

TOWN OF CHARLOTTE
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JUN 21 2018

CHARLOTTE
PLANNING & ZONING

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: _____

MPF@ACCESSVT.COM

PROPERTY OWNER

Name MARVIN FISHMAN + DOREEN KRAFT
Address 197 OAK HILL ROAD
CHARLOTTE VT 05445
Phone (H) 425-3551 (W) 355-0550

APPLICANT/CONTACT PERSON (if other than owner)

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

Signature of property owner Marvin Fishman

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 123 Page 419-430
Parcel ID # 00118-0197

Total acreage 10.5 Zoning District RURAL

Was this parcel part of a prior subdivision? Yes No _____
If yes: Date: LATE 1970'S # of Lots 4
Name of previous owner or name of previous subdivision

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

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

RUSCOE / GREEN MOUNTAIN LAND

Describe Intent of Project:

① Divide the 10.5 acres into two lots. Lot 1 will consist of the existing house and shed/garage. Lot 2 will be undeveloped for the foreseeable future. ② Boundary adjustment on south side: Exchange of land with adjoining Schofield property: One acre+ from Fishman/Kraft to Schofield; one acre+ from Schofield to Fishman/Kraft.

Proposed Dimensional Data Each of the two lots would have 5+ acres.

Lot #

Acres

Frontage

Please describe the following:

Easements/Right-of-ways: (existing and proposed) Existing R.O.W. over Dillenbeck portion of private Oak Hill Road. With subdivision, lot 1 would have same ROW, while lot 2 would only use ROW over lower portion of road.

Existing Structures: House + shed/garage on lot 1

Access: see above

Wastewater Disposal System: (existing and proposed) Lot 1 has existing septic tank + leach field. Potential septic site has been located for lot 2.

Water System: Existing drilled well on lot 1. Potential site for a drilled well has been located for lot 2.

Drainage System: N/A

Development Phasing Schedule: (describe) NO development planned for foreseeable future

Other unusual circumstances: Property owners on Oak Hill Road share road maintenance costs.

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