

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

FEB 02 2017

CHARLOTTE
PLANNING & ZONING

Sketch Plan Date:

Classification:

Fee Paid: \$50.00

Receipt #: 14878

Date Approved:

PROPERTY OWNER

Name John H. Crabbe, Jr.

Address 298 Boulder Hill Dr., Shelburne, VT 05452

Phone (H) 802-985-2997 (W)

Signature of property owner

APPLICANT/CONTACT PERSON (if other than owner)

Name Andrea Pearce- Vermont Compliance Monitoring

Address PO Box 213

Huntington, VT 05462

Phone (H) (W) 802-735-3244

If applicant is agent for owner, written authorization signed by owner must be filed with application.

Signature of applicant Andrea Pearce

Map Reference Slide No. 60 Deed Reference: Vol 117 Page 1

Parcel ID # 09-01-39-1A

Total acreage 21.93 Zoning District Rural

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

If yes: Date: 06/23/1987 # of Lots 4

Name of previous owner or name of previous subdivision

C. W. Hinsdale, III created the subdivision.

The parcel was sold to J. Crabbe by J. J. and A. Hutchins.

When your project is completed how many lots will there be?
Unchanged, 1 lot

Description: (check where appropriate)
Commercial Industrial Single family
Multi family Planned Residential Development
Major Subdivision Minor Subdivision
Modification Boundary Adjustment
X Other, describe Seeking permission to place fill

Describe Intent of Project:

This project proposes to place fills on a portion of the Crabbe parcel in support of VAOT's US Route 7 reconstruction project.

Fill materials include native soils excavated from the right of way (~95%) and concrete from the existing roadway (~5%).

The necessary environmental approvals have already been obtained for this work or are in progress.

Proposed Dimensional Data

Lot # There are no proposed changes to the current lot dimensions, or the number of lots.

Acres

Frontage

Please describe the following:

Easements/Right-of-ways: (existing and proposed) Parcel access is via an easement through the adjoining parcel to the east.

Other parcels from the original subdivision hold easements on this property: a water and well easement, two septic easements, and a reserved force main easement. None would be impacted by the proposed work.

Existing Structures: There is an existing barn and house. These structures will not be altered as part of the proposed work.

No new structures will be built.

Access: Current access to the parcel will not be changed or impacted by the proposed work.

Wastewater Disposal System: (existing and proposed) There is currently an on-site septic system. This would not be altered or impacted as part of the proposed work. No new or additional wastewater disposal is proposed.

Water System: There are no proposed changes to the current water supply and the proposed work will not create any impacts.

Drainage System: There is no current formal drainage system, and none planned.

Development Phasing Schedule: (describe) The work would take place during the 2017 and/or 2018 construction season (s).

Other unusual circumstances: An Open Space Agreement dated October 6, 1987 prohibits fill activities on a 17.66 acre portion of the parcel. Approximately 1.5 acres of the proposed fill area is within this 17.66 area currently subject to the open space agreement.

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 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.

Crabbe Sketch Plan Review Application: **Application Information waiver request**

The numbers and letters below correspond with the information listed on the Town of Charlotte Application for Sketch Plan, Subdivision, and/or Amendment.

4c – Roads and drainage infrastructure, facilities & improvements in the immediate vicinity of the project which may be affected or used by the project.

This is not relevant to the proposed Subdivision Amendment, as none of the above exist on the parcel and none are proposed.

4h – Proposed conservation & agricultural easement areas or open space areas.

None are proposed.

4k – Proposed building envelopes with dimensions.

No new buildings or structures are proposed.

4l - Existing and proposed roads, parking areas, associated rights-of-way or easements, dimensions and distances.

The work will not impact any existing elements (shown), and nothing new is proposed.

4m – Existing & proposed park, playground, public access or other recreational areas

None currently exist, and none are planned.

4n – Existing & proposed utility, water & wastewater system locations and associated rights-of-way or easements.

Nothing new is proposed. Existing utility infrastructure and rights of way and easements (shown) are not in the vicinity of the proposed work, will not be impacted by the work.

6. Engineering reports (water & wastewater systems).

Nothing new is proposed. Existing water and wastewater systems are not in the vicinity of the work and will not be impacted by the work.

7. Existing and proposed traffic generation rates, volumes.

Once complete, the work will have no impact on traffic.

8. Road profiles; road intersection and parking area geometry and construction schematics.

No roads, or parking areas are planned.

9. Proposed landscaping and screening.

There are no proposed changes to the existing land cover.

10. Off-site easements.

There are no proposed changes to off site easements and they are not impacted by the proposed work.

Crabbe Sketch Plan Review Application: **Application Information waiver request**

12. Proposed covenants, easements, conserved land agreements, road maintenance agreements, roadway waivers, etc. etc.,

None are proposed.

13. Proposed homeowner or tenant association or agreements.

None are proposed.

14. Proposed performance bonds or sureties.

None are proposed.