

PC-16-174-BA

TOWN OF CHARLOTTE
APPLICATION

SUBDIVISION AMENDMENT BOUNDARY ADJUSTMENT SKETCH

*Applicant: A complete application must be submitted to the Planning office before you will be given time on the Planning Commission agenda.

Owner of Record-Parcel #1

Name Kiona & Lincoln Heath
Address 231 Meadowside Drive
Charlotte VT 05745
Phone (H) _____ (W) _____

Signature of owner [Signature]

Owner of Record-Parcel #2

Name Clark W. Hinsdale, III
Address 1211 Ethan Allen Highway
Charlotte VT 05745
Phone (H) 425-4144 (W) 425-3008

Signature of owner Clark W. Hinsdale, III

1. Location of Boundary Adjustment or Subdivision Amendment Meadowside Drive

2. Boundary Adjustment or Subdivision Amendment:

Property #1
Original Acreage 6.80
Proposed Acreage 6.80

Map 10 Block 01 Lot 3 Parcel ID _____

Property #2
Original Acreage 367.97
Proposed Acreage 367.97

Map 10 Block 01 Lot 1-8 Parcel ID _____

3. Part of Prior Subdivision? Yes No

If Yes: Date: 1986 Owner: Clark W. Hinsdale, Jr

4. Reason for Boundary Adjustment or Subdivision Amendment:

Solve septic issue and align Parcel 1 with Meadowside Drive. Note that Parcel 2 is Lot 1 Meadowside - 2.99 Acres plus 363.98 Acrem

5. To Be Submitted With Application:

If applicant is agent for owner, written authorization signed by owner must be filed with application
 Survey showing existing and proposed property lines and existing and proposed acreages

6. Return to: **Charlotte Planning & Zoning Office**
P.O. Box 119
Charlotte, VT 05445

Office Use Only

Date Received _____

Application #: _____

Meeting/Hearing Dates: _____

Sketch _____

Boundary Adjustment _____

Subdivision Amendment _____

Fee Paid: _____

June 30, 2016

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Marion Bausch
Charles McDougal
Nicholas McDougal
1710 Lincoln Gap Road
Lincoln, VT 05443

Heather L. Heitkamp
580 Bingham Brook Road
Charlotte, VT 05445

Re: Meadowside Association

Dear All:

I am writing to you concerning modifications that are being considered for Meadowside Lots 1 and 2 and the property of Lincoln and Kiona Heath.

The Issue

Following the sale of Lot 2 to Chris and Karen White by the Geigers, it was discovered that the Lot 2 well was not located in its permitted location but right on the property line of Lot 1. This location has the effect of eliminating the approved primary and replacement septic systems on Lot 1. The attached map shows the well shield area for the Lot 2 well.

Prior to his death, Chris White had discussed this issue with Clark Hinsdale III. The goal was to avoid the Whites having to go to the expense of moving their well to the permitted location and to solve this problem cooperatively and creatively. Following Chris's untimely passing, the matter was put on hold for a time. More recently, Karen White, Bill Geiger, Clark Hinsdale III and Kiona and Lincoln Heath have been looking at creative options to resolve this particular issue. We appreciate the collaborative work of Karen, Bill, Kiona and Lincoln in putting together the proposal presented below.

The Process

With the leadership of Steve Revell of Lincoln Applied Geology, septic testing was done on Lot 1 as well as on parts of Lot 2 and parts of the Heath property. The well location on boundary of Lot 1 and Lot 2 effectively eliminates the use of the ridge of good soil for an additional septic system. However, the southeast corner of the Heath property is a continuation of the ridge of good soils serving Meadowside and exceeds the setbacks required for the Lot 2 well.

While technically this process could be handled with an

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easement, the surveying associated with developing this proposal turned up a second issue: A small portion of Meadowside Drive is out of the right of way where it passes by the Heath property. Additionally, the Heath's proposal is not to grant an easement but to swap an equal portion of land between themselves and Clark Hinsdale III. This proposed land swap is shown on the attached map.

We believe that everyone in Meadowside has the full use of Meadowside Drive, despite this minor deviation during construction about 30 years ago. The point that touches on the current discussion is that the Heath's would like to own and manage the strip of land between their property and the road. Additionally, we believe that it is useful to file an "as built" survey showing Meadowside Drive where it actually exists.

The Proposal

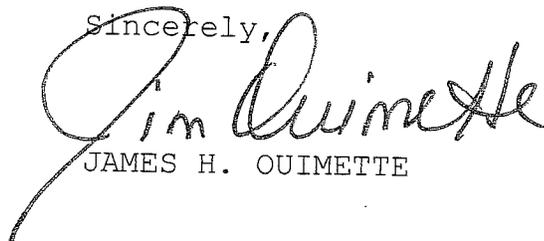
We have gathered the technical data necessary to submit our proposal to the Charlotte Planning Commission for sketch plan review. The enclosed map shows the additional land that the Heaths would gain on their westerly and southerly borders in exchange for an equal amount of land in their southeast corner. The map also shows the Meadowside Drive right of way being conformed with the actual location of the road in front of the Heath property.

First we are seeking neighborhood input to see if there are questions, concerns, etc. that we should deal with before going any further. We do not believe that our proposal impacts anyone but the three parties involved in the boundary exchange. However, if you see any potential negative impacts, we would like to hear from you.

Our goal is to meet with the Planning Commission at their August meeting, so your input would be appreciated in the next few weeks.

Questions can be directed to me or any of the participants in this modification of Lots 1, 2 and the Heath parcel. If a neighborhood site visit is requested, we are glad to set that up.

Sincerely,



JAMES H. OUIMETTE

JHO:jlj

Enc.

cc- Clark W. Hinsdale, III
William Geiger

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JAMES W. RUNCIE
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June 30, 2016

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8 Chase Lane
Burlington, VT 05401

Karen M. White
375 Meadowside Drive
Charlotte, VT 05445

Kiona B. Heath
Lincoln B. Heath
231 Meadowside Drive
Charlotte, VT 05445

Matthew I. Ringler
Sarah R. Ringler
427 Meadowside Drive
Charlotte, VT 05445

Charles C. Burns
Cynthia D. Burns
475 Meadowside Drive
Charlotte, VT 05445

Philip J. Barone
Debra A. Barone
549 Meadowside Drive
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Geraldine Ann Leckerling
605 Meadowside Drive
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Tracey Brown
659 Meadowside Drive
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Maj Eisinger
33 North Ave., Apt 7
Burlington, VT 05401-5222

Melinda L. Hinsdale
Willard L. Bickford
511 Oak Hill Road
Williston, VT 05495

C. HILSDALE JR.

$\Delta = 15^{\circ}12''$
 $D = 250.00'$
 $I = 31.43$
 $L = 62.54$
 $PC = 64+37.40$
 $PT = 65+01.94$

- FIELD POND
P. LOCATION

