

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 TEGATZ FAMILY TRUST, FRITZ & BETSY
 Address 1000 GUINEA ROAD TEGATZ
CHARLOTTE VT 05445
 Phone (H) (802) 425-5564 (W) (815) 640-3009

APPLICANT/CONTACT PERSON (if other than owner)

Name _____
 Address _____
 Phone (H) _____ (W) _____

Signature of property owner [Signature]

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 47 Page 490
 Parcel ID # _____ 84 557

Total acreage 271.37 Zoning District R-5

Was this parcel part of a prior subdivision? Yes No _____
 If yes: Date: 5/12/87 # of Lots 2

When your project is completed how many lots will there be?
2

Name of previous owner or name of previous subdivision
PETER HOLMBERG

Description: (check where appropriate)
 Commercial Industrial Single family
 Multi family Planned Residential Development
 Major Subdivision Minor Subdivision
 Modification Boundary
 Other, describe _____
 Adjustment

Describe Intent of Project:

SEE SECTION A IN SUPPORTING DOCUMENT

Proposed Dimensional Data

Lot #	<u>1</u>	<u>2</u>
Acres	<u>188.84 AC</u>	<u>104.53 AC</u>
	<u>5038 ft</u>	<u>308.7 ft</u>

Please describe the following:

Easements/Right-of-ways: (existing and proposed) NONE

Existing Structures: TEGATZ HOME AND BARN

Access: EXISTING FARM ROAD AND DRIVEWAY FOR LOT 1
CURB CUT SUBMITTED TO SELECTBOARD FOR LOT 2

Wastewater Disposal System: (existing and proposed) EXISTING 5 BR MOUND @ LOT 1
PROPOSED 4 BR MOUND FOR LOT 2

Water System: LOT 1 HAS 3 WELLS (1 DOMESTIC 2 AG)
LOT 2 WILL HAVE FOOTING DRAINS, EXISTING
CURVERT

Drainage System: N/A

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)

SUBDIVISION APPLICATION REQUIREMENTS AND WAIVER REQUESTS

DATE - 9/23/15
APPLICANT(S) - TEGATZ FAMILY TRUST

SECTION A

1. **A-5 - Written Description Intent of Project -**

FRITZ AND BETSY TEGATZ HAVE 2 LOTS CONSISTING OF 291.37 ACRES THAT THEY PURCHASED FROM CLARK HINSDALE JR. IN 2007 . THEY BUILT A HOME AND BARN ON AN EXISTING 10 ACRE LOT IN 2010-2011. AND INSTALLED A FARM ROAD AND SEPTIC SYSTEM. THEY ALSO BUILT A BARN ADJOINING GUINEA ROAD IN 2012.

THEY ARE PROPOSING TO MOVE BOUNDARIES TO CHANGE THE ACREAGE OF THE 2 LOTS. LOT 1, WHICH THEY WILL CONTINUE TO OWN OF 188.84 ACRES AND PLAN TO SELL LOT 2 OF 104.53 ACRES TO JASON AND ANDREA HARVEY.

THE LANDS ARE PRIMARILY FARM LAND BEING FARMED BY FRITZ AND SOME PASTURE LANDS BEING GRAZED BY THE BEEF CATTLE HERD JASON HAS PURCHASED FROM FRITZ. ALSO SOME NON PRODUCTIVE AG LANDS. JASON AND FRITZ PLAN TO CONTINUE ACTIVE USE OF THE AG LAND.

THE HARVEYS PLAN TO BUILD IN THE FUTURE AND HAVE LOCATED AN APPROXIMATE 2 ACRE BUILDING ENVELOPE THAT MIRRORS ADJOINING HOME LOCATIONS AS SUGGESTED IN SKETCH PLAN REVIEW LETTER.

THE DRIVEWAY TO LOT 2 BUILDING ENVELOPE HAS HAD WETLAND IMPACT DELINEATION AND STATE WETLAND PERMIT IS SOON TO BE SUBMITTED.

PROPOSED SEPTIC SYSTEM AND WELL HAVE BEEN LOCATED BY STEVE REVELL OF LINCOLN APPLIED GEOLOGY AND THE WW PERMIT IS SOON TO BE SUBMITTED..

SECTION B

1. **B.6. - Roads/Drainage Infrastructure** - EXISTING FARM ROAD TO LOT 1 HOUSE MEETS TOWN DRIVEWAY STANDARDS AS WILL THE FUTURE LOT 2 DRIVEWAY
2. **B.7. - Zoning District Designations** - R-5
3. **B-8 - Existing Land Cover** - COMBINATION OF OPEN FARMLAND BEING ACTIVELY FARMED, GRAZING LANDS FOR THE BEEF HERD AND UNPRODUCTIVE AG LAND.

4. **B-9 - High Public Value Areas** – VIEWSHED FROM GUINEA ROAD WILL NOT BE AFFECTED AS LOT 2 PROPOSED HOUSESITE IS OF SIGNIFICANT DISTANCE FROM GUINEA ROAD AND ITS PLACEMENT MIRRORS EXISTING HOMES TO THE NORTH AS SUGGESTED IN SKETCH PLAN LETTER.
THE HIGH PUBLIC VALUE MAP SHOWS NO HPV DESIGNATION OF THE PROPOSED HOUSE SITE..
LOT 2 HOUSE SITE IS SITED OUT OF WILDLIFE CORRIDOR AND CRITICAL WILDLIFE HABITAT
AGRICULTURE LANDS WILL CONTINUED TO BE FARMED.
ALL LANDS EXCEPT 2- 2 ACRE HOMESTEADS WILL CONTINUE TO BE ENROLLED IN CURRENT USE
5. **B-10 - Existing Conservation Areas** – NONE
6. **B-11 - Proposed Conservation Areas** - NONE
7. **B-16 – Existing Parks/Public Access** – N/A
8. **B-17 – Existing and Proposed Utilities and Easements** – UTILITIES FOR LOT 2 BUILDING ENVELOPE WILL BE INSTALLED UNDERGROUND FOLLOWING THE LOT 2 DRIVEWAY AND DRIVEWAY WILL NOT BE OF WHITE STONE SURFACE
EASEMENTS ARE SHOWN AND LISTED ON STUART MORROW'S FINAL PLAT
9. **B-19 – Monument Locations** – STUART MORROW HAS LOCATED EXISTING MONUMENTS AS SHOWN ON THE FINAL PLAT AND WILL INSTALL NEEDED MONUMENTS FOLLOWING PLANNING COMMISSION FINAL DECISION

SECTION C

1. **C-1 – Compliance with the Town Plan/Regs.**
HOMES HAVE BEEN LOCATED OUT OF WILDLIFE HABITAT AND HAVE MINIMAL IMPACT (2 ACRES) ON AG FIELDS.
HOMES HAVE BEEN LOCATED OUT OF VIEWSHEDS.
2. **C-2 – Engineering Reports** – STEVE REVELL OF LINCOLN APPLIED GEOLOGY HAS MET ON SITE WITH TOWN SEPTIC CONSULTANT. SEPTIC SITE PLAN IS PART OF FINAL APPLICATION PACKAGE. WW PERMIT IS IN PROCESS AND EXPECT IT WILL BE PERMITTED BY THE TIME OF THE HEARING
EVAN FITZGERALD, WETLAND CONSULTANT, HAS MET WITH TINA OF ANR ABOUT WETLAND IMPACTS OF THE DRIVEWAY OF LOT 2. HE IS SUBMITTING A STATE WETLAND IMPACT APPLICATION AND WE EXPECT TO HAVE APPROVAL BY THE TIME OF FINAL DECISION.
3. **C-3 – Existing and Proposed Traffic Rates**– LOT 1'S EXISTING HOME MINIMAL TRAFFIC WILL CONTINUE AND LOT 2 'S FUTURE HOME WILL HAVE REGULAR SINGLE FAMILY HOME TRAFFIC
4. **C-4 – Road Profiles** –. FARM ROAD TO LOT 1 HOME IS EXISTING AND MEETS TOWN DRIVEWAY STANDARDS. LOT 2 HOME DRIVEWAY WILL MEET TOWN DRIVEWAY REGULATIONS

5. C-5 – **Proposed Landscaping** – N/A
6. C-6 – **Off Site Easements** – NONE
7. C-7 – **Phasing Schedule** - NONE
8. C-8 – **Legal Documents** – NONE
9. C-9 – **Homeowner's Covenants**– N/A
10. C-10 – **Performance Bond** – N/A

SECTION D

1. D-1 – **Stormwater/Erosion Control** – DOES NOT HIT STORMWATER OR EROSION CONTROL THRESHOLDS. LOT 2 DRIVEWAY AND HOUSE CONSTRUCTION WILL MEET STATE EROSION CONTROL SUGGESTIONS
2. D-2 – **Grading Plan** – WHEN INSTALLED THE LOT 2 DRIVEWAY WILL MEET TOWN DRIVEWAY STANDARDS
3. D-3 – **Shoreland Management**- N/A
4. D-4 – **Driveway and Trail Locations**– WHEN INSTALLED THE LOT 2 DRIVEWAY WILL MEET TOWN DRIVEWAY STANDARDS
5. D-5 – **Open Space Management Plan** – NONE PROPOSED. TEGATZ PLANS TO KEEP THEIR AGRICULTURAL LANDS IN PRODUCTION AND THE HARVEYS PLAN TO KEEP THE LOT 2 FARMLAND IN PRODUCTION AND ALL LANDS WILL STAY ENROLLED IN CURRENT USE AND BOTH OWNERS PLAN TO REENROLL TO CONTINUE TO MEET CURRENT USE STANDARDS
6. D-6 – **Site Reclamation Plan**- N/A
7. D-7 – **Traffic Impact Analysis** – N/A
8. D-8 – **Fiscal Impact**– N/A
9. D-9 – **Environmental Assessment** – NO SUBSTANTIAL CHANGES
10. D-10 - **Other**

CHARLOTTE PLANNING COMMISSION
Charlotte Town Office
PO Box 119
Charlotte, VT 05445
Phone: 802-425-3533

July 13, 2015

Fritz Tegatz
Tegatz Family Trust
1000 Guinea Rd.
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-15-13

Dear Mr. Tegatz,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed project held at the Planning Commission's meeting on June 4, 2015 and for which a site visit was conducted prior to the meeting.

The Planning Commission classified your project as a Minor Subdivision Amendment in accordance with Section 6.1(C)(4)(a) of the Charlotte Land Use Regulations. This means that you will have one additional application, the Final Plan Application. Upon submittal of the Final Plan Application, the Final Hearing will be scheduled.

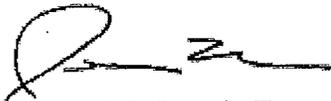
The Planning Commission is providing the following additional comments and recommendations for the Final Plan Application which supplement the submission requirements of the Charlotte Land Use Regulations:

1. The following Areas of High Public Value (AHPV) were identified on the involved parcels: land in active agricultural use; primary agricultural soils (statewide); surface waters, wetlands and associated setback and buffer areas; wildlife habitat (wetland, associated support, linkage), scenic views and vistas (from northwest corner of intersection of Bingham Brook Road and Guinea Road) and conserved land on adjacent parcels.
2. There appears to be ample room for a potential development area that minimizes impacts to AHPV. Areas discussed during the meeting included the northwesternmost field and an area in the vicinity of where the current driveway serving your dwelling makes a ninety degree turn to the south.
3. As relates to the area in the northwesternmost field, the Commission recommends utilization of the existing agricultural access road or ideally a shared driveway agreement with the neighbor to the north to minimize residential curb cuts and to minimize impacts to Mud Hollow Brook, its associated wetlands and buffer areas which constitute the aquatic habitat area. The Commission also recommends siting the building envelope toward the edge of the field (versus in the middle), somewhat clustered near the residence

- to the north. The Commission feels this can be accomplished while still respecting the privacy of neighboring land owners.
4. The development area near the existing driveway (to be shared) should be sited at the eastern edge of the forested area to minimize impacts to the support habitat area.
 5. In both instances, envelopes should be sized to accommodate structures and parking and preferably minimal manicured lawn area.
 6. A State Wetlands Permit will be required for impacts to Class 2 wetlands. Delineation of wetlands in and around the building envelope and along the access drive will be required for this permit and a list of qualified consultants can be found online at <http://www.vtwaterquality.org/wetlands.htm>. Delineation materials prepared by a consultant or a Wetlands Permit application must be submitted prior to submittal of the Final Plan Application.
 7. A Wastewater System and Potable Water Supply Permit application must be submitted prior to submittal of the Final Plan Application. Wells should be sited so as to protect the continued agricultural use of properties in the area.
 8. A Highway Access Permit, if needed, must be submitted prior to submittal of the Final Plan Application. As discussed at the meeting, road frontage is not needed but a right-of-way or permanent easement at least 50 feet in width is required to access lots (see Section 3.2 of the Land Use Regulations).
 9. Other issues may come up during the review of subsequent applications. In accordance with Section 6.3(D) of the Charlotte Land Use Regulations, this Sketch Plan Review is valid for six months.

Please let me know if I can answer any questions.

Sincerely,



Jeannine McCrumb, Town Planner
For the Charlotte Planning Commission

- c Jason and Andrea Harvey, prospective buyers
Susan Zahn, abutter
James Barker, abutter