

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: _____
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PROPERTY OWNER Name <u>Andrew Thurber, Kathryn Perkins</u> Address <u>2848 Greenbush Rd</u> this is the property address _____ Phone (C) <u>802-318-6228</u> (W) _____	APPLICANT/CONTACT PERSON (if other than owner) Name _____ the mailing address: _____ Address <u>444 Converse Bay Rd</u> Phone (H) _____ (W) _____
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Signature of property owner _____	If applicant is agent for owner, written authorization signed by owner must be filed with application. Signature of applicant _____
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Map Reference Slide No. <u>130</u> Deed Reference: Vol <u>171</u> Page <u>13</u> Parcel ID # <u>00004-2848</u>	Total acreage <u>3.2</u> Zoning District <u>Vil. Commercial</u>
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Was this parcel part of a prior subdivision? Yes _____ No <u>X</u> If yes: Date: _____ # of Lots _____ Name of previous owner or name of previous subdivision _____	When your project is completed how many lots will there be? 1 Description: (check where appropriate) <u>X</u> Commercial _____ Industrial _____ <u>X</u> Single family _____ Multi family _____ Planned Residential Development _____ Major Subdivision _____ Minor Subdivision _____ Modification _____ Boundary Adjustment <u>X</u> Other, describe <u>Mixed Permitted uses</u>
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Describe Intent of Project: Property is currently two residences: 4BR/2BA main house, 1BR/1BA attached apartment
Proposed change to Mixed Use, with 1 single family residence apartment and up to 3400 sq. ft. office space including shared common areas
No proposed building, lot or footprint changes

Proposed Dimensional Data

Lot # 1 lot as currently exists, no lot or building changes, no proposed construction

Acres 3.2

Frontage approx. 350' Greenbush Rd, 580' Ferry Rd

Thurber sketch 1 11/1/16

Please describe the following:

Easements/Right-of-ways: (existing and proposed) No changes proposed: 15 ft boundary easement for benefit of adjacent Adler property to south. GMP right-of-way.

Existing Structures: No changes proposed: Main house with attached apartment. Barn with attached shed. Stand-alone shed

Access: No changes proposed: 2 driveways on Greenbush Rd that create circular pattern. Agriculture curb cut and access on Ferry Rd

Wastewater Disposal System: (existing and proposed) No changes proposed: 870 gpd mound system, 500 gallon tank, pump station

Water System: No changes proposed: 2 wells. Primary is shared between proposed office, existing apartment and adjacent Adler property to the south. 2nd well is backup only and occasional summer watering.

Drainage System: Natural drainage only, including ditch on Ferry Rd state highway

Development Phasing Schedule: (describe) No development

Other unusual circumstances: None

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. – **This application is for Sketch plan only.**
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)

11/1/16 Thuber sketch 2

- 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) - **None**
 - h. Proposed conservation & agricultural easement areas or open space areas - **None**
 - i. Existing and proposed elevations (contour lines) near the development area * (5' intervals) – **No changes**
 - j. Existing buildings (footprints) near area to be developed or conserved – **No changes**
 - k. Proposed building envelopes with dimensions – **No changes**
 - l. Existing & proposed roads, parking areas, associated rights-of-way or easements with dimensions & distances (drawn for preliminary plan) – **No changes**
 - m. Existing & proposed park, playground, public access or other recreational areas (drawn for preliminary plan) - **None**
 - n. Existing & proposed utility, water & wastewater system locations and associated rights-of-way or easements* - **No changes**
 - o. Existing and proposed monument locations* - **None**
5. Statement of compliance with town plan & applicable local regulations – **Fully compliant. Both uses are Permitted uses for Village Commercial district. Existing residential lot with 2 units meets all current requirements. Office space has no density requirement. Lot coverage is not changing.**
 6. Engineering reports (water & wastewater systems) Scale 1"=30' preferred, may be 1"=100' – **Existing wastewater system was designed for residential plus daycare use, capacity is higher than needed for existing and proposed use.**
 7. Existing and proposed traffic generation rates, volumes (Estimated)* - **Existing 2 units with 5BR total has used up to 7 vehicles. Proposed use will see minor increase in daytime traffic and major reduction in evening traffic.**
 8. Road profiles; road intersection and parking area geometry and construction schematics (as shown on plat)*
 9. Proposed landscaping and screening* - **None proposed**
 10. Off-site easements (e.g. water, wastewater, access)* - **None**
 11. Proposed phasing schedule* - **None**
 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)* - **None**
 13. Proposed homeowner or tenant association or agreements* - **None**
 14. Proposed performance bonds or sureties* - **None**

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.

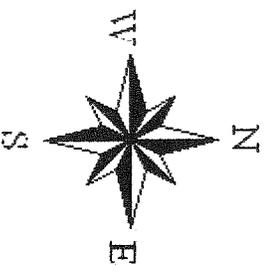
Any application that does not contain all information required, or a reasonable explanation why it does not apply, will be returned to the applicant.

Charlotte Tax Map

a. vicinity Map



 Parcelsd.shp



PO Box 567
Middlebury, VT 05753

List of Property Abutters (Information available from Town Lister and Tax Map)	
✓ Name: Hunter Mark R Address: 55 Sunset Rd Parcel ID#: 00099-0055 Map: 4 Block: 2 Lot: 24-4	Name: Positively Saint Paul street LLC Address: 290 Ferry Rd Parcel ID#: 00004 00061-0290 Map: 5 Block: 1 Lot: 52
✓ Name: Plante Paul B II Address: 457 Ferry Rd Parcel ID#: 00061-0457 Map: 5 Block: 5 Lot: 1	Name: Oren Richard Brett Address: 2810 Greenbush Rd Parcel ID#: 00004-2810 Map: 5 Block: 1 Lot: 53 <i>see below</i>
✓ Name: Moore Ronda P Trustee Address: 2922 Greenbush Rd Parcel ID#: 00004-2922 Map: 5 Block: 5 Lot: 6 <i>see below</i>	Name: Bijur Matthew J Address: 366 Ferry Rd Parcel ID#: 00061-0366 Map: 5 Block: 1 Lot: 56
✓ Name: Adler Lucas Address: 2898 Greenbush Rd Parcel ID#: 00004-2898 Map: 5 Block: 5 Lot: 7	Name: Address: Parcel ID#: Map: Block: Lot:
✓ Name: Stuck Susan E Trustee Address: 2841 Greenbush Rd Parcel ID#: 00004-2841 Map: 5 Block: 5 Lot: 9	Name: Address: Parcel ID#: Map: Block: Lot:
✓ Name: Stockwell Jason D Address: 2865 Greenbush Rd Parcel ID#: 00004-2865 Map: 5 Block: 5 Lot: 10	Name: Address: Parcel ID#: Map: Block: Lot:
✓ Name: Moser Mark M Address: 2899 Greenbush Rd Parcel ID#: 00004-2899 Map: 5 Block: 5 Lot: 11	Name: Address: Parcel ID#: Map: Block: Lot:
Name: Address: Parcel ID#: Map: Block: Lot:	Name: Address: Parcel ID#: Map: Block: Lot:

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