



TOWN OF CHARLOTTE
DEVELOPMENT REVIEW BOARD

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

RECEIVED

OCT 21 2025

CHARLOTTE
PLANNING & ZONING
AMENDMENT

SKETCH PLAN*

APPLICATION FOR
SUBDIVISION PRELIM. FINAL



*Applicant must schedule a pre-application meeting with Planning & Zoning staff prior to submitting a sketch plan application.

Office Use Only

Date Received: 10.21.25
Fee Paid: \$450.
Date Warning Mailed:
Date Warning Published: 10.30.25
45 Day Deadline:

Application #: DRB 25.158.SDA
Classification:
Date of Hearing: 11.19.25
Date Hearing Closed:
Date Approved:

PROPERTY OWNER

Name Peter & Patricia Post
Address 1706 Carpenter Rd Charlotte VT 05445
Email peter@emilypost.com
Phone 802 238 8027

APPLICANT/CONTACT PERSON (if other than owner)

Name
Address
Email
Phone

Peter & Patricia Post
Signature of property owner

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

Property Address: 1706 Carpenter Rd
Parcel ID #

Total acreage 26.4 Zoning District RURAL

Was this parcel part of a prior subdivision? Yes No

If yes: Date: 2021 # of Lots: 2

Name of previous owner / name of previous subdivision:
Peter & Patricia Post

Application Reference #: PC 20095

When your project is completed how many lots will there be? 2

Description: (check where appropriate)
 Commercial Industrial
 Multi-family Planned Residential Development
 Major Subdivision Minor Subdivision
 Modification Single Family
 Other, describe

Briefly Describe Intent of Project: *different*
Allow an ~~attached~~ site on the property for a house.
~~Only one of the two sites will be used for a house.~~

Proposed Dimensional Data:

Lot #	Lot #	Lot #	Lot #
Acres	Acres	Acres	Acres
Frontage	Frontage	Frontage	Frontage

SUBDIVISION DESIGN GUIDE (TABLE 6.3)

Step 1. Identify Areas of High Public Value. The applicant shall clearly identify and delineate the boundaries of all Areas of High Public Value, as defined in Table 7.1, from maps, orthophotos, and site investigation. Appropriate management strategies shall be identified to ensure their preservation to the extent feasible. The *Charlotte Conservation Commission* and other appropriate organizations should be consulted with regard to determining which management strategies are most appropriate for particular resources.

Step 2. Identify Potential Development Areas. The applicant will identify potential development areas that minimize impact on Areas of High Public Value.

Step 3. Identify Building Envelopes. Building envelopes, to include all areas to be set aside for structures and parking areas, shall be identified. See Section 7.2(E)

Step 4. Identify Connecting Roads, Pedestrian Paths, Trails & Utilities. See Section 7.3(D).

Step 5. Identify Lot Lines (Boundaries). See Section 7.2(C).

Please describe the following:

Easements/Right-of-ways (existing and proposed): _____

Existing Structures: None

Access: Curb cut for first house site has been constructed
~~Now~~ Change agricultural access to residential. Make
the residential access a agricultural access

Wastewater Disposal System (existing and proposed): Proposed and approved

Water System: Well to be installed

Drainage System: NA

Development Phasing Schedule: NA

Other unusual circumstances: NA

Please submit the following with your application (please check all items included or not applicable):

- Written request for a waiver of any of the required application materials. Please attach a separate sheet.
- Names and addresses of all adjoining property owners, including those across a road right-of-way (include stamped and addressed envelopes for each property).
- Plat or plan (1 original [24"X36"] and 5 copies [11"X17"]; and 1 digital copy) with preparer information, certifications, North Arrow, Legend, Date, Scale (minimum 1" = 200', 1" = 100' preferred) to include the following, unless deemed not applicable (N/A) by the Planning & Zoning staff:

Included N/A Waiver

Requested

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. vicinity map, which may consist of town parcel map, and which may be an inset on the preliminary/final plan; minimum scale = 1" = 2,000'; |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. project boundaries, property lines, existing and proposed lot lines, dimensions (drawn for preliminary plan; surveyed for final plan); |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. roads and drainage infrastructure, facilities and improvements in the immediate vicinity of the project which may be affected or used by the project; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. zoning district designations and boundaries; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. general indication of existing land cover (e.g., forested areas, tree lines and land in agricultural use within the last 5 years); |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. location of Areas of High Public Value (please refer to Table 7.1 of the <i>Land Use Regulations</i>); |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. existing conservation and agricultural easement areas or open space areas, including any on adjacent parcels; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. proposed conservation areas or open space areas; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. existing and proposed elevations (contour lines) near the development area (5' intervals); |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. existing buildings (footprints) near area to be developed or conserved; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. proposed building envelopes with dimensions; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15. existing and proposed roads, parking areas, associated rights-of-way or easements with dimensions and distances (drawn for preliminary plan; surveyed for final plan); |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. existing and proposed park, playground, public access or other recreational areas (drawn for preliminary plan; surveyed for final plan); |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. existing and proposed utility, water and wastewater system locations and associated rights-of-way or easements; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. existing and proposed monument locations. |

The following supporting information, as applicable, is to be submitted with Preliminary and/or Final Plan applications:

Included Waiver

Requested

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Engineering reports (water and wastewater systems), wastewater disposal plan (plan and section views) shall be presented at a minimum scale of 1" = 100', although a scale of 1" = 30' is preferred. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Existing and proposed traffic generation rates, volumes. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Road profiles, road intersection and parking area geometry and construction schematics (or as shown on the plat). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Proposed landscaping and screening. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Off-site easements (e.g., for water, wastewater, access). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Proposed phasing schedule. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Proposed covenants, easements, conserved land agreements, road maintenance agreements, roadway waiver, wastewater system maintenance agreement, wastewater waiver, fire pond agreement, trail easements and offer, and other associated deed restrictions, in both paper and electronic format. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Proposed homeowner or tenant association or agreements. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Proposed performance bond or surety. |

October 21, 2025

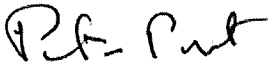
Town of Charlotte,

We are seeking an amendment to our approved subdivision. The purpose of the amendment is to change the position of the house envelope on Lot 2 to a different location on Lot 2. The new location provides better, easier access to the new home site location. The old location was on the west edge of the property in a more lengthy and difficult area to reach. The new location is the center of the property and is easier to access and to build a house on.

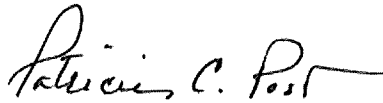
The new location would require that the agricultural access be converted to a residential access. The current residential access to the old lot would be converted to an agricultural access.

Because this is an amendment to an approved subdivision, we request a waiver of the majority of the application materials for a subdivision,

Thank you for your consideration of this amendment.



Peter Post



Patricia Post

1706 Carpenter Road
|Charlotte, VT

Abutting owners:

**Joseph and Emily Donegan
1506 Carpenter Road
Charlotte, VT 05445**

**Lilly Belisle
70 North Pasture Lane
Charlotte, VT 05445**

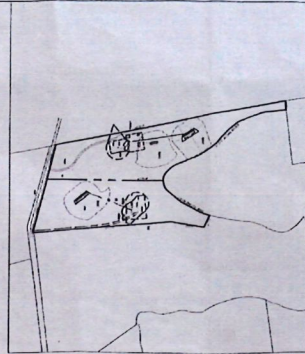
**Ronan and Marianne Belisle
138 North Pasture Lane
Charlotte, VT 05445**



GENERAL LOCATION MAP
SCALE 1/8" = 1 MILE

LEGEND

- 100' ———
- EXISTING LOT/BLK CENTERLINE
- EXISTING LOT/BLK CORNER
- EXISTING LOT/BLK LINE
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL DRIVE
- PROPOSED GRAVEL DRIVE
- WELL LOCATION/ZONE
- EXISTING FOUNDATION
- PROPOSED FOUNDATION
- PROPOSED PROPERTY CORNER
- EXISTING TRAIL/DRIVE
- EXISTING STRUCTURE
- EXISTING STAIRWAY
- TEMPORARY FINCHMARK
- WELL, DRILLED
- WELL, UNDRILLED
- TEST/INTERPOLATION POINT



OVERALL PROPERTY DIMENSIONS
SCALE 1/8" = 1 FOOT

Post Property
1708 Carpenter Road
Charlotte, Vermont

Proposed 2-Lot Subdivision with Water & Wastewater Systems

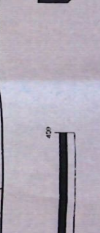


"I hereby certify that in the execution of my responsibility as a Professional Engineer, the design and construction of the design included in this application is true and correct, and that I am duly licensed to practice in the State of Vermont." **Eric R. Johnson**, Vermont Water Supply Rules, Feb. 3, 2020
Date

No.	Revisions	DATE
1	Added Notes (General)	12-28-2020
2	Adjusted Contour Interval to 1' instead of 2'	12-28-2020
3	Added Erosion Control Measures	12-28-2020
4	Added Erosion Control Notes	12-28-2020
5	Added Erosion Control Plan	12-28-2020
6	Added Location of New Pump Station	12-28-2020
7		02/03/2021

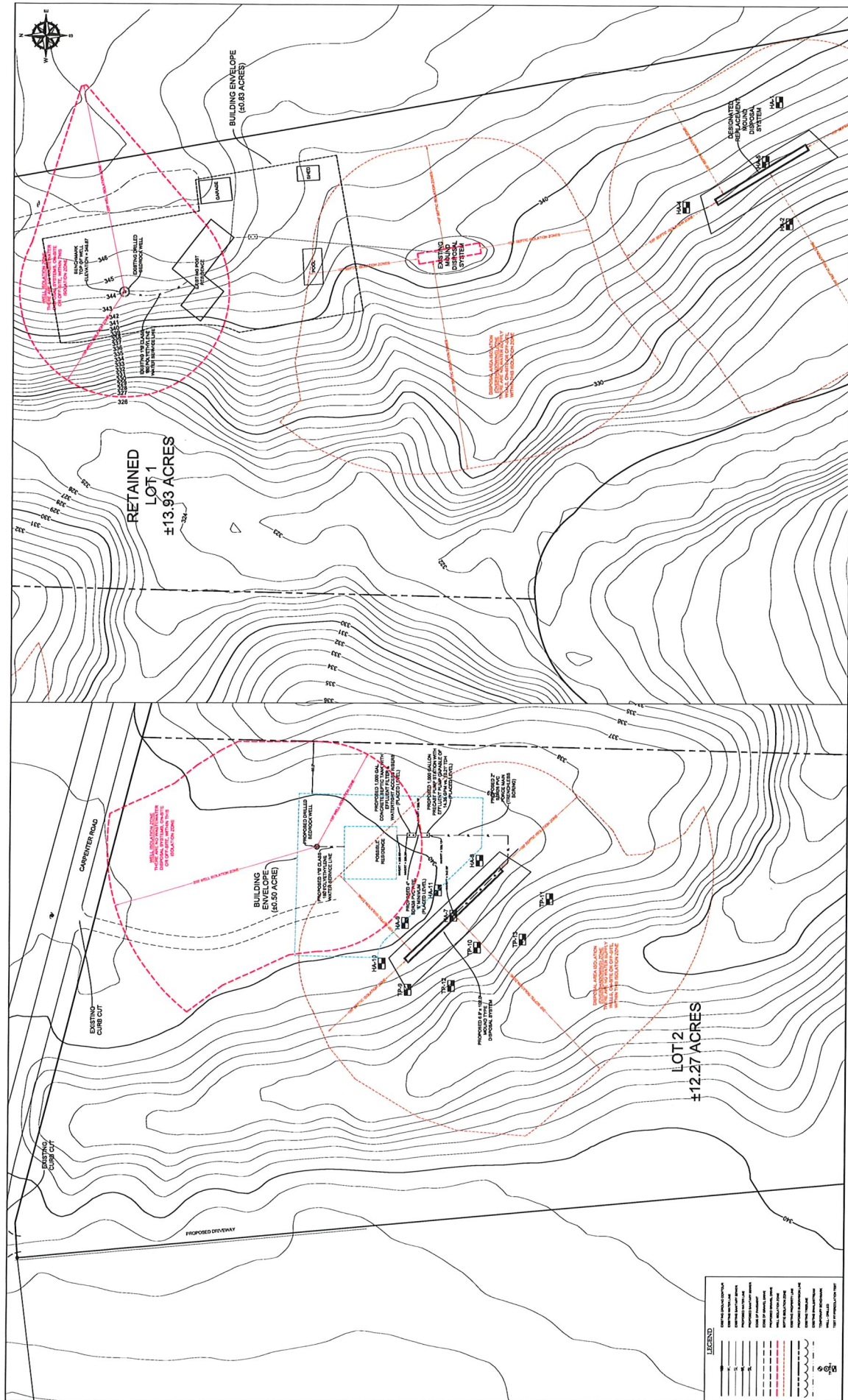
Eric R. Johnson
Licensed Professional Engineer
License No. 2599

THE CONTRACTOR SHALL NOTIFY AND OBTAIN AT LEAST 48 HOURS NOTICE PRIOR TO ANY EXCAVATION.



1" CONTOUR INTERVAL
(1" = 100')





Post Property
 1706 Carpenter Road
 Charleotta, Vermont

Re-figured Lot 2 Site Development Plans
 with
Water & Wastewater Systems

J. LINCOLN
 ENVIRONMENTAL CONSULTANTS

DATE: **Feb. 3, 2020**

DESIGNED BY: **John B. DeGroot #178**

DATE: **Feb. 3, 2020**

PROJECT NO.: **1706-CR-20-01**

SCALE: **1"=40'**

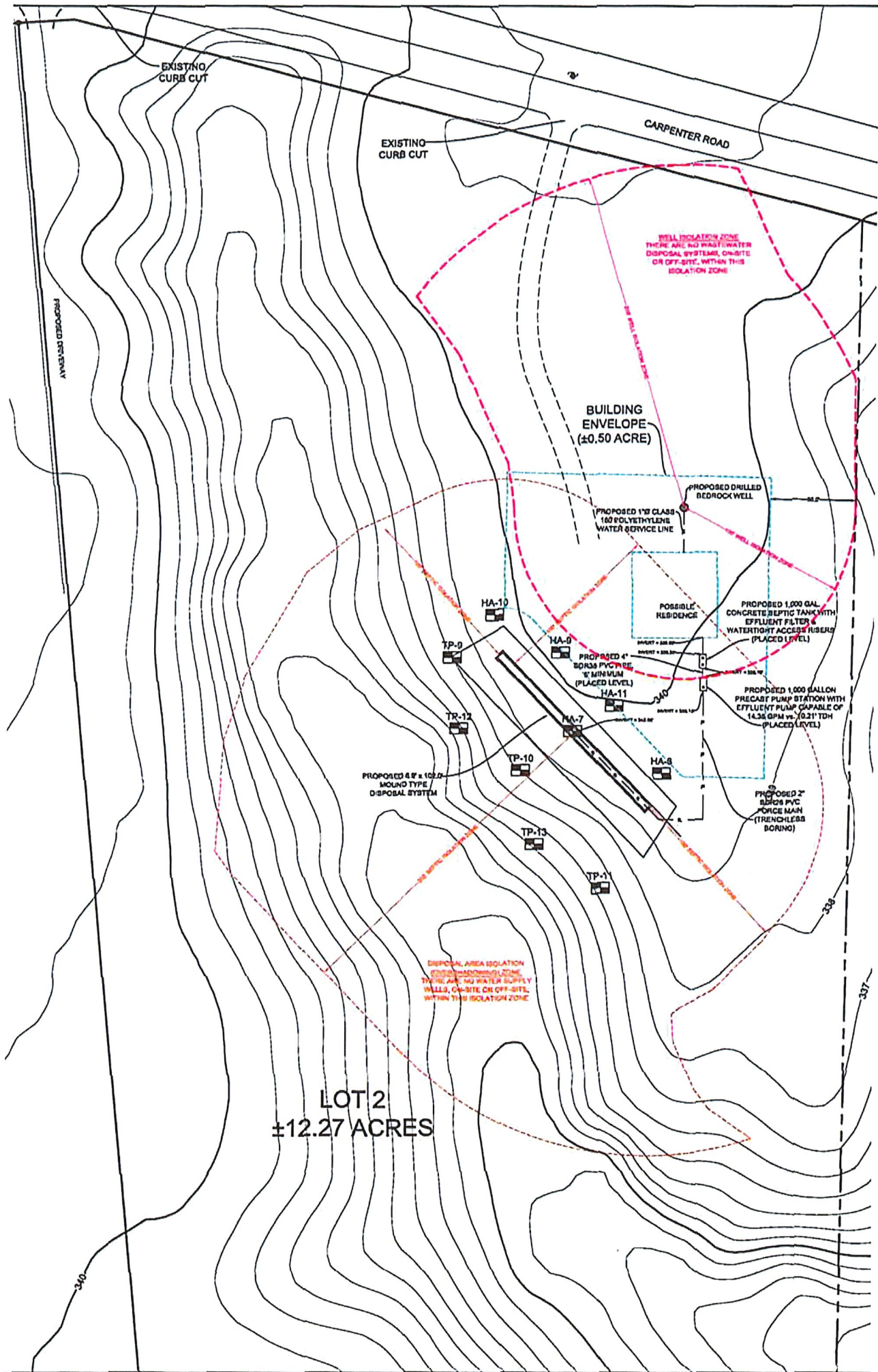
GRAPHIC SCALE (IN FEET)

1"=40' INTERVAL

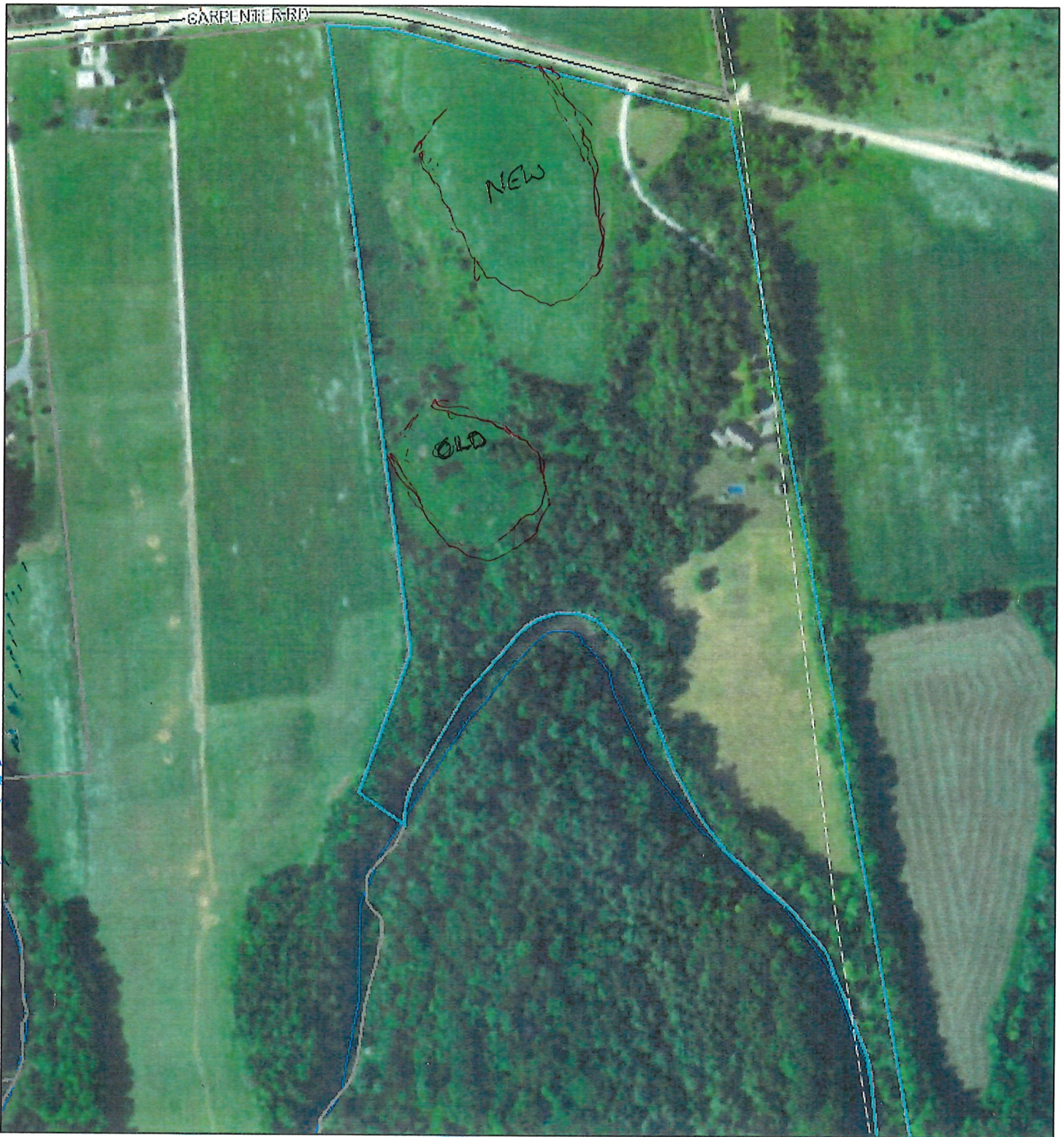
THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

LEGEND

- 1. EXISTING LOT BOUNDARIES
- 2. PROPOSED LOT BOUNDARIES
- 3. PROPOSED DRIVEWAY
- 4. PROPOSED PAVED DRIVEWAY
- 5. PROPOSED ASPHALT DRIVEWAY
- 6. PROPOSED GRAVEL DRIVEWAY
- 7. PROPOSED CONCRET DRIVEWAY
- 8. PROPOSED GRAVEL DRIVEWAY
- 9. PROPOSED ASPHALT DRIVEWAY
- 10. PROPOSED CONCRET DRIVEWAY
- 11. PROPOSED GRAVEL DRIVEWAY
- 12. PROPOSED ASPHALT DRIVEWAY
- 13. PROPOSED CONCRET DRIVEWAY
- 14. PROPOSED GRAVEL DRIVEWAY
- 15. PROPOSED ASPHALT DRIVEWAY
- 16. PROPOSED CONCRET DRIVEWAY
- 17. PROPOSED GRAVEL DRIVEWAY
- 18. PROPOSED ASPHALT DRIVEWAY
- 19. PROPOSED CONCRET DRIVEWAY
- 20. PROPOSED GRAVEL DRIVEWAY
- 21. PROPOSED ASPHALT DRIVEWAY
- 22. PROPOSED CONCRET DRIVEWAY
- 23. PROPOSED GRAVEL DRIVEWAY
- 24. PROPOSED ASPHALT DRIVEWAY
- 25. PROPOSED CONCRET DRIVEWAY
- 26. PROPOSED GRAVEL DRIVEWAY
- 27. PROPOSED ASPHALT DRIVEWAY
- 28. PROPOSED CONCRET DRIVEWAY
- 29. PROPOSED GRAVEL DRIVEWAY
- 30. PROPOSED ASPHALT DRIVEWAY
- 31. PROPOSED CONCRET DRIVEWAY
- 32. PROPOSED GRAVEL DRIVEWAY
- 33. PROPOSED ASPHALT DRIVEWAY
- 34. PROPOSED CONCRET DRIVEWAY
- 35. PROPOSED GRAVEL DRIVEWAY
- 36. PROPOSED ASPHALT DRIVEWAY
- 37. PROPOSED CONCRET DRIVEWAY
- 38. PROPOSED GRAVEL DRIVEWAY
- 39. PROPOSED ASPHALT DRIVEWAY
- 40. PROPOSED CONCRET DRIVEWAY
- 41. PROPOSED GRAVEL DRIVEWAY
- 42. PROPOSED ASPHALT DRIVEWAY
- 43. PROPOSED CONCRET DRIVEWAY
- 44. PROPOSED GRAVEL DRIVEWAY
- 45. PROPOSED ASPHALT DRIVEWAY
- 46. PROPOSED CONCRET DRIVEWAY
- 47. PROPOSED GRAVEL DRIVEWAY
- 48. PROPOSED ASPHALT DRIVEWAY
- 49. PROPOSED CONCRET DRIVEWAY
- 50. PROPOSED GRAVEL DRIVEWAY
- 51. PROPOSED ASPHALT DRIVEWAY
- 52. PROPOSED CONCRET DRIVEWAY
- 53. PROPOSED GRAVEL DRIVEWAY
- 54. PROPOSED ASPHALT DRIVEWAY
- 55. PROPOSED CONCRET DRIVEWAY
- 56. PROPOSED GRAVEL DRIVEWAY
- 57. PROPOSED ASPHALT DRIVEWAY
- 58. PROPOSED CONCRET DRIVEWAY
- 59. PROPOSED GRAVEL DRIVEWAY
- 60. PROPOSED ASPHALT DRIVEWAY
- 61. PROPOSED CONCRET DRIVEWAY
- 62. PROPOSED GRAVEL DRIVEWAY
- 63. PROPOSED ASPHALT DRIVEWAY
- 64. PROPOSED CONCRET DRIVEWAY
- 65. PROPOSED GRAVEL DRIVEWAY
- 66. PROPOSED ASPHALT DRIVEWAY
- 67. PROPOSED CONCRET DRIVEWAY
- 68. PROPOSED GRAVEL DRIVEWAY
- 69. PROPOSED ASPHALT DRIVEWAY
- 70. PROPOSED CONCRET DRIVEWAY
- 71. PROPOSED GRAVEL DRIVEWAY
- 72. PROPOSED ASPHALT DRIVEWAY
- 73. PROPOSED CONCRET DRIVEWAY
- 74. PROPOSED GRAVEL DRIVEWAY
- 75. PROPOSED ASPHALT DRIVEWAY
- 76. PROPOSED CONCRET DRIVEWAY
- 77. PROPOSED GRAVEL DRIVEWAY
- 78. PROPOSED ASPHALT DRIVEWAY
- 79. PROPOSED CONCRET DRIVEWAY
- 80. PROPOSED GRAVEL DRIVEWAY
- 81. PROPOSED ASPHALT DRIVEWAY
- 82. PROPOSED CONCRET DRIVEWAY
- 83. PROPOSED GRAVEL DRIVEWAY
- 84. PROPOSED ASPHALT DRIVEWAY
- 85. PROPOSED CONCRET DRIVEWAY
- 86. PROPOSED GRAVEL DRIVEWAY
- 87. PROPOSED ASPHALT DRIVEWAY
- 88. PROPOSED CONCRET DRIVEWAY
- 89. PROPOSED GRAVEL DRIVEWAY
- 90. PROPOSED ASPHALT DRIVEWAY
- 91. PROPOSED CONCRET DRIVEWAY
- 92. PROPOSED GRAVEL DRIVEWAY
- 93. PROPOSED ASPHALT DRIVEWAY
- 94. PROPOSED CONCRET DRIVEWAY
- 95. PROPOSED GRAVEL DRIVEWAY
- 96. PROPOSED ASPHALT DRIVEWAY
- 97. PROPOSED CONCRET DRIVEWAY
- 98. PROPOSED GRAVEL DRIVEWAY
- 99. PROPOSED ASPHALT DRIVEWAY
- 100. PROPOSED CONCRET DRIVEWAY



Use Value Program



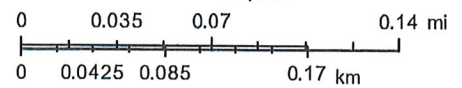
August 29, 2017

1:4,514

Road Centerline

- US Highway
- Town Highway Class 2 or 3
- Town Highway Class 4
- - - Private/Unknown

- + Railroad
- 2016 Tax Parcel Boundary
- Stream Centerline
- WaterBody



Charlotte Conservation Commission
 Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the
 GIS user community
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
 DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community