

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:

Sketch Plan Date: _____

Classification: _____

Fee Paid: _____

Receipt #: _____

Date Approved: _____

REQUEST FOR SUBDIVISION & BOUNDARY ADJ.

RECEIVED

JUN 30 2017

CHARLOTTE

PLANNING & ZONING

PROPERTY OWNER

Name DOREEN KRAFT + MARVIN FISHMAN

Address 197 OAK HILL ROAD CHARLOTTE 05445

Phone (H) 425-3557 (W) 355-0550

APPLICANT/CONTACT PERSON (if other than owner)

Name _____

Address _____

Phone (H) _____ (W) _____

Signature of property owner Marvin Fishman

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 123 Page 429-430 Parcel ID # 00118-0197

Total acreage 10.5 Zoning District RORN L

Was this parcel part of a prior subdivision? Yes No _____ If yes: Date: LATE 1970'S # of Lots 4 Name of previous owner or name of previous subdivision ROSCOE / GREEN MOUNTAIN LAND

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 _____ X Minor Subdivision _____ Modification _____ Boundary Adjustment _____ Other, describe _____

Describe Intent of Project: 1) Divide the 10.5 acres into two lots, lot 1 will contain the existing house + shed/garage, lot 2 will be undeveloped for the foreseeable future. 2) boundary adjustment on south side of property: Exchange of land - one acre +/- from Fishman/Kraft to Schofield, one acre +/- from Schofield to Fishman/Kraft.

Proposed Dimensional Data

Table with 3 rows: Lot #, Acres, Frontage

Please describe the following:

Easements/Right-of-ways: (existing and proposed) R.O.W. over Villenbeck's portion of Oak Hill Road (off Roscoe Road), Subdivided lots would have same access,

Existing Structures: House + shed/garage

Access: Access to our 10.5 acres is through our private Oak Hill Road, with a R.O.W. over Villenbeck's portion of the road.

Wastewater Disposal System: (existing and proposed) LOT 1 has existing septic tank & leach field. Potential septic site has been located for LOT 2.

Water System: EXISTING DRILLED WELL ON LOT 1. Potential drilled well site has been located for lot 2.

Drainage System: N/A

Development Phasing Schedule: (describe) N/A

Other unusual circumstances: Property owners on the private Oak Hill Road share road maintenance costs

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

Narrative for
Application for Land Subdivision and Boundary Adjustment

Submitted by Marvin Fishman and Doreen Kraft (parcel ID# 0018-0197)

My wife, Doreen Kraft and I, Marvin Fishman, own and reside on 10.5 acres on Oak Hill Road in East Charlotte. Our objectives are twofold. First, to exchange land with the owner of the property to the south, Sandy Schofield. In this exchange, Ms. Schofield will transfer to us about one acre of her land, which borders on the east and south side of our property. In return, we will transfer to Ms. Schofield about one acre from the upper west and south portion of our land.

Second, we wish to divide our land into two lots, each lot consisting of 5+ acres. Lot 1 will include our existing home and garage/shed, the drilled well, the existing septic system, and the designated septic replacement area (should it ever become necessary). Access to Lot 1 will remain as it is at present, off of our private Oak Hill Road.

Lot 2 is presently undeveloped, and will remain so for the foreseeable future. Lot 2 will include the acre that will be exchanged with Ms. Schofield, on which is located the potential site for a septic system. Road access to Lot 2 will come off our existing private road, i.e., Oak Hill Road.

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.