

TOWN OF CHARLOTTE

P.O. Box 119

Charlotte, VT 05445

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

RECEIVED

MAY 16 2018

CHARLOTTE PLANNING & ZONING

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 Jonathan Couture and Elisabeth Gerber Address 240 Vineyard View Dr, Charlotte VT 05445 Phone (H) 802 343 1528 (W)

APPLICANT/CONTACT PERSON (if other than owner) Name Jonathan Couture Address 240 Vineyard View Dr, Charlotte VT 05445 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. 191 Deed Reference: Vol 194 Page 206-213 Parcel ID # 0012-0240

Total acreage 14.94 Zoning District rural

Was this parcel part of a prior subdivision? Yes X No If yes: Date: 8/6/15 # of Lots 5 Name of previous owner or name of previous subdivision Jonathan Couture

When your project is completed how many lots will there be? 5 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: see attached

Proposed Dimensional Data Lot # Acres Frontage

## **SUBDIVISION AMENDMENT AND WAIVER REQUESTS**

Applicant: Jonathan Couture  
New Application

### **Project Intent**

This project proposes to take an existing 5 Lot Subdivision and shift several boundary lines to reconfigure the 5 lots to better suit the space and needs of the owners. Specifically this amendment shall affect the Vineyard View Drive Subdivision as follows:

1. Current Lot2 owners will convey to current Lot3 owners density necessary to make current Lot3 into 2 separate lots as new Lot2 and Lot3.s
2. Combine the current Lot1 with the current Lot2 to create new Lot1.
3. Split the existing Lot3 into 2 lots listed as Lot2 and Lot3.
4. Retain a small portion of existing building envelope on Lot2 for potential future accessory structure for new Lot1.
5. Enter 5 acres of new Lot1 into Open Space Agreement using town's standard Open Space Agreement verbiage and restrictions.

### **Proposed dimensional data**

All listed on attached site plans

### **Easements and ROW's**

All existing easements and ROW's will remain intact with the following exception:

1. Existing Lot3 will convey to new lot Lot3 access to existing septic easement for existing septic line.
2. The trail easement granted to the Town of Charlotte shall be updated to reflect the new Lot numbers, and the Final Plat shall reflect the location of the trail easements as noted in the updated attached Final Draft Site Plan.
3. Existing Lot3 will convey a water line easement to new Lot3 for access to the shared well.
4. New Lot3 will share in existing ROW and shared roadway agreement.

### **Existing Structures**

Existing structures are single family residences at 100, 240, and 264 Vineyard View Dr.

### **Access**

Existing ROW named Vineyard View Dr.

### **Wastewater Disposal System**

Existing community mound shall serve Lots 1, 2, 3, 4, 5. Should Lot1 elect to add a dwelling unit they shall use the on-site waste water system currently shown on plat as serving existing Lot2.

**Water system**

New Lot1 shall have a new drilled well for it's sole use. The existing shared well on current Lot3 shall serve new Lot2 and new Lot3 as a shared well.

**Drainage system**

Traditional culverts, swales and subsurface footing drains shall serve all residences in continuity with existing grades, wetlands and roadside drains.

**Development phasing schedule**

This proposal is for a single phase adjustment to the existing subdivision.

**Unusual Circumstances**

Previously approved Lot1 shall retain a small portion of it's previously approved building envelope for potential location of future accessory structure for new Lot1.

**Waiver of dimensional standards.**

New Lot3 shall be 1.63acres and current 5 acres of new Lot1 shall be put under Open Space Agreement.

**Zoning District**

Rural.

**Existing Land Cover**

Current land cover is 50% woods and wetlands, and 50% open. There are no proposed changes to the existing open space agreement. Existing cutting limitations of woodland shall remain intact.

**Areas of high public value**

The Kimball Brook woodland area, and existing open space currently being farmed, view shed from Mt Philo.

**Proposed conservation and Ag easements**

No changes proposed.

**Contour Lines, Existing buildings, Proposed building envelopes, Roads, Utility, Wastewater, ROW's, and Monument locations**

See Attached.

Items 5-14

Shall remain the same as existing Subdivision approval entitled "Final Plat, Major Subdivision, Windever Farm, Property of Clark W. III and Suzanne G. Hinsdale, 173 State Park Rd, Charlotte Vermont" dated September, 2009 on Map Slide 170 Page 6 in the Charlotte Land Records.