

TOWN OF CHARLOTTE

P.O. Box 119

Charlotte, VT 05445

Phone: 802-425-3533 Fax: 802-425-4241

applic. #
PC-20-116-SK

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.

& Boundary Adjustment

Office Use Only
Date Received:

RECEIVED

AUG 13 2020

CHARLOTTE
PLANNING & ZONING

Sketch Plan Date: 9/3/20

Classification: Sketch/BA/

Fee Paid: \$50. - ck #11889

Receipt #: 14746

Date Approved: _____

PROPERTY OWNER

(251 Ferry Rd.)

Name: Lori A. Bruce, Executor of the Estate of Shirley Bruce

Address: 167 Bittersweet Circle
Williston, VT 05495

Phone (H) _____ (W) _____

APPLICANT/CONTACT PERSON (if other than owner)

Name: Emerald Green Properties, LLP
c/o Evergreen Family Health
Paul Reiss, M.D., duly authorized representative

Address: 28 Park Avenue
Williston, VT 05495

** Mike Russell
Pease Mtn. Law*

email: info@peasemountainlaw.com
Phone (H) _____ (W) 264-4888

Signature of property owner

Lori A. Bruce

Estate of Shirley Bruce

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

Signature of applicant Paul J. Reiss MD

Map Reference Slide No. MB 10, Pg. 31 Deed Reference: Vol 234 Page 491
Parcel ID # 00061-0251

Total acreage: approximately 53.76-acres Zoning District: VCM

Was this parcel part of a prior subdivision? Yes No _____

If yes: Date: 1992 # of Lots: 1 new lot created for the Post Office.

Name of previous owner or name of previous subdivision:

Richard LeBoeuf

When your project is completed how many lots will there be? No change in number of lots.

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: The applicant intends to construct an approximately 3,500 square foot ^{*} medical office building to house Charlotte Family Health Center (CFHC), presently located in a rented building at 527 Ferry Road. The new building would allow CFHC to remain in Charlotte, as its present location does not provide adequate exam rooms, office space, other interior space or adequate parking for a viable health clinic. The existing clinic building is old and deteriorating, and was not designed to house a health clinic. The applicant and property owner are in a contract for the purchase and sale of a 2-acre parcel to result from a boundary line adjustment between an approximately 24.16-acre parcel (depicted as Lot Two on the attached "Map of Boundary Survey - Richard Leboeuf") and an approximately 29.60-acre adjacent parcel also owned by the Property Owner ("Adjacent

** (4,750 sq. ft. per side plans)*

Parcel”), which contract is contingent on approval of a boundary line adjustment and zoning approval of the applicant’s proposed use. Lot Two contains a single-family residence, a two-car garage and an accessory structure, previously used as a professional office, which would all be on the 2-acre that will result from the proposed boundary line adjustment.

Proposed Dimensional Data

Bldg. coverage 8.4 % Lot coverage 8.5 %

Lot #: No new lots.

Acres: Lot Two to decrease from 24.16 acres to 2.0 acres. Adjacent Parcel to increase from 24.16-acres to approximately 51.76-acres.

Frontage: Lot Two frontage to decrease by 60 feet from 246.50 feet to 186.50 feet.

Please describe the following:

Easements/Right-of-ways: (existing and proposed) Lot Two is presently encumbered by a non-exclusive right-of-way presently serving the Charlotte Town Offices and Charlotte Library and an easement permitting a drilled well and sewage force main serving the Post Office building on Lot One as depicted on the above-referenced “Map of Boundary Survey – Richard Leboeuf”. After the boundary line adjustment, the Adjacent Parcel will be encumbered by that non-exclusive right-of-way presently serving the Charlotte Town Offices and Charlotte Library.

After the boundary line adjustment and conveyance of Lot Two to the applicant, Lot Two will be benefitted by a right-of-way and easement burdening 213 Ferry Road, another adjacent parcel owned by the Property Owner.

Existing Structures: Lot Two contains a single-family residence, a two-car garage and an accessory structure previously used as a professional office.

Access: Lot Two is and will be accessed by an existing curb cut on Ferry Road. It presently has additional access via the non-exclusive right-of-way presently serving the Charlotte Town Offices and Charlotte Library, which access will be terminated by the boundary line adjustment.

Wastewater Disposal System: (existing and proposed) The single-family residence and accessory structure on Lot Two are served by an unpermitted on-site wastewater disposal system of unknown design or construction. Its location is generally known to be within the footprint of the improvements related to the proposed medical office building.

Water System: The single-family residence and accessory structure on Lot Two are served by an unknown water supply.

Drainage System: There are no known drainage structures on Lot One or the Adjacent Parcel other than a swale that runs from the western boundary of Lot Two to its boundary with 213 Ferry Road.

Development Phasing Schedule: (describe) There is no proposed phasing of the proposed development. The applicant intends to occupy a completed building by the Spring of 2021.

Other unusual circumstances: The proposed development will likely be the first to be presented for connection to the Public Sewer, as that term is defined in the Town of Charlotte Sewer Use Ordinance. Due to site limitations and the uncertainty as to the design and location of the existing wastewater and water supply systems on Lot Two, the applicant anticipates receiving a negative determination from the Selectboard during the Feasibility Authorization phase of its application for connection to the Public Sewer. As provided by the Sewer Allocation Ordinance, the applicant would then seek an Advisory Statement from the Planning Commission, as provided by the Town of Charlotte Sewer Allocation Ordinance, as to “(1) the benefits of the proposed project as it relates to (a) the proposed

project's furtherance of the goals and objectives of the Town Plan; and (b) as further defined in the Purpose statement of the Village Commercial District. See Charlotte Sewer Allocation Ordinance Article 8, page 12. The applicant will be prepared to outline its basis for seeking that Advisory Statement at the Planning Commission's request.

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* (some)
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.

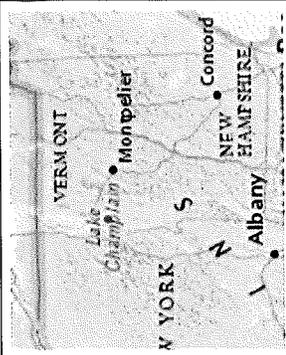
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251 Ferry Road - Boundary Line Adjustment

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Vernal Pools Confirmed - AEA
- Vernal Pools Unconfirmed - AI
- Wetland Projects
- Wetland - VSWI
 - Class 1 Wetland
 - Class 2 Wetland
 - Buffer
- Soils - Hydric
- Parcels (standardized)
- Parcels (non-standardized)
- Town Boundary
- County Boundary



Area: 2.00 ac
Perimeter: 1,441.15 ft

1: 1,132
June 28, 2020

NOTES

Exhibit A to a purchase and sale agreement between Emerald Green Properties, LLP and Lori A. Bruce, Executor of the Estate of Shirley Bruce, amended June 28, 2020.

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

58.0 0 29.00 58.0 Meters
1" = 94 Ft. 1cm = 11 Meters
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