

TOWN OF CHARLOTTE
Planning & Zoning
159 Ferry Road
P.O. Box 119
Charlotte, VT 05445
Phone: 802-425-3533 Fax: 802-425-4241

*16-28-5K
minor subd.*

SKETCH PLAN APPLICATION

*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.

<u>Office Use Only</u>	RECEIVED	Sketch Plan Date: _____
Date Received:	FEB 29 2016	Project Number: _____
	CHARLOTTE PLANNING & ZONING	Fee Paid: _____
		Receipt #: _____
		Date Approved: _____

PROPERTY OWNER Name <u>Marilyn Holmberg</u> Address <u>794 Stockbridge Rd.</u> <u>Charlotte, VT 05445</u> Phone (H) <u>(802) 598-3134</u> (W) _____	APPLICANT/CONTACT PERSON (if other than owner) Name _____ Address _____ Phone (H) _____ (W) _____
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Signature of property owner <u>Marilyn Holmberg</u>	If applicant is agent for owner, written authorization signed by owner must be filed with application. Signature of applicant _____
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Map Reference: Vol <u>9</u> Page <u>47</u> Deed Reference: Vol <u>185</u> Page <u>441</u> Parcel ID # <u>9-3-1-15</u> ⁰⁰⁰⁷¹⁻⁰⁷⁹⁴ Map <u>9</u> Block <u>3</u> Lot <u>1-15</u>	Total acreage <u>16.95</u> Zoning District <u>Rural</u>
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Was this parcel part of a prior subdivision? Yes <input checked="" type="checkbox"/> No _____ If yes: Date: <u>5/10/90</u> # of Lots <u>23</u> Name of previous owner of previous subdivision <u>Peter Holmberg</u>	When your project is completed how many lots will there be? <p align="center"><u>2</u></p>
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Describe Intent of Project: The project seeks to further subdivide existing lot 16 of the Holmberg Major Subdivision into two residential lots. Proposed lot 16-1 would be 10.63 ac. and retain the existing residential house. Proposed lot 16-2 would be 6.32 ac. and serve a new two or three bedroom residential house.

Proposed Dimensional Data

Lot # <u>16-1 & 16-2</u>	
Acres <u>10.63</u> <u>6.32</u>	
Frontage <u>Both lots would be served by an existing, shared, 60' wide, ROW.</u>	

(See Reverse for additional requirements)

The following are to be submitted with this application: (1 original and 10 copies [maps to be 11”X17”])

1. A request, in writing, for waivers of subdivision application requirements or review standards under Section 6.2 of the Town of Charlotte Land Use Regulations.
2. Names and addresses of all adjoining property owners, including those across a road right-of-way, (include stamped, addressed envelopes for each)
3. Conceptual plan on 11X17 paper with North arrow and date, showing the proposed lot layout, roads, easements, drainage and existing structures; all proposed development, including building envelopes; and other land uses (e.g., agriculture, forestry) and areas suitable for conservation or open space designation. Such conceptual plan shall be drawn on a base map, which is available from the Charlotte Planning Office, showing all areas of high public value, including:
 - a. the approximate location and boundaries of very steep slopes (equal to or greater than 25%) and steep slopes (15% to 25%);
 - b. Surface waters, wetlands, and associated setback and buffer areas regulated under Section 3.16 of the Town of Charlotte Land Use Regulations;
 - c. Shoreline setbacks and buffers as required under Chapter II of the Land Use Regulations;
 - d. Designated flood hazard areas regulated under Chapters II and Section 5.6 of the Land Use Regulations;
 - e. Primary (prime and statewide) agricultural soils;
 - f. Special natural areas (as identified in the Charlotte Town Plan);
 - g. Critical wildlife habitat (as identified in the Charlotte Town Plan);
 - h. Water supply source protection areas (SPAs); and,
 - i. Important views and vistas (as identified in the Charlotte Town Plan).
4. Copy of the parcel (tax) map showing contiguous and facing properties (available from the Charlotte Planning Office).
5. An orthophoto map of the parcel (available from the Charlotte Planning Office).

Copies of Land Use Regulations, Sewage Ordinance and the Town Plan are available from the Planning and Zoning Office and the Town Clerks office.



February 29, 2016

Jeannine McCrumb
Town Planner
Town of Charlotte
P.O. Box 119
Charlotte, VT 05445

**Re: Sketch Plan Application
Marilyn Holmberg
794 Stockbridge Rd.
Charlotte, VT**

Dear Jeannine,

Please find attached the following materials in conjunction with the proposed two lot subdivision to be located at 794 Stockbridge Rd. in Charlotte, VT:

- A completed Sketch Plan Application
- An associated fee check (\$50.00)
- Abutter list and set of stamped, addressed envelopes for each abutter
- An environmental map prepared by the Town Planner
- An environmental map prepared using the State of Vermont Natural Resources mapping
- A copy of the tax map for this area
- A preliminary subdivision sketch site plan

As required, in addition to the original items listed above, ten (10) copies of the application and supporting material are attached to this application.

This project involves the subdivision of an existing 16.95 acre residential property, located at 794 Stockbridge Rd., into two lots. Proposed lot one would be 10.63 acres and retain the existing, five-bedroom, residential house and its associated, supporting infrastructure. Proposed lot two would be 6.32 acres and be used for a new, three-bedroom, residential house.

The new house would be served by a new, on-site, wastewater disposal system and a new, on-site, drilled well. Access to the new house would be via a new, 14 foot wide, gravel driveway as shown on the proposed subdivision sketch plan. Understanding the majority of the property lies within Town designated Forest Habitat, the driveway location was selected to utilize the existing field on the west side of the property to minimize tree clearing. Tree clearing would be limited to the house site, the septic system area, a short path to provide access and a small view corridor to the south of the proposed house.

Preliminary soils investigation has been completed and there appears to be sufficient soils available to serve the proposed house with a traditional, mound, wastewater disposal system.

Regarding dimensional zoning requirements, the proposed plan appears to meet all of the standards. The setback lines for each proposed lot have been included on the proposed plan.

The existing easements on the property are proposed to be maintained and they include two separate septic easements serving different lots with the Stockbridge subdivision. A new, 60 foot wide, ROW easement is proposed on proposed lot 2, to benefit proposed lot 1 to maintain access to the existing house.

Upon review of the application, plan and supporting material, if you have any questions or concerns, please feel free to contact me. Cell phone or email is usually best.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Olesky', written in a cursive style.

Jeffrey Olesky, P.E.

Cc: Marilyn Holmberg, via email
Andrew Holmberg, via email
WCE File #15041