

**TOWN OF CHARLOTTE**

**P.O. Box 119**

**Charlotte, VT 05445**

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

**APPLICATION FOR**

**SKETCH PLAN SUBDIVISION X 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.

<b>Office Use Only</b> Date Received: _____	Sketch Plan Date: _____ Classification: _____ Fee Paid: _____ Receipt #: _____ Date Approved: _____
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**PROPERTY OWNER**

Name Peter Schneider and Jessica Donovan

Address 650 Elfin Lane Charlotte VT 05445

Phone (H) 802-488-0916 (W) Same

**APPLICANT/CONTACT PERSON** (if other than owner)

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone (H) \_\_\_\_\_ (W) \_\_\_\_\_

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. See Below Deed Reference: Vol \_\_\_\_\_ Page \_\_\_\_\_  
Parcel ID # 00003-0400

Total acreage 42.83 Zoning District \_\_\_\_\_

Was this parcel part of a prior subdivision? Yes  No

If yes: Date: August 2008 # of Lots 8  
Name of previous owner or name of previous subdivision  
Same Owners – Williams Hill

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 intent is to turn the southern building envelope line of 650 Elfin Lane or Lot #1 into a lot line making the lot 1.2 acres in size. The remaining acreage of that lot which is all land conserved in perpetuity, 41.63 acres, would become a separate lot which will be deeded as common land to the Williams Hill Association.

This permit affects property identified as Town Tax Parcel ID# 00003-0400 and referenced in deeds recorded in Books 156 Page 310, 160 Page 694-696, Page 161 Page 377-380, Page 161 Page 523-529, Page 167 Page 634, 168 Page 60, 168 Page 353-355, 169 Page 63-64, 169 Page 176-187, 173 Page 685, 175 Page 1-16, 175 Page 27-51, and 175 Page 53-60 of the Land Records in Charlotte, Vermont.

**Proposed Dimensional Data**

Lot #1 – 1.2 acres & new lot (common land) 41.63 acres

Acres \_\_\_\_\_

Frontage \_\_\_\_\_

**Please describe the following:**

Easements/Right-of-ways: (existing and proposed) \_\_The Charlotte Trail has an easement on the conserved open space which will become the 41.63 acre lot of common land deeded to the Williams Hill Association\_\_

Existing Structures: \_\_NA\_\_\_\_\_

Access: \_\_Partial driveway to Lot #1 current building envelope\_- no access to conserved land\_\_\_\_\_

Wastewater Disposal System: (existing and proposed) \_Community filtration and mound system serves Lot #1\_\_\_\_\_

Water System: \_\_\_\_\_ Individual drilled well planned but not installed\_\_\_\_\_

Drainage System: \_\_\_Impermeable surfaces of Lot #1 will drain into community stormwater system on Williams Hill\_\_\_\_\_

Development Phasing Schedule: (describe) \_Lot #1 will be sold as raw land and buyer responsible for building home\_\_\_\_\_

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.**