

November 3, 2015

Jeannine McCrumb  
Town of Charlotte  
Planning and Zoning  
P.O. Box 119  
Charlotte, Vermont 05445

**RE: Subdivision Amendment Application  
W Terence Breen Family Trust & Breen & Shea Ventures LLC**

Dear Jeannine,

Please find attached a subdivision amendment application for the above referenced project. As the proposed amendment is minor in nature, we are requesting a number of waivers. We offer the following in regards to the information requested in the application:

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 **\$600 application fee attached (\$300 base + \$150/lot \* 2 lots)***
3. *Names and addresses of all adjoining property owners, including those across a road right-of-way, (include stamped, addressed envelopes for each) **Attached.***
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: **See attached plan prepared by Larose Surveys, P.C.***
  - 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* **It is our professional opinion that the proposed plan is in compliance with the town plan and applicable local regulations.**
6. *Engineering reports (water & wastewater systems) Scale 1"=30' preferred, may be 1"=100'* **See attached plans.**
7. *Existing and proposed traffic generation rates, volumes (Estimated)\** **No additional vehicle trips are proposed. We are requesting a waiver from this requirement.**
8. *Road profiles; road intersection and parking area geometry and construction schematics (as shown on plat)\** **No new roads are proposed. We are requesting a waiver from this requirement.**
9. *Proposed landscaping and screening\** **No new landscaping is proposed. We are requesting a waiver from this requirement.**
10. *Off-site easements (e.g. water, wastewater, access)\** **No off site easements are proposed. We are requesting a waiver from this requirement.**
11. *Proposed phasing schedule\** **No phasing is proposed. We are requesting a waiver from this requirement.**
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)\** **No new covenants etc. are proposed. We are requesting a waiver from this requirement.**

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13. *Proposed homeowner or tenant association or agreements\** **No new association agreements are proposed. We are requesting a waiver from this requirement.**

14. *Proposed performance bonds or sureties\** **No new bonds or sureties are proposed. We are requesting a waiver from this requirement.**

Please contact us with any questions.

Best regards,

A handwritten signature in cursive script that reads "Scott Homsted".

Scott Homsted, P.E.

enclosure

**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 W Terence Breen Family Trust and Breen & Shea Ventures LLC

Address P.O. Box 400  
Charlotte, VT 05445

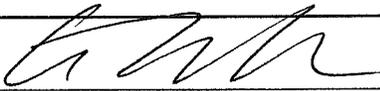
Phone (H) 617-549-0329 (W) \_\_\_\_\_

**APPLICANT/CONTACT PERSON (if other than owner)**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone (H) \_\_\_\_\_ (W) \_\_\_\_\_

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. \_\_\_\_\_ Deed Reference: Vol 212 Page 511-513  
Parcel ID # 0H18a-0450 and 0H18-0820 Vol 212 Page 600-602

Total acreage 47.56 Zoning District Rural

Was this parcel part of a prior subdivision? Yes  No \_\_\_\_\_

If yes: Date: 1990 # of Lots 3

Name of previous owner or name of previous subdivision

James B & Barbara B. Goetsch

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 \_\_\_\_\_

**Describe Intent of Project:**

The applicants propose to perform a boundary line adjustment so that all of the existing and proposed buildings are on Lot 2 (W. Terence Breen Family Trust). Lot 1(Breen & Shea Ventures LLC) will be reduced in size and undeveloped for now, but will include an existing 4 bedroom wastewater disposal system and proposed building envelope for future development.

**Proposed Dimensional Data**

Lot #1 (Breen & Shea Ventures LLC); Lot 2 (W. Terence Breen Family Trust)

Acres 30.15 (Lot 1); 12.30 acres (Lot 2)

Frontage 60' right of way to Burrit Road (Red Truck Lane) for both lots

**Please describe the following:**

Easements/Right-of-ways: (existing and proposed): Existing 60' right of way across Breen & Shea Ventures LLC for the benefit of W. Terrence Breen Family Trust; Existing septic easements on Breen & Shea Ventures LLC for the benefit of W. Terrence Breen Family Trust;

Existing Structures: Existing house and barn on lands of W. Terrence Breen Family Trust. Existing carriage house on lands of Breen & Shea Ventures LLC will be relocated onto lands of W. Terrence Breen Family Trust after boundary line adjustment

Access: Existing 60' right of way from Burritt Road (Red Truck Lane).

Wastewater Disposal System: (existing and proposed) Existing in-ground style wastewater disposal systems to remain

Water System: Existing drilled wells to remain

Drainage System: Existing culverts and drainage ditches to remain.

Development Phasing Schedule: (describe) Not applicable.

Other unusual circumstances: Not applicable.

**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)
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- 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
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  - n. Existing & proposed utility, water & wastewater system locations and associated rights-of-way or easements\*
  - o. Existing and proposed monument locations\*
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  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\*
  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.charlottetv.org](http://www.charlottetv.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.**

## ADJOINING PROPERTY OWNER INFORMATION

Richard W. Armstrong & Kristin M. Hass 324 Black Dog Lane Hinesburg, Vermont 05461	William & Colleen MacKinnon 99 Black Dog Lane Hinesburg, Vermont 05461	Karl John & Patricia B. Novak 95 Red Truck Lane Hinesburg, Vermont 05461
Nathan P. Miner 886 Burritt Road Hinesburg, Vermont 05461	Barry A. Labinger & Adele M. Bouregault 4850 Montgomery Lane Bethesda, Maryland 20814	William Kellner & Joanne Wolfe 444 Bittersweet Lane Charlotte, Vermont 05445
Richard & Dianne Lavalley 215 Bittersweet Lane Charlotte, Vermont 05445	Charles Bean Jr. & June Bean Rev. Trust 277 Bean Road Charlotte, VT 05445	David L. Carse 2356 Charlotte Road Hinesburg, Vermont 05461