

TOWN OF CHARLOTTE

P.O. Box 119

Charlotte, VT 05445

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

PC-15-09

APPLICATION FOR SKETCH PLAN [ ] SUBDIVISION [X] 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 Susan R. Smith
Address 5166 Lake Road, Charlotte, VT 05445
Phone (H) 802-425-2732 (W) N/A

APPLICANT/CONTACT PERSON (if other than owner)
Name
Address
Phone (H) (W)

Signature of property owner Susan R. Smith

If applicant is agent for owner, written authorization signed by owner must be filed with application.
Signature of applicant Susan R. Smith

Map Reference Slide No. Vol. 2, Page 48 Deed Reference: Vol 34 Page 11
Parcel ID # M08B01L37

Total acreage 10.17 Zoning District
RUR

Was this parcel part of a prior subdivision? Yes [X] No
If yes: Date: January 13, 1976 # of Lots 1 and Remainder
Name of previous owner or name of previous subdivision
Plat of Survey Showing Portion of David G. & Elizabeth S. Griffiths
Property "Parcel A" 10.14 +/- Ac. Lake Road, Charlotte, VT To Be Conveyed To Kenneth Smith
Kenyon

When your project is completed how many lots will there be?
2
Description: (check where appropriate)
Commercial Industrial [X] Single family
Multi family Planned Residential
Development
Major Subdivision [X] Minor Subdivision
Modification Boundary
Adjustment
Other, describe

Describe Intent of Project: Susan R. Smith proposes to subdivide her existing 10.17 +/- acre parcel of land located at 5166 Lake Road in Charlotte. The subdivision will create a new 5.13 +/- acre parcel (Lot 2) that will be transferred to her daughter and son-in-law. Lot 2 will be improved with a 4-bedroom single-family residence that will be served by an on-site shallow-placed in-ground wastewater system and provided water by an on-site drilled well. The remaining land (Lot 1) will be 5.04 +/- acres in size and will contain the existing 3-bedroom single-family residence that is served by an existing in-ground disposal system and is provided water by an on-site drilled well.

Proposed Dimensional Data
Lot # Lot No. 2 (390' +/- South), 534' (West), 496' and 176' (North) and 497' Along Lake Road (See Survey)

Acres 5.13 +/- Acres

Frontage 497' +/- Along Lake Road

**Please describe the following:**

Easements/Right-of-ways:(existing and proposed) There is a proposed utility easement over lands of Scheuer.

Existing Structures: The existing parcel (Lot 1) contains a 3-bedroom single-family residence and several outbuildings.

Access: Access for Lot 2 will be off Lake Road near the southeast corner of the existing open area (See Survey Plat).

Wastewater Disposal System: (existing and proposed) Based on information provided by Mrs.Smith and observations made during several site visits, the existing residence has a functioning in-ground wastewater disposal system. Proposed Lot No. 2 will be served by an on-site shallow-placed in-ground wastewater disposal system.

Water System: Lot 2 will be provided water by an on-site drilled water supply well.

Drainage System: The drainage system will consist of grassy swales along Lake Road and the proposed access drive and sheet flow to the north and east across the remainder of proposed Lot 2.

Development Phasing Schedule: (describe) The proposed 4-bedroom single-family residence will most likely be constructed at some point between 2015 and 2017.

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)\*
  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.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.**

O:\Planning Commission\Legal documents\Forms\Subapp2008.doc

Susan R. Smith  
Two-Lot Subdivision  
5166 Lake Road,  
Charlotte, Vermont

**Adjoining Property Owner's Names and Addresses**

Landowner	Address
Clark R. Boyton	5329 Lake Road, Charlotte, VT 05445
David A. Scheuer	5261 Lake Road, Charlotte, VT 05445
James G. & Margaret M. Sharpe	5171 Lake Road, Charlotte, VT 05445
Sarah R. McGarghan	577 Thompsons Point Rd, Charlotte, VT 05445
James E. & Kimberly J. Tyrrell-Knott	845 Thompsons Point Rd, Charlotte, VT 05445
David & Carlie Krolick	5402 Lake Road, Charlotte, VT 05445