

TOWN OF CHARLOTTE  
P.O. Box 119  
Charlotte, VT 05445  
Phone: 802-425-3533 Fax: 802-425-4241

**RECEIVED**

APR 04 2017

CHARLOTTE  
PLANNING & ZONING

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: \_\_\_\_\_  
Receipt #: \_\_\_\_\_  
Date Approved: \_\_\_\_\_

**PROPERTY OWNER**  
Name William J Gregorek/Louise A Gregorek  
Address 2780 Hinesburg RD  
Charlotte VT 05445  
Phone (H) 802-373-5622 (W) \_\_\_\_\_

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

Signature of property owner William J Gregorek  
Louise A Gregorek

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

Map Reference Slide No. 51 Deed Reference: Vol 49 Page 339  
Parcel ID # 20093-2780

Total acreage 13.91 Zoning District Rural

Was this parcel part of a prior subdivision? Yes  No \_\_\_\_\_  
If yes: Date: 6/06/86 # of Lots 2  
Name of previous owner or name of previous subdivision  
William J Gregorek

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:**  
To subdivide 5 acres including accessory dwelling from  
main parcel.

**Proposed Dimensional Data**  
Lot # \_\_\_\_\_  
Acres 5  
Frontage \_\_\_\_\_

**Please describe the following:**

Easements/Right-of-ways: (existing and proposed) Will use existing shared road + drive

Existing Structures: Main House 3 bedroom Modified Cape  
Accessory dwelling 900 SF Modular home

Access: IS from existing driveway from Hinesburg Road

Wastewater Disposal System: (existing and proposed) At this time shared with main house. Have site approved for accessory to rear of property to be designed and installed  
Water System: Shared 50gpm well

Drainage System: Pre - Existing.

Development Phasing Schedule: (describe) Existing septic + structures.

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.**

Handwritten notes or scribbles in the top left corner.