

**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:

**RECEIVED**  
  
 NOV 14 2016  
  
 CHARLOTTE  
 PLANNING & ZONING

Sketch Plan Date: \_\_\_\_\_  
 Classification: \_\_\_\_\_  
 Fee Paid: 50.00  
 Receipt #: 16-165  
 Date Approved: \_\_\_\_\_

**PROPERTY OWNER**

Name Andrew Zins  
 Address 1654 Prindle Road  
Charlotte, VT 05445  
 Phone (H) 412-398-1826 (W) \_\_\_\_\_

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

Name Same  
 Address \_\_\_\_\_  
 Phone (H) \_\_\_\_\_ (W) \_\_\_\_\_

Signature of property owner [Signature]

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 # 00020-1656

Total acreage 98.45 Zoning District Rural

Was this parcel part of a prior subdivision? Yes  No \_\_\_\_\_  
 If yes: Date: 2000 # of Lots \_\_\_\_\_  
 Name of previous owner or name of previous subdivision  
Residents Trust

When your project is completed how many lots will there be?  
 \_\_\_\_\_  
 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:**

See Attached

**Proposed Dimensional Data**

Lot # \_\_\_\_\_  
 Acres \_\_\_\_\_  
 Frontage \_\_\_\_\_

**Please describe the following:**

Easements/Right-of-ways: (existing and proposed) None

Existing Structures: House, Barn/Wood Shed

Access: Private Driveway

Wastewater Disposal System: (existing and proposed) Septic

Water System: Well

Drainage System: Leach Field

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

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.**

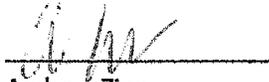
**Any application that does not contain all information required, or a reasonable explanation why it does not apply, will be returned to the applicant.**

### Narrative Letter

1. Andrew Zins ("Property Owner") is the record owner of land and a residence ("Property") located at 1654 Prindle Road, Charlotte VT (a photo depicting the Property is attached as "Exhibit One").
2. The lot area is 96.45 acres.
3. The Property is zoned Rural District (RUR).
4. The Property Owner wishes to construct an Accessory Structure/Dwelling on the Property.
5. Accessory Structures and Accessory Dwellings are permitted uses in the Rural District.
6. The Charlotte Land Use Regulations require that structures be located inside a building envelope when a building envelope exists on the property.
7. As a result of a subdivision in 2000, the property is subject to a building envelope (a photo depicting the building envelope is attached as "Exhibit Two").
8. The Property Owner has identified a location for the Accessory Structure/Dwelling on the Property that would place part of it outside the existing building envelope.
9. The property owner would require a very minor subdivision amendment that effectively expands the building envelope (less than three percent) to accommodate the Accessory Structure/Dwelling.
10. A photo depicting the Accessory Structure/Dwelling and area requiring a minor subdivision amendment to accommodate the proposed location is attached as "Exhibit Three".
11. The Property Owner believes the location would result in a better situation and plan overall because it would be behind the house and it would be private.
12. The Property Owner requests a minor subdivision amendment to accommodate an Accessory Structure/Dwelling at the proposed location and maintains as follows:
  - The requested relief is minimal in consideration of its size relative to the size of the lot and the existing building envelope.
  - Approval of a minor subdivision amendment to permit an Accessory Structure/Dwelling at the proposed second location on the Property would result in a better situation and plan overall because it would be behind the house and it would be private.
  - Approval of a minor subdivision amendment to permit an Accessory Structure/Dwelling at the proposed second location on the Property is consistent with the intent and purpose of the *Charlotte Town Plan*.

- Approval of a minor subdivision amendment to permit an Accessory Structure/Dwelling at the proposed location on the Property would not adversely affect the health, safety, and welfare of the community.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "A. Zins", is written over a horizontal line.

Andrew Zins

1654 Prindle Road  
Charlotte, VT 05445

Residents Trust  
c/o Philbrook + Associates  
P.O. Box 1149  
Rockland, ME 04841

**Michael Dunavin + Karen Yankowski**  
**1707 Prindle Road**  
**Charlotte, VT 05445**

John Malloy  
1100 Stock Farm Road  
Randolph, VT

**Ann + Keon LeClair**  
**1582 Prindle Road**  
**Charlotte, VT 05445**

Sebastian + Judith Pugliese  
1430 Prindle Road  
Charlotte, VT 05445

The Nature Conservancy  
27 State Street  
Montpelier, VT 05602-2934

Andrew Zins  
1654 Prindle Road  
Charlotte, VT 05445

*Wapped 12/5/16 JR*

*16-165-SA Zins*