Steve Winn
802-310-0037
S.Madison.Winn@gmail.com

# TOWN OF CHARLOTTE

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

RECEIVED
AUG 31 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: 18 OCT 18
Classification: SKETCH PLAN REVIEW
Fee Paid: 50
Receipt #: PC-18-156-SK
Date Approved:

SITE VISIT 6PM @ 18 OCT

**PROPERTY OWNER**
Name Sharon Winn, Tammy Clark
Address Robert Marble, Roy Marble
3428 Spear St, Charlotte, VT 05445
Phone (H) 802 888-3418 (W) 802-793-2793 "Roy"

**APPLICANT/CONTACT PERSON** (if other than owner)
Name Stephen Winn
Address 3453 Spear St
Charlotte, VT 05445
Phone (H) 802-310-0037 (W) SAME -

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. 146-2 Deed Reference: Vol 180 Page 419
Parcel ID # 00002-3453

Total acreage 31.5 Zoning District Rural-Cons.

Was this parcel part of a prior subdivision? Yes ✓ No ____
If yes: Date: 10/20/2005 # of Lots 2
Name of previous owner or name of previous subdivision
Ronald + Beatrice Marble

When your project is completed how many lots will there be? 3

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:
Divide 31½ Acres with 2 Existing Residential Houses with Accessory Barn into 3 Separate lots For Residential Use. Lot #1 to have The Two Houses + Barn. 2 new lots to Be Created For a single Family Residence on each - Lot #1 to use The Two Existing Access Drives From Spear St. The 2 new lots lot #3 + #4 to share a Common Access Drive -
*see Attached Narrative*

Proposed Dimensional Data

| | | | |
|---|---|---|---|
| Lot # | 1 | Lot #3 | Lot #4 |
| Acres | 16.1 ± Ac | 13.55 ± Ac | 1.85 ± Ac |
| Frontage | 388.9 ± Ft | 295 ± Ft | 295 ± Ft |

**Please describe the following:**

Easements/Right-of-ways: (existing and proposed) Lot#2 has a 60Ft wide Access R.O.W. across Lot#1. Proposed Lots #3+4 will use a shared 60Ft wide Access R.O.W in Common From Spear St.

Existing Structures: Lot#1 will Have The Two Existing Houses + Barn.

Access: See Attached Narrative + Sketch plan

Wastewater Disposal System: (existing and proposed) See Attached Narrative + Notes on 2005 Engineering plans

Water System: Lot#1 will Continue to use Existing Drilled water well, on lot#1 in Common with the Ron + Sharon Winn Residence Proposed lots #3+4 will Have new Drilled wells -

Drainage System: Non proposed - Existing site(s) Drainage is satisfactory

Development Phasing Schedule: (describe) Lot#1 is Fully Developed. Lots #3+#4 will Be offered For Sale For Single Family Homes -

Other unusual circumstances: The areas of wetlands That occupy Parts of lot#1 + lot#3 will/are protected By wetland Rules + Regs - The wetland Boundary was Mapped By Natural Resources Consulting Services Peter Spear, in 2005 For That Subdivision.

**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

**Narrative Overview for Proposed Subdivision of Former Ronald and Beatrice Marble Property**
**3411 and 3453 Spear Street, Charlotte, Vermont**

I will start off by saying that the proposed subdivision does not conform perfectly to the standards for subdivision as set out in the current Town of Charlotte Land Use Regulations due mainly to site development that was undertaken decades in the past. The proposed subdivision is designed to meet as many of the subdivision standards as physically possible while addressing the property owners' desire to create affordable housing opportunities.

My grandfather, Ronald (Ron) Marble, moved to Charlotte in 1938 from Starksboro, VT to the Marble Farm, now owned by David and Diane Nichols, on Spear Street. My grandmother, Beatrice (Bea) Marble, was born in Charlotte and lived her entire life within a mile of 3453 Spear Street. On February 28, 1967 Ron and Bea purchased what was the Earl and Anita LaFlam Farm, which adjoined the original Marble Farm after the Laflam barn burned to the ground. This 31.5 acres is what remains of the land from the LaFlam Farm property. My mother, Sharon Marble Winn, and father, John (Ronn) Winn, live in the former LaFlam Farmhouse at 3428 Spear Street. My Aunt, Tammy Marble Clark, and Uncle Nick Clark live at 3475 Spear Street. on Lot #2 which was created from the original parcel in 2005.

In 1968-69, a mobile home was installed (3411 Spear Street) on the site where the LaFlam barn had stood. The mobile home was used for housing farm workers for the Marble Farm and in later years after Ron and Bea sold the Marble Farm, as housing for Ron's elderly father, Harley, and later Bea's elderly Aunt, Beulah. In the early 2000's Aunt Tammy and Uncle Nick, upon his retiring from the U.S. Army, moved into the mobile home and an addition was built onto it for their growing family. When Aunt Tammy and Uncle Nick moved into their current residence at 3475 Spear Street, my grandfather offered the rental unit to John (Johnny) Sheehan, Jr. so he could be closer to his elderly father, John Sr. Upon the passing of John Sr. earlier this year, Johnny relocated to his father's former residence on Hinesburg Road. We plan to maintain this space as a rental unit for the foreseeable future.

In 1970-71, Ron and Bea built the ranch-style house at 3453 Spear Street, in which my wife and I now live with our baby daughter. The house was originally built in anticipation of selling the farm they owned and operated for over 30 years.

After my grandparents passed away in the spring and summer of 2013, I moved into their house with my wife, Lacey. We desire to stay in Charlotte and keep my grandparents' property in the family. As we cannot afford to keep the whole parcel, we have developed a 3-lot subdivision proposal with the assistance of my grandparents' estate. It is our hope that the Zoning Board will understand the circumstances we're faced with and consider waiving sections of the Subdivision Rules and Regs so that we can create the proposed 3-lot subdivision.

We have not yet had an engineer prepare formal subdivision plans. However, my uncle, Roy Marble, (a member of my late grandparents' estate) has discussed this proposal with Paul Taylor, Trailhead Designs, LLC. Paul's firm prepared the engineering and obtained the State of Vermont Wastewater System and Potable Water Supply permitting for the 2005 subvision which created Lot #2 on the accompanying plans. Lots #3 and #4 are proposed to utilize the two areas, identified and approved as replacement system areas for the mobile home and house on lot #1, as the septic systems for lots #3 and #4. The replacement septic system area located on lot #2 will be designated as the replacement septic system site for the house on lot #1, if necessary, under this review. We understand these changes are allowed for under the State of Vermont Wastewater and Water Supply Rules changes in effect since 2007. We also understand that these changes will be subject to engineering study, design, review and permitting as part of the process required for subdivision.

We appreciate the Planning Commission's careful consideration and look forward to what is hopefully a favorable outcome which will allow us to maintain the legacy my grandparents began.

Best Regards,

Steve Winn