

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:

RECEIVED

SEP 07 2016

CHARLOTTE
PLANNING & ZONING

Sketch Plan Date:

Classification: Sketch for site plan

Fee Paid: \$ 50

Receipt #: 16-133

Date Approved:

PROPERTY OWNER

Name Scott Maroly
Address P.O. Box 40
New Haven, VT 05472
Phone (802) 343-4591 (w)

Signature of property owner

Map Reference Slide No. 185 Deed Reference: Vol 211 Page 402
Parcel ID # 00027-0783

Was this parcel part of a prior subdivision? Yes No

If yes: Date: _____ # of Lots _____

Name of previous owner or name of previous subdivision

Mansfield

Describe Intent of Project:

- See attachment -

Proposed Dimensional Data

Lot # 2 : 3

Acres 10

Frontage 1087.86

APPLICANT/CONTACT PERSON (if other than owner)

Name Courtney Roman
Address 87 Maple St.
Essex Jct, VT 05452
Phone (H) 355-7994 (W) 662-1501

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

Signature of applicant Courtney Roman

Total acreage 10 Zoning District Rural

When your project is completed how many lots will there be?

Description: (check where appropriate)

Commercial Industrial Single family
 Multi family Planned Residential Development
 Major Subdivision Minor Subdivision
 Modification Boundary

Other, describe Adjustment Adaptive Reuse

Please describe the following:

Easements/Right-of-ways: (existing and proposed) See Attachment #4

Existing Structures: Barn, 2 Sheds plus 1 shed that has fallen down and will be removed

Access: Two existing Highway permits

Wastewater Disposal System: (existing and proposed) Current waste water permit for residential use - will amend

Water System: Current permit - will amend

Drainage System: Current permit - will amend

Development Phasing Schedule: (describe) January 2017 - May 2017

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)

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.

Intent of Project:

We are looking for a conditional re-use permit for the barn on Mt. Philo road with the intention of using the property for weddings and events. Our goal is to keep the barn as is, with the following modifications.

- Replace all doors and windows
- Reinforce all structural footings in basement
- Sand current floor and replace any rotten boards
- Replace inside staircase leading from the basement to the main barn floor
- Fix all leaks in the roof
- Create two (3) stall bathrooms
- Fix and paint all siding on barn and sheds
- Remove fallen down shed on property
- Add ceiling fans
- Add Light fixtures in the barn and on the outside
- Mow and maintain the grounds (No additional landscaping)
- Create a one acre designated parking area

We would like to offer an event space that is sophisticated and beautiful with the intention of holding no more than sixty events per year, with the anticipation of no more than two events in one week from May – October. Event hours would be 2pm – 9:30pm with music being down by 9:30pm, with a maximum guest capacity of 150 people. We would like to use no more than 1 acre of the property for gardens, offering farm to table options for events.

Application:

1. None
2. Attached
3. See envelopes
4. Plat plan attached
 - a. See attachment #1
 - b. See attachment #1
 - c. Current waste water permit for residential usage, will amend for new use
 - d. RUR – Rural District
 - e. 10 acre lot will have no more than (2) one acre designated uses. No more than one acre will be used for designated parking for events that would not be paved. No more than one acre will be used for gardens
 - f. Barn is on Historical registry of Vermont
 - g. None
 - h. No more than one acre would be dedicated to gardens
 - i. See Attachment #2
 - j. See Attachment #1
 - k. No additional building is proposed
 - l. See Attachment #3
 - m. None
 - n. Wastewater permit will be amended. Power, Cable, Internet, and Gas is on site currently.
 - o. None
5. N/A
6. See Attachment #4
7. Current traffic would increase by approximately 70 cars on days of events. Most traffic would be in the mid afternoon when guests arrive. Events are planning on ending by 9:30PM, also increasing traffic at that time of day
8. See Attachment #3
9. None
10. Yes, off-site wastewater permit for property across the street
11. January 2017 – May 2017
12. N/A
13. None
14. None

September 6, 2016

Town of Charlotte

Please accept this letter as my approval for Courtney and/or Todd Roman to file an application for change of use on my parcels and barn on Mt. Philo Road.

Thank you in advance,

A handwritten signature in black ink, appearing to read "Scott D. Hardy". The signature is stylized with a large, looped initial "S" and a cursive "D. Hardy".

Scott D. Hardy

Information available from Tax Maps <i>Include all names of owners</i>	
Name <u>Hayes • Susan Sogdloft</u> Address <u>175 McGuire Rd</u> <u>Charlotte, VT 05445</u> Parcel ID # <u>00103-0175</u> Map <u>2</u> Block <u>2</u> Lot <u>4-1</u>	Name _____ Address _____ Parcel ID # _____ Map _____ Block _____ Lot _____
Name <u>Nordick Holstein LLC</u> Address <u>10 Mike Leclair</u> <u>1263 Ethan Allen Hwy Burlington 05401</u> Parcel ID # <u>00100-1297</u> Map <u>2</u> Block <u>2</u> Lot <u>20</u>	Name _____ Address _____ Parcel ID # _____ Map _____ Block _____ Lot _____
Name <u>Cardamon-Knewstub</u> Address _____ Parcel ID # _____ Map _____ Block _____ Lot _____	Name _____ Address _____ Parcel ID # _____ Map _____ Block _____ Lot _____
Name <u>Chance Cardamon-Knewstub</u> Address <u>268 Mt. Philo Rd</u> <u>Charlotte, VT 05445</u> Parcel ID # <u>00027-0768</u> Map <u>2</u> Block <u>2</u> Lot <u>4</u>	Name _____ Address _____ Parcel ID # _____ Map _____ Block _____ Lot _____
Name <u>Lilah Sunderland</u> Address <u>268 Mt. Philo Rd</u> <u>Charlotte, VT 05445</u> Parcel ID # <u>00027-0768</u> Map <u>2</u> Block <u>2</u> Lot <u>4</u>	Name _____ Address _____ Parcel ID # _____ Map _____ Block _____ Lot _____
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