

TOWN OF CHARLOTTE
P.O. Box 119
Charlotte, VT 05445
Phone: 802-425-3533 Fax: 802-425-4241

16-07-

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
 JAN 28 2016
 CHARLOTTE
 PLANNING & ZONING

Sketch Plan Date: _____
 Classification: _____
 Fee Paid: _____
 Receipt #: _____
 Date Approved: _____

PROPERTY OWNER

Name Roberta D. Wood Family Trust
 Address _____
 Phone (H) _____ (W) _____

APPLICANT/CONTACT PERSON (if other than owner)

Name Jeffrey C. Small
 Address P.O. Box 336
Charlotte, VT 05445
 Phone (H) 238-5566 (W) _____

Signature of property owner _____

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

Map Reference Slide No. _____ Deed Reference: Vol _____ Page _____
 Parcel ID # _____

Total acreage 30 Zoning District _____

Was this parcel part of a prior subdivision? Yes No _____
 If yes: Date: May 29, 2014 # of Lots 3 lots
Plus Boundary Adjustment
 Name of previous owner or name of previous subdivision _____

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
 _____ Adjustment
 _____ Other, describe _____

Describe Intent of Project:

Because of Hitting Ledge Rock Drive in moved on the lower section by 70' along Road to improve slope.

Proposed Dimensional Data

Lot # _____
 Acres _____
 Frontage _____

Please describe the following:

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

Existing Structures: _____

Access: *A Change of Right A Way of Shared Drive over Lot 2
on Lot 3, Curb cut moved north 70' Approved with conditions 1/13/16
by select board*

Wastewater Disposal System: (existing and proposed) _____

Water System: _____

Drainage System: _____

Development Phasing Schedule: (describe) _____

Other unusual circumstances: _____

The following are to be submitted with Subdivision and Amendment applications:

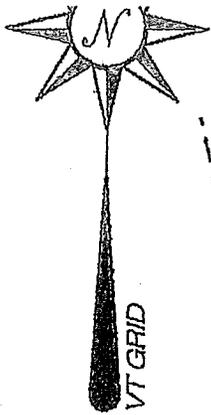
1. A request for a waiver of any of the requirements not considered applicable to this application. (Those requirements that are allowed waivers are followed by an asterisk [*]) Waivers for other requirements may be allowed upon written request.
2. Application fee
3. Names and addresses of all adjoining 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.



IV/F
89/24
"Lot 1" Sildo #56

Easement as shown on plan listed in note 1a.

Rebar Found, 5/8", 0.6' Above Grade

N81°11'32"E
444.20'

60'
N81°11'32"E
382.39'

Iron Pipe Found, 1.25" dia, 0.3' Above Grade, PALCO, LS#498, N81°11'32"E, 1.84' from calculated corner

Portion of existing driveway and elect/telephone vault apparently over boundary. No recorded easement recovered.

R=4024.75
L=202.48
Tan=101.26
Δ=2°52'57"
CH=N10°00'57"W
CH=202.46

Area to be conveyed to Butnor

321,776 SF
7.39 Acres

Area is subject to restrictions as referenced in the deed

LOT 1
242,115 SF
5.56 Acres

TOTAL DISTANCE
910.70'
913.60' (C)

Existing House

Rebar Found, #3, 2.7' Above Grade, Leaning, Shot at Base

S84°40'46"W 341.66'

S84°40'46"W 478.95'

Robert & Bernice
Titus
N/F
32/20

Beatrice M. Dike
Trust
N/F
64/365
Overall Area

1,325,449 SF
30.43 Acres

R=10024.75
L=213.08
Tan=106.54
Δ=1°13'04"
CH=N07°57'56"W
CH=213.08

GINEA ROAD

Lot 2 Building Envelope

Septic easement over Lot 2 to benefit Lot 1 for replacement leachfield, based on as-constructed location of leachfield

50' Wide access and utility easement over Lot 2 to benefit Lot 3, centered on as-constructed driveway

LOT 2
439,871 SF
10.10 Acres

ROW 49.5'
See note 7.

S77°01'02"W
833.58'

LOT 3
321,686 SF

Proposed curb cut
70' further north
No septic issues

Approved
curb cut
4/23/14

Jeannine McCrumb

From: outlook_dee1e667245b233e@outlook.com on behalf of Steve Dickens <spd7@cornell.edu>
Sent: Saturday, January 30, 2016 7:21 PM
To: Jeannine McCrumb
Cc: myra.handyvt@gmail.com; 'Jeff Small'
Subject: Amendment Change to Subdivision

Hi Jeannine,

We recently purchased what was known as "Lot # 2" in the plan entitled: "3-Lot Subdivision and Boundary Line Adjustment Plat Showing Lands of Beatrice M. Dike Trust and John & Kelly Butnor, 3015 Guinea Road, Charlotte, Vermont. We are now the owners of the 10+/- acres at 3119 Guinea Rd.

We understand that Jeff Small must apply for an amendment to the previous approved subdivision at 3015 Guinea Rd. in order to officially have the curb cut changed from that subdivision to a location approximately 20 yards south of the original location. We approve of Jeff applying for that amendment change.

Steve

North-
h

To the Charlotte Planning and Zoning office, Attention Jeannine McCrumb

This letter is to certify that I am approving an amendment application to the subdivision which Jeff Small "Applicant" submitted to the planning commission Tuesday January 26 to adjust the driveway right of way on the approved subdivision map on record.

The Subdivision was under Beatrice Dike at 3015 Guinea Road.
(Curb Cut and lower level of drive had to moved)..

Roberta D Wood Roberta D. Wood 1/28/16