

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: \$600.00  
Receipt #: \_\_\_\_\_  
Date Approved: \_\_\_\_\_

PROPERTY OWNER

Name Kylford LLC  
Address PO Box 57 915 Old Hollow Road  
North Ferrisburgh V.T 05473  
Phone (H) 802-425-4087 (W) 802-734-0470

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 \_\_\_\_\_ Page \_\_\_\_\_  
Parcel ID # 00100-3795

Total acreage 13± Zoning District Rural

Was this parcel part of a prior subdivision? Yes  No \_\_\_\_\_  
If yes: Date: 3/6/14 # of Lots 2  
Name of previous owner or name of previous subdivision  
Same  
Bruska

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:

Lot 2A  
Increase lot size from 1.27 to 1.50. to get  
Minimum Required density for 3 units of Affordable Housing

Proposed Dimensional Data

Lot #	<u>2</u>	<u>2A</u>
Acres	<u>11.66</u>	<u>1.5</u>
Frontage	<u>450'</u>	<u>240' #50'+</u>

**Please describe the following:**

Easements/Right-of-ways: (existing and proposed) Bill & Ellen Roswerta -

Tom & Zoe Williams - Michael J. Hinsdale

Existing Structures: 4 Bedroom House & 1 Bedroom Barn

Access: Properties Have Existing RT 7 Curb Cuts

Wastewater Disposal System: (existing and proposed) Existing 4 Bedroom Septic with house  
Existing 1 bedroom septic with Barn - Proposed 2 Bedroom septic with Barn

Water System: Existing well

Drainage System: No Change to Topography

Development Phasing Schedule: (describe) The House Rear Wing, burned +/- 5 years Ago  
will be rebuilt. House and Rear Wing will be 3 units of  
affordable housing

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

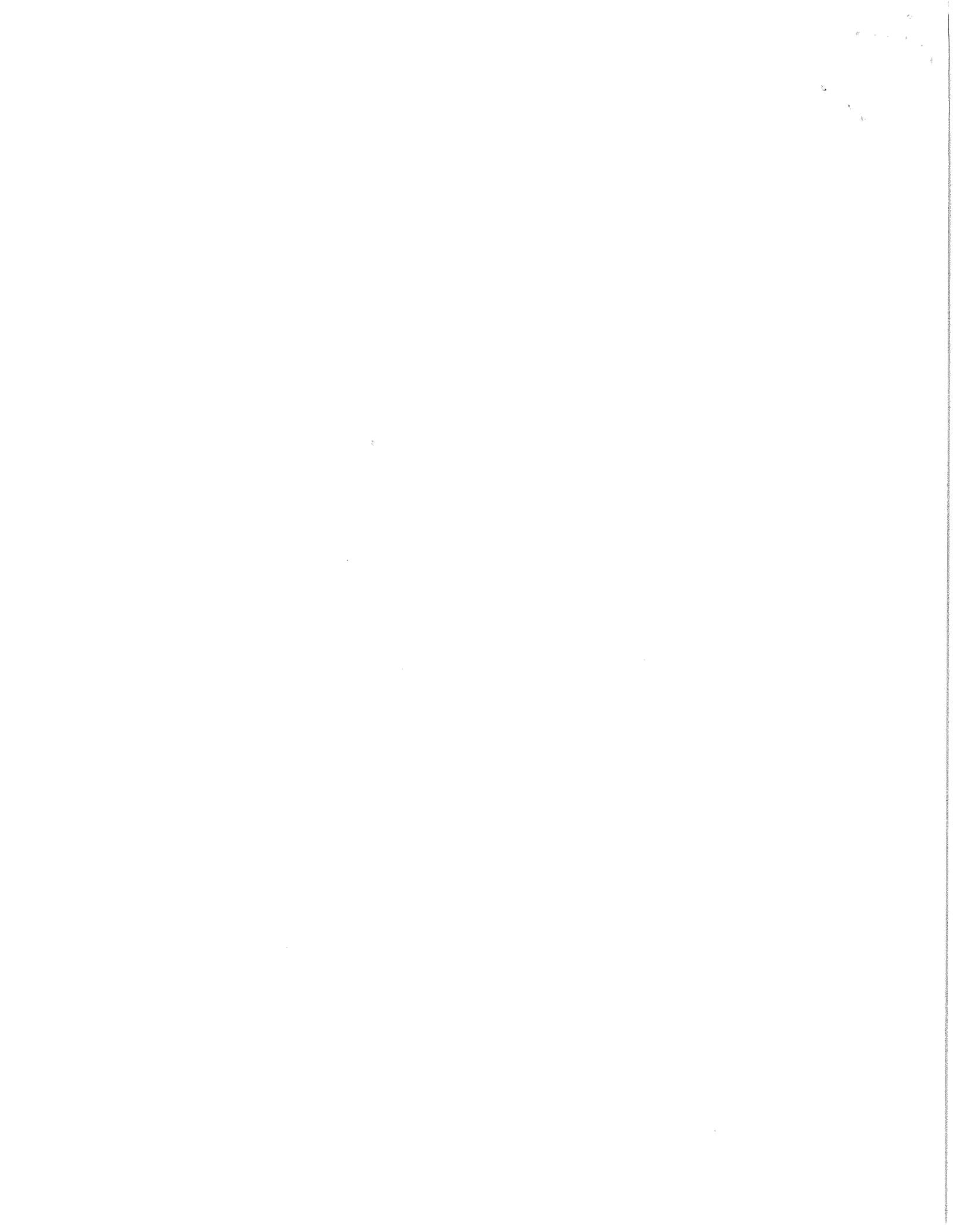
which may be affected or used by the project.

- 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)\* N/A
  8. Road profiles; road intersection and parking area geometry and construction schematics (as shown on plat)\* N/A
  9. Proposed landscaping and screening\* N/A
  10. Off-site easements (e.g. water, wastewater, access)\*
  11. Proposed phasing schedule\* - 3 units N/A
  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\* N/A
  14. Proposed performance bonds or sureties\* N/A

**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](http://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.**



Charlotte Planning Commission

I Am Requesting A Waiver For Section 4 # 1  
Section # 7 # 8 # 9 # 13 # 14

I Am Requesting you Allow me to Increase Lot Size  
of Lot "2A" from 1.27 Ac. to 1.50 Ac.

The Proposed Increase Extends the Rear South East  
Property Line by 42.94 Feet and the North/East  
Property Line by 28.19 Feet. It Also Follows  
the Centerline of the New And Improved driveway  
Increasing the Frontage from  $\approx$  241 Feet to  $\approx$  280 Feet

The Request for the Increased Lot Size is to  
Fit the Required Density for 3 units of Affordable  
Housing. I Am in Compliance with All town and  
State Regulations.

Thanks

Michael J. Hrnchala  
For KyTone LLC

