

**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.

<b>Office Use Only</b> Date Received: _____	Sketch Plan Date: _____ Classification: _____ Fee Paid: _____ Receipt #: _____ Date Approved: _____
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**PROPERTY OWNER**

Name Scott D Hardy

Address PO Box 40  
New Haven, VT 05472

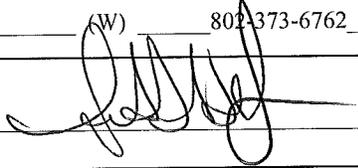
Phone (H) 802-545-3020 (W) 802-373-6762

**APPLICANT/CONTACT PERSON (if other than owner)**

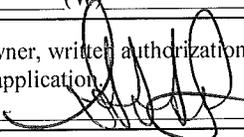
Name \_\_\_\_\_

Address \_\_\_\_\_

Phone (H) \_\_\_\_\_ (W) \_\_\_\_\_

Signature of property owner 

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 \_\_\_\_\_ Page \_\_\_\_\_

Parcel ID # \_\_\_\_\_

Total acreage \_\_\_\_\_ Zoning District \_\_\_\_\_

Was this parcel part of a prior subdivision? Yes \_\_\_\_\_ No \_\_\_\_\_

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? \_\_\_\_\_

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: Subdivide a 10 acre parcel into two 5 acre parcels

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Proposed Dimensional Data**

Lot # \_\_\_\_\_

Acres \_\_\_\_\_

Frontage \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Please describe the following:**

Easements/Right-of-ways: (existing and proposed) \_\_\_ Only right-of-way is the 60' easement on Mutton Hill Drive which was granted in the first phase of the Mutton Hill Drive development.

Existing Structures: \_\_\_ Home and attached barn \_\_\_

Access: \_\_\_ via individual driveways, that are currently a "loop" with two access points on Mutton Hill Drive

Wastewater Disposal System: (existing and proposed) \_\_\_ Both the existing and the proposed are mound disposal systems

Water System: \_\_\_ Both the existing and the proposed are drilled wells

Drainage System: \_\_\_ none \_\_\_

Development Phasing Schedule: (describe) \_\_\_ none \_\_\_

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](http://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.**

**DEED RESTRICTIONS FOR  
MUTTON HILL DEVELOPMENT – SCOTT HARDY**

Any deed prepared in connection with subdivision of the new parcel shall include the following:

“By acceptance of this deed, the Grantee hereby covenants with the Grantor, or Grantor’s successors, heirs and assigns, to the following restrictions regarding cutting of trees and limbs upon the herein conveyed lands and premises:

- “Cutting of trees is prohibited which are greater than six inches in diameter and greater than four feet tall outside of the building envelope with exception to within utility corridors, dead, diseased or present a demonstrated safety concern and shall be so marked on the landscaping plan with exception to limb clearing, forestry management, view shed to Camels Hump and needs for proper solar access to generate requirements towards net-zero status. It is the intended purpose of this covenant to maintain a naturalized woodland or meadow setting on the herein conveyed premises. Clear-cutting of trees within the herein conveyed premises is strictly prohibited.”

## Jeannine McCrumb

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**From:** Jeannine McCrumb  
**Sent:** Monday, May 11, 2015 2:17 PM  
**To:** 'Scott Hardy'  
**Cc:** 'Kevin LaRose'  
**Subject:** RE: Monday afternoon?

Hi Scott and thanks for meeting this morning. I think it was very helpful for all involved. Just to summarize...

1. The northernmost driveway, serving existing house, will be improved as close as is feasible to meet B71 standards in terms of approach. The town understands that the current driveway is on ledge and thus there will be some limitations to being able to fully meet the standard.
2. The southern driveway will also be designed to meet these standards to the greatest extent possible.
3. The private portion of the now shared driveway which will become road will be improved to meet current road standards (18 feet width of travelled portion, subbase and base material installed, maximum 2 on 1 slope for ditches to the extent feasible given ledge). Note: Junior indicated that that he did not feel that 18" of subbase topped with 4" was necessary in this area. He suggested 12" with 4" topping.
4. The Town will improve its portion of the public road to standards again as is feasible given existence of ledge, power poles etc.

Kevin indicated he will provide a 'cross-section' on the plan for road improvements to be submitted for final application. Let me know if you have any other questions.

Jeannine

**From:** Scott Hardy [mailto:scott@linckia.com]  
**Sent:** Friday, May 08, 2015 5:07 PM  
**To:** Jeannine McCrumb  
**Cc:** 'Kevin LaRose'  
**Subject:** RE: Monday afternoon?

Thanks Jeannine.

See you then.

Have a nice weekend too.

Best,  
Scott

**From:** Jeannine McCrumb [mailto:Jeannine@townofcharlotte.com]  
**Sent:** Friday, May 8, 2015 4:07 PM  
**To:** Scott Hardy  
**Cc:** 'Kevin LaRose'  
**Subject:** RE: Monday afternoon?

Scott,