

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

PC-20-125-SK

APPLICATION FOR
SKETCH PLAN X 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.

<p><u>Office Use Only</u> Date Received: RECEIVED AUG 21 2020 CHARLOTTE PLANNING & ZONING</p>	<p>Sketch Plan Date: <u>9/17/20</u> Classification: <u>Major subdiv.</u> Fee Paid: <u>\$50,-</u> Receipt #: <u>14681</u> Date Approved: _____</p>
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<p>PROPERTY OWNER Name <u>Patricia O'Donnell & Jim Donovan</u> Address <u>PO Box 321</u> <u>Charlotte, Vermont 05445</u> Phone (H) <u>425 4560</u> (W) <u>425 5061</u></p>	<p>APPLICANT/CONTACT PERSON (if other than owner) Name _____ Address _____ Phone (H) _____ (W) _____</p>
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<p>Signature of property owner _____</p>	<p>If applicant is agent for owner, written authorization signed by owner must be filed with application. Signature of applicant _____</p>
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<p>Map Reference Slide No. _____ Deed Reference: Vol 242 Page 70-71 Parcel ID # 00009-0125</p>	<p>Total acreage 124.33 Zoning District Rural & Conservation</p>
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<p>Was this parcel part of a prior subdivision? Yes <input checked="" type="checkbox"/> No _____ If yes: Date: <u>1990</u> # of Lots <u>3</u> Name of previous owner or name of previous subdivision <u>Hilary Maslow</u></p>	<p>When your project is completed how many lots will there be? <u>12</u> Description: (check where appropriate) _____ Commercial _____ Industrial <input checked="" type="checkbox"/> Single family _____ Multi family <input checked="" type="checkbox"/> Planned Residential Development <input checked="" type="checkbox"/> Major Subdivision _____ Minor Subdivision _____ Modification _____ Boundary Adjustment _____ Other, describe _____</p>
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Describe Intent of Project: See attached description

Proposed Dimensional Data See attached description

Lot #

Acres

Frontage **Approximately 3,950 FT on Lake Road and 1,400 FT on Greenbush Road**

Please describe the following:

Easements/Right-of-ways: (existing and proposed) **_Current Easement to VELCO for power line, Proposed access easements over lots 1 through 11 for a private road and driveways. Septic system easements in Lots 1 and 12 in favor of Lots 2 through 11.**

Existing Structures: **None**

Access: **Access via private road and driveways using the alignment of the current farm road. The access point will be relocated to provide better sight distance.**

Wastewater Disposal System: (existing and proposed) **No existing systems on the property. Proposed individual or group septic systems.**

Water System: **Private well(s)**

Drainage System: **Surface drainage**

Development Phasing Schedule: (describe) **None**

Other unusual circumstances: **Development proposed only in areas currently excluded from Use Valuation Appraisal**

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*
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 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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