

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

PC-17-75-BA

APPLICATION FOR
SKETCH PLAN SUBDIVISION AMENDMENT BOUNDARY ADJ.

*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

JUN 13 2017

**CHARLOTTE
PLANNING & ZONING**

Sketch Plan Date: _____

Classification: _____

Fee Paid: _____

Receipt #: _____

Date Approved: _____

PROPERTY OWNER

Name Estate of Thomas Henneberger
Address Timothy S. Matthews Executor
900 Matisse Drive Apt 5016 Fort Worth TX
76107
Phone (H) _____ (W) _____

APPLICANT/CONTACT PERSON (if other than owner)

Name Peter Rosenfeld
Address 1908 Greenbush Rd
Charlotte per@post.harvard.edu
Phone (H) 425-6524 (W)

Signature of property owner _____

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

Signature of applicant [Signature]

Map Reference Slide No. _____ Deed Reference: Vol _____ Page _____

Parcel ID # 00004-1908

Total acreage _____ Zoning District _____

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

If yes: Date: _____ # of Lots _____

Name of previous owner or name of previous subdivision

When your project is completed how many lots will there be?

Same as at present 3

Description: (check where appropriate)
___ Commercial ___ Industrial ___ Single family
___ Multi family ___ Planned Residential Development
___ Major Subdivision ___ Minor Subdivision
___ Modification Boundary
___ Other, describe _____ Adjustment

Describe Intent of Project: See attached sketch of boundary adjustment and text

Proposed Dimensional Data See attached

Lot #

Acres

Frontage

Please describe the following:

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

Existing Structures: Single family

Access: Greenbush Road

Wastewater Disposal System: (existing and ~~proposed~~) Individual on each lot

No new systems proposed

Water System: existing drilled wells

Drainage System: None

Development Phasing Schedule: (describe) Not applicable

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 *See attached text*
6. Engineering reports (water & wastewater systems) Scale 1"=30' preferred, may be 1"=100'
7. Existing and proposed traffic generation rates, volumes (Estimated)* *No change from present*
8. Road profiles; road intersection and parking area geometry and construction schematics (as shown on plat)* *None*
9. Proposed landscaping and screening* *None*
10. Off-site easements (e.g. water, wastewater, access)* *None*
11. Proposed phasing schedule* *None*
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)* *None*
13. Proposed homeowner or tenant association or agreements* *None*
14. Proposed performance bonds or sureties* *None*

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.

The purpose of this boundary adjustment is to transfer land from lot 1830 to adjacent lots 1908 and 1946.

Lot 1830 will be reduced in size from its present 11 acres to 5.4 acres. Its approximately 360' frontage on Greenbush road will not change. The house on this lot is non-conforming due to front yard setback which will not change, but the lot size and frontage will continue to be in conformance.

Lot 1908 will increase in size from its present 1.2 acres to 3.9 acres. Since its frontage is 210' and will not change, it will continue to be non-conforming due to size, frontage and house setback

Lot 1946 will increase in size from its present 1.2 acres to 4.1 acres. Since its frontage is 210' and will not change, it will continue to be non-conforming due to size, frontage and house setback.

June 2, 2017

From: Timothy S. Matthews, Executor of Estate of Thomas C. Henneberger, Jr
To: Peter Rosenfeld

Subj: Boundary Adjustment for Parcel ID 00004-1830, 1830 Greenbush Rd, Charlotte, VT

1. I hereby authorize you to act on my behalf in coordinating the proposed boundary adjustment to subject property.



Timothy Matthews
900 Matisse Dr, Apt 5016
Fort Worth, TX 76107