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.

SUBDIVISION AMENDMENT AND WAIVER REQUESTS

Applicant: Jonathan Couture

Sketch Plan Review Application #: PC-14-20; Date: 9/18/2014

Project Intent

This project proposes to take an existing 5 Lot Subdivision and shift several boundary lines to reconfigure the 5 lots to better suit the space and needs of the owners and potential buyers of remaining lots. Specifically this amendment shall affect the Vineyard View Drive Subdivision as follows:

1. Move the boundary line between Lots 1 and 3 such that Lot 1 acquires approximately 2.2 acres of Open Space from Lot 3.
2. Combine the resulting Lot 3 with the existing Lot 4 creating 1 larger Lot 3.
3. Split the existing Lot 5 into 2 lots listed as Lot 4 and Lot 4.

Proposed dimensional data

All listed on attached site plans

Easements and ROW's

All existing easements and ROW's will remain intact with the following exception:

1. Lot 1 will relieve Lot 3 of any ROW for ingress and egress to Lot 2.
2. The trail easement granted to the Town of Charlotte shall be updated to reflect the new Lot numbers, and the Final Plat shall reflect the location of the trail easements as noted in the updated attached Final Draft Site Plan.

The following easements will be added:

3. Lot 3 will grant drainage easements to Lot 4 and Lot 5
4. Lot 5 will grant a utility easement to Lot 4 for it's wastewater line to the community mound.

Open Space agreement shall be modified to reflect the new acreage amounts following the transfer of acreage between Lot 1 and 3 and the addition of Lot4 to Lot3.

Existing Structures

Existing structures are single family residences at 240 and 264 Vineyard View Dr

Access

Existing ROW named Vineyard View Dr

Wastewater Disposal System

Existing community mound shall serve Lots 3, 4, 5. Lot 2 will have their own on-site wastewater system, and Lot 1 shall continue to use existing disposal system already in place.

Water system

All lots not currently built on shall have their own drilled wells.

Drainage system

Traditional culverts, swales and subsurface footing drains shall serve all residences in continuity with existing grades, wetlands and roadside drains. Additionally, the 2 drainage easements serving Lot 4 and 5, shall be evaluated by Ian Jenks of Krebbs and Lansing Consultants who have been engaged to provide a design for the effluent area of the 2 proposed drains on Lot3. It is proposed that approval for this application is granted subject to successful engineering of the effluent location for the 2 drains, and that no building permits will be issued until an approved design has been filed with the town.

State of Vermont Stormwater District Manger, Helen Carr has been contacted and has concluded that a Stormwater permit from the State of Vermont will not be required for this Amendment. Email copy of the July 5th correspondence is attached.

Development phasing schedule

This proposal is for a single phase adjustment to the existing subdivision.

Unusual Circumstances

Previously approved Lot4 shall retain it's building envelope for potential future location of Lot2's build right. The build envelope on current Lot3 has been reduced in size to keep the net buildable area the same as the existing subdivision.

Waiver of dimensional standards.

Several areas of reduced setback has been requested based on what feel appropriate for existing grades and relative distances from impacted neighboring parcels. There are 2 area's where the setback to the build envelope is requested at 25'.

Zoning District

Rural.

Existing Land Cover

Current land cover is 50% woods and wetlands, and 50% open. There are no proposed changes to the existing open space agreement. Existing cutting limitations of woodland shall remain intact.

Areas of high public value

The Kimball Brook woodland area, and existing open space currently being farmed.

Proposed conservation and Ag easements

No changes proposed.

Contour Lines, Existing buildings, Proposed building envelopes, Roads, Utility, Wastewater, ROW's, and Monument locations

See Attached.

Shall remain the same as existing Subdivision approval entitled "Final Plat, Major Subdivision, Windever Farm, Property of Clark W. III and Suzanne G. Hinsdale, 173 State Park Rd, Charlotte Vermont" dated September, 2009 on Map Slide 170 Page 6 in the Charlotte Land Records.

From: Carr, Helen Helen.Carr@state.vt.us
Subject: RE: Permit Requirements
Date: July 6, 2015 at 9:50 AM
To: jonathan couture jonathan@jcouturephoto.com

Hi Jonathan,

After reviewing the Act 250 materials and the attached plan, it appears that the existing impervious plus the proposed impervious will result in under an acre of total impervious. As long as the final built impervious does not exceed what is proposed, this does not require an operational stormwater permit from us.

Please note that if you are proposing to disturb more than an acre of earth for the construction of the remaining homes, a construction permit will be required. For more information on this permit see our website, or let me know.
http://www.vtwaterquality.org/stormwater/htm/sw_cgp.htm

Thank you for checking in with us and let me know if you have any further questions.

Best,
Helen

Helen Carr, Stormwater District Manager
Southern Chittenden County & Addison County
802-490-6170 / Helen.Carr@state.vt.us

-----Original Message-----

From: jonathan couture [<mailto:jonathan@jcouturephoto.com>]
Sent: Monday, July 06, 2015 8:49 AM
To: Carr, Helen
Subject: Permit Requirements

Hi Helen

Thank you for taking the time to speak with me this morning. Attached please find the updated Site Plan for the subdivision originally permitted under Case#: 4C1240. My surveyor calculated the total impervious surfaces at .88 acres down from .98 under the original subdivision permit.

Thanks

Jonathan Couture
802 343 1528

Benjamin Chartrand
and Shirley Priest

Mark T. and Jill L.
Lyons

Dennis N. and Lynn H.
Matorani

Samuel Essex Jr. and
Suzanne Richardson

NOTES:

- The boundary survey was performed with a total station. See Map Slide 170 map 8 for original subdivision plat.
- State Park Road was re-measured north with a declination of 4'-15" dipper west.
- Pages 123-125. The right of way was determined from the traveled portion of the road.
- The proposed Lots 8 and 7 were part of the original Lot 3 and is in the name of Jonathan Couture.
- Reference Volume 260 pages 250-254. The Lot 3 equipment is to be attached within 100 feet of the easterly boundary of Lot 3 as needed to obtain permits to cross Kimball Brook and adjacent wetlands, the location of which has not been determined.
- The wetland delineation is based on field markings by others.
- Reference Volume 183 pages 181-182. The Lot 3 equipment is to be attached within 100 feet of the easterly boundary of Lot 3 as needed to obtain permits to cross Kimball Brook and adjacent wetlands, the location of which has not been determined.
- Reference Volume 183 pages 263-270. The right of way across the westerly boundary of Lot 3 is for the driveway and utility access for Lot 2 and possibly the Allmon parcel, and the right of way across the westerly boundary of Lot 3 is a possible right of way and utility easement to the Allmon parcel.
- There is to be a view easement to benefit Lot 3 over Lot 5.

Subdivision approval by resolution of the
Planning Commission, Charlotte, Vermont,
on the _____ day of _____, 20____
subject to all requirements and conditions
of said resolution.

Chairperson

CHARLOTTE TOWN CLERK'S OFFICE

RECEIVED FOR RECORD
This _____ day of _____ A.D. 20____
at _____ o'clock _____ minutes _____ in and
recorded in map slide _____ map no. _____

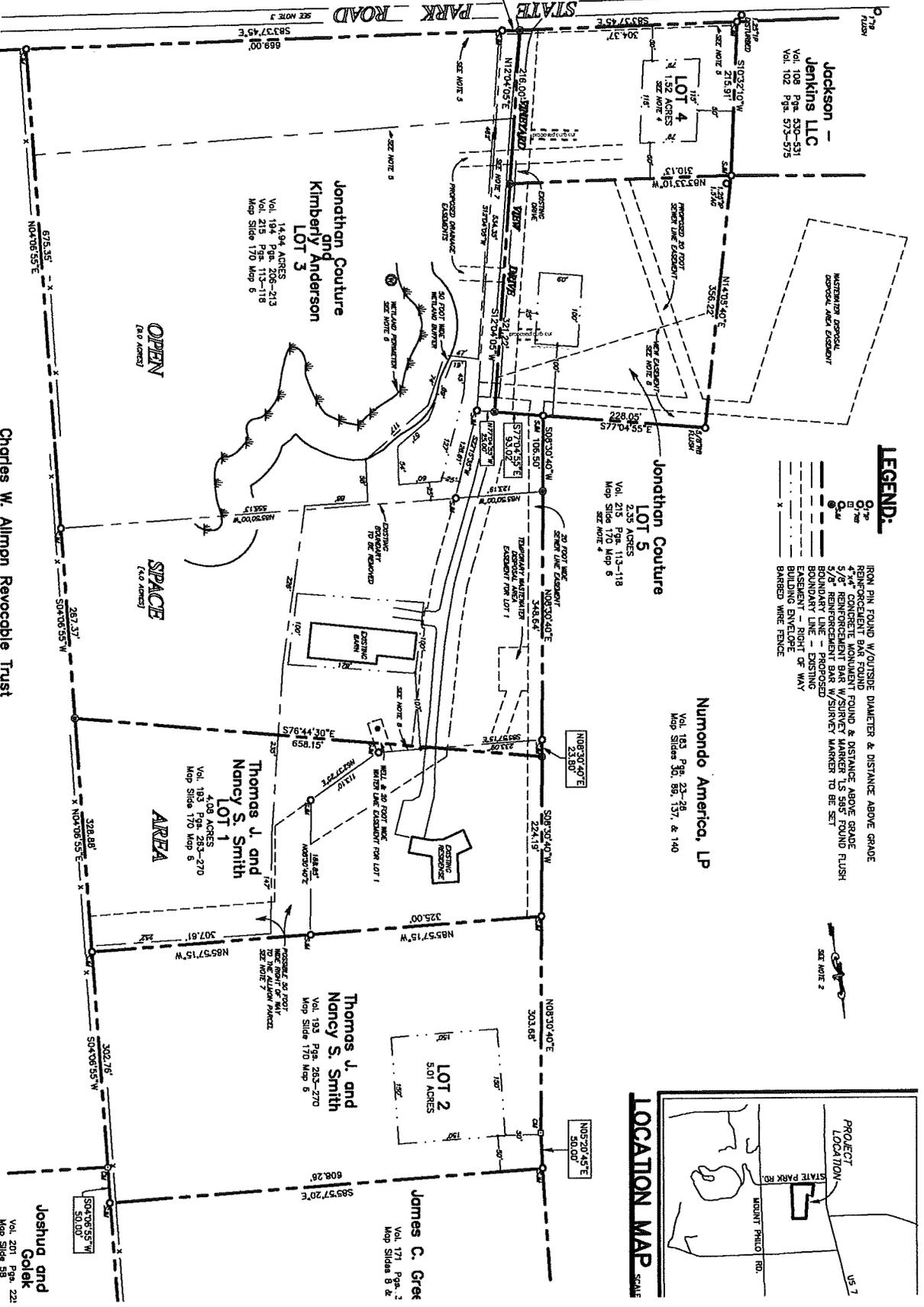
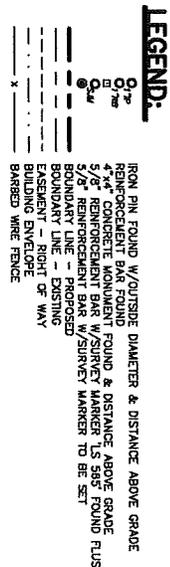
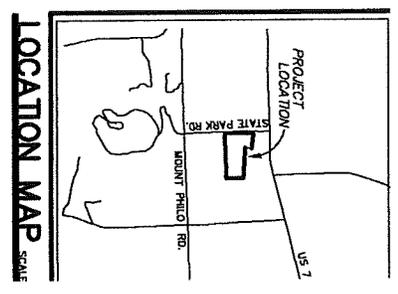
Attest _____ Town Clerk

Charles W. Allmon Revocable Trust
Gwen D. Allmon

Vol. 183 Pgs. 57-58
Vol. 33 Pgs. 248-249
Map Slide B

1. CERTIFY THAT THIS PLAN IS BASED ON RECORD
MEASUREMENTS, FIELD RECONNAISSANCE AND REASONABLE
DUE CARE HAS BEEN EXERCISED IN THE PREPARATION
HEREOF AND THAT THE RECORDS OF THE STATE
SECTION RECORDS DEPARTMENT OF 15.4-27
CORRECTLY REFLECT THE RECORDS OF THE STATE
SECTION RECORDS DEPARTMENT OF 15.4-27
AND THAT THE PLAN IS CORRECT AND COMPLETE
AND THAT THE PLAN WAS PREPARED BY AN INDEPENDENT
SURVEYOR.

STUART J. MORROW L.L.S. 585



Jackson LLC
Vol. 102 Pgs. 573-575

Jonathan Couture
LOT 5
2.35 ACRES
Vol. 215 Pgs. 113-118
Map Slide 170 Map 8
SEE NOTE 4

Numondo America, LP
Vol. 183 Pgs. 23-28
Map Slide 30, 89, 137, & 140

Jonathan Couture
and
Kimberly Anderson
LOT 3
14.94 ACRES
Vol. 194 Pgs. 206-213
Vol. 183 Pgs. 123-125
Map Slide 170 Map 8

Thomas J. and
Nancy S. Smith
LOT 1
4.08 ACRES
Vol. 183 Pgs. 263-270
Map Slide 170 Map 8

Thomas J. and
Nancy S. Smith
LOT 2
5.01 ACRES

James C. Grex
Vol. 171 Pgs. 2
Map Slide 8 &

Joshua and
Caleb
Vol. 201 Pgs. 221
Map Slide 58

PRELIMINARY PLAT
MAJOR SUBDIVISION MODIFICATION
WINDEVER FARM
PROPERTIES OF
Jonathan Couture, Kimberly Anderson
and Thomas J. and Nancy S. Smith

173 State Park Road
CHARLOTTE, VERMONT
Prepared by
STUART J. MORROW
Consulting Land Surveyor
Shelburne, Vermont
Date: April 2015
Scale: 1" = 100'
Project No.: 14121

