

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

PL-17-61-SK

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 #: _____

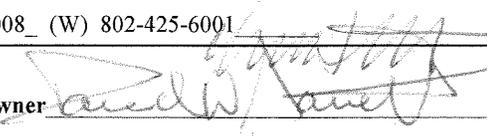
Date Approved: _____

PROPERTY OWNER

Name: David and Christie Garrett _____
 Address_ 1277 Thompsons Point Road _____
 Charlotte, VT _____
 Phone (H) 802-425-2008 (W) 802-425-6001

APPLICANT/CONTACT PERSON (if other than owner)

Name: Wade Weathers
 Address_ 186 College Street
 Burlington, VT 05401 _____
 Phone (H) _____ (W) 802-238-6362 _____

Signature of property owner 

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 41 Page 259 and
 Parcel ID # 00037-1277

Total acreage 14.1_ Zoning District RR 5 ac min, Shoreland overlay_

Was this parcel part of a prior subdivision? Yes No _____
 If yes: Date: June 1, 1980 # of Lots _____
 Name of previous owner or name of previous subdivision
 Bryan and Christine Garvey _____

When your project is completed how many lots will there be? 2
 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: The Garretts own 14.1 acres I two lots. They would like to change the boundary line on the 5 acres lake front lot to include additional waterfront land. After the boundary line adjustment there will still be only 2 lots. No new lot will be created.

Proposed Dimensional Data

Lot # existing lot is 5 acres with a house lot of 9.1 ac. The new lot after the boundary line adjustment would be 8.5 +- and the house 5.6 ac.

Acres 14.1 total before and after the boundary line adjustment.

Frontage: Lake frontage is 699.21'

Please describe the following:

Easements/Right-of-ways: (existing and proposed) the access to the land is via a row over the Owners property.

Existing Structures: None

Access: Over the existing driveway_

Wastewater Disposal System: (existing and proposed) test pits show soils that will allow a WW system that will meet state requirements. A design will be completed. _

Water System: Well will have to be installed for the building lot._

Drainage System: _____

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 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.