

TOWN OF CHARLOTTE

P.O. Box 119

Charlotte, VT 05445

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

PC-20-67-5K

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:

RECEIVED

JUN 15 2020

CHARLOTTE
PLANNING & ZONING

Sketch Plan Date: Aug. 6, 2020

Classification: minor sub. - 2 lot

Fee Paid: \$50.-

Receipt #: _____

Date Approved: _____

PROPERTY OWNER

Name Gary and Janet Landrigan

Address 2119 Spear St

Charlotte VT, 05445

Phone (H) 802 598 9618 (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. 10 Deed Reference: Vol 142 Page 178-179
Parcel ID # 00002-2119

Total acreage _____ Zoning District _____

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

If yes: Date: _____ # of Lots _____

Name of previous owner or name of previous subdivision

When your project is completed how many lots will there be?
2

Description: (check where appropriate)
____ Commercial _____ Industrial x Single family
____ Multi family x Planned Residential Development
____ Major Subdivision _____ Minor Subdivision
____ Modification _____ Boundary Adjustment
____ Other, describe _____

Describe Intent of Project:

Take our existing lot and split it into 2 lots.

Proposed Dimensional Data

Lot # See Attached

Acres _____

Frontage _____

Please describe the following:

Easements/Right-of-ways: (existing and proposed) See Attached

Existing Structures: _____

Access: _____

Wastewater Disposal System: (existing and proposed) _____

Water System: _____

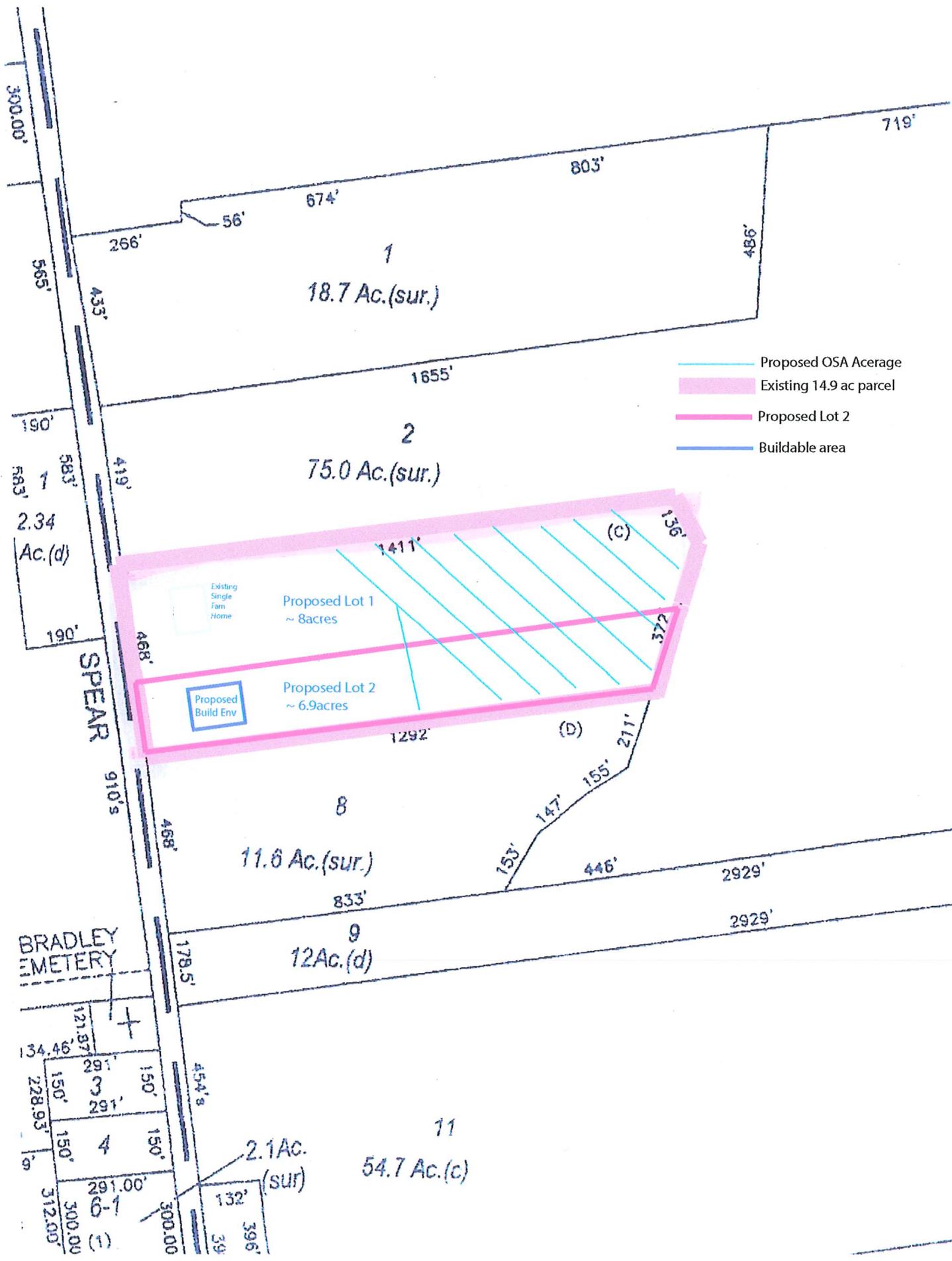
Drainage System: _____

Development Phasing Schedule: (describe) _____

Other unusual circumstances: _____

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



- Proposed OSA Acreage
- Existing 14.9 ac parcel
- Proposed Lot 2
- Buildable area

SPEAR

BRADLEY EMETERY

1
18.7 Ac.(sur.)

2
75.0 Ac.(sur.)

8
11.6 Ac.(sur.)

9
12 Ac.(d)

11
54.7 Ac.(c)

Existing Single Farm Home

Proposed Lot 1
~ 8 acres

Proposed Build Env

Proposed Lot 2
~ 6.9 acres

2.1 Ac.
(sur)

300.00', 565', 433', 266', 56', 674', 803', 719', 486', 1655', 190', 583', 419', 190', 2.34 Ac.(d), 190', 468', 136', 372', 1411', (C), 1292', (D), 112', 147', 155', 446', 2929', 833', 2929', 178.5', 454's, 134.46', 121.87', 291', 150', 228.93', 291', 150', 4, 150', 291.00', 312.00', 300.00', 132', 396', 39

SUBDIVISION AMENDMENT AND WAIVER REQUESTS

Applicant: Gary and Janet Landrigan

Project Intent

This project proposes to split the existing 14.9 acre lot currently owned by the applicant into 2 smaller lots as part of a PRD.

1. Create 2 new lots of approximately 8 and 6.9 acres respectively.
2. Place the necessary acreage under Open Space Agreement to conform with current PRD requirements.
3. Create a new curb cut for the proposed Lot2 with location TBD.

Proposed dimensional data

All listed on attached site plans

Easements and ROW's

All existing easements and ROW's will remain intact with the following exception:

Existing Structures

Single family residence on Lot1 and a proposed single family buildable area on Lot2.

Access

1. Existing curb cut serving the existing residence shall remain the same.
2. 1 new curb cut to be designated prior to final approval, subject to final house design and placement.

Wastewater Disposal System

New 4 bedroom wastewater to be designed and installed subject to customary practices.

Water system

New drilled well to be located and installed as part of forthcoming water and wastewater application.

Drainage system

Reasonable and customary measures will be employed to ensure adequate drainage. Impervious surfaces will also be reasonable and customary for a typical residence.

Development phasing schedule

This proposal is for a single phase adjustment to the existing lot.

Unusual Circumstances

None

Waiver of dimensional standards.

1. Road frontage for new Lot 2 will be less than 300'. Currently approximate proposal is 166'.
2. Building Envelope setback for new Lot2 is proposed as 25' as opposed to 50 given the narrow nature of the proposed Lot2.

Zoning District

Rural.

Existing Land Cover

Current land cover is 100% open.

Areas of high public value

1. TBD

Proposed conservation and Ag easements

Proposed ~50% of existing and new Lot2 be placed under customary Open Space Agreement to meet or exceed PRD requirements.

Contour Lines, Existing buildings, Proposed building envelopes, Roads, Utility, Wastewater, ROW's, and Monument locations

See Attached.

Items:

- 5 - Same as existing lot.
- 6 - Wastewater and potable water permit to follow
- 7 - NA
- 8 - Curb cut TBD
- 9 - Reasonable and customary for a new home
- 10 - none
- 11 - none
- 12 - none
- 13 - none
- 14 - none