

TOWN OF CHARLOTTE

P.O. Box 119

Charlotte, VT 05445

Phone: 802-425-3533 Fax: 802-425-4241

APPLICATION FOR SKETCH PLAN ~~AND~~ 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 JUN 28 2017 CHARLOTTE PLANNING & ZONING

Sketch Plan Date: Classification: Fee Paid: Receipt #: Date Approved:

PROPERTY OWNER Name: John Hauenstein earlypros@gmail.com Address: 6373 Spear St. Charlotte, VT 05445 Phone: (H) (802) 425 2956 (W) (802) 734-2012

APPLICANT/CONTACT PERSON (if other than owner) Name: Lisa Hauenstein Address: 6373 Spear St. Charlotte, VT Phone (H) same (W) (802) 734-9022

Signature of property owner: John Hauenstein

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 7 Page 44 Parcel ID # Lot 10

Total acreage: 30.8 Zoning District: rural

Was this parcel part of a prior subdivision? Yes [X] No If yes: Date: April 15, 87 # of Lots 14 Name of previous owner or name of previous subdivision: J. Graham Goldsmith "Subdivision of Lewis Creek Farms"

When your project is completed how many lots will there be? 2 Description: (check where appropriate) Commercial Multi family Major Subdivision Modification Other, describe: Solar Farm

Describe Intent of Project: To subdivide a 30.8 acre parcel to create 2 separate lots: 1 improved; 1 not improved. The unimproved lot will be used as a solar and agricultural farm. No home building is intended in immediate future

Proposed Dimensional Data Lot # 10A & 10B Acres 14 & 16 Frontage

**Please describe the following:**

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

Existing Structures: A large existing turn-of-the-century barn with fenced in boundaries around lot

Access: existing curb cut accessing the barn & field

Wastewater Disposal System: (existing and proposed) No construction in foreseeable future, septic capacity exists across Spear St. on my other existing improved 5 acre lot.

Water System: No drilled well is proposed for subdivision, Existing <sup>(unused)</sup> well across Spear St. is available

Drainage System: Natural incline to lot gives adequate drainage.

Development Phasing Schedule: (describe) Subdivision and restoration of barn

Other unusual circumstances: Septic design & permit has been approved

**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.**