TOWN OF CHARLOTTE
DEVELOPMENT REVIEW BOARD

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

RECEIVED
JAN 08 2025
CHARLOTTE PLANNING & ZONING

APPLICATION FOR
BOUNDARY ADJUSTMENT ☑SKETCH ☐FINAL

*Applicant must return complete application and all supporting documents to the Planning & Zoning office prior to being scheduled for a public hearing.

Office Use Only

Date Received: 01/06/2025
Application #: DRB-25-03-SK
Date Warning Mailed:
Date of Hearing: 01/22/2025
Date Warning Published:
Date Hearing Closed:
45 Day Deadline:
Date Approved:

OWNER OF RECORD – Parcel #1

Name Ashley Thurgate
Address 131 Higbee Road
Email Ashley@obrienbrothersvt.com
Phone (802) 343-4920

Ashley N Thurgate 12/23/2024
Signature of owner

OWNER OF RECORD Parcel #2

Name Sterling Homes Properties, LLC
Address 85 Old Higbee Road (anticipated per Rebecca Kaplan)
Email Collin@SterlingHomesVT.com Nealy@SterlingHomesVT.com
Phone (802) 864-0600

Signature of owner

LOCATION OF BOUNDARY ADJUSTMENT:
North property line of 131 Higbee Road and South property line of 85 Old Higbee Road.

PART OF PRIOR SUBDIVISION? Yes ____ No X
If Yes: Date: ____ **Application #** ____
Owner(s): ____

BOUNDARY ADJUSTMENT Parcel #1:
Original Acreage: 1.27 AC
Proposed Acreage: 1.27 AC
Parcel ID#: 00048-0319

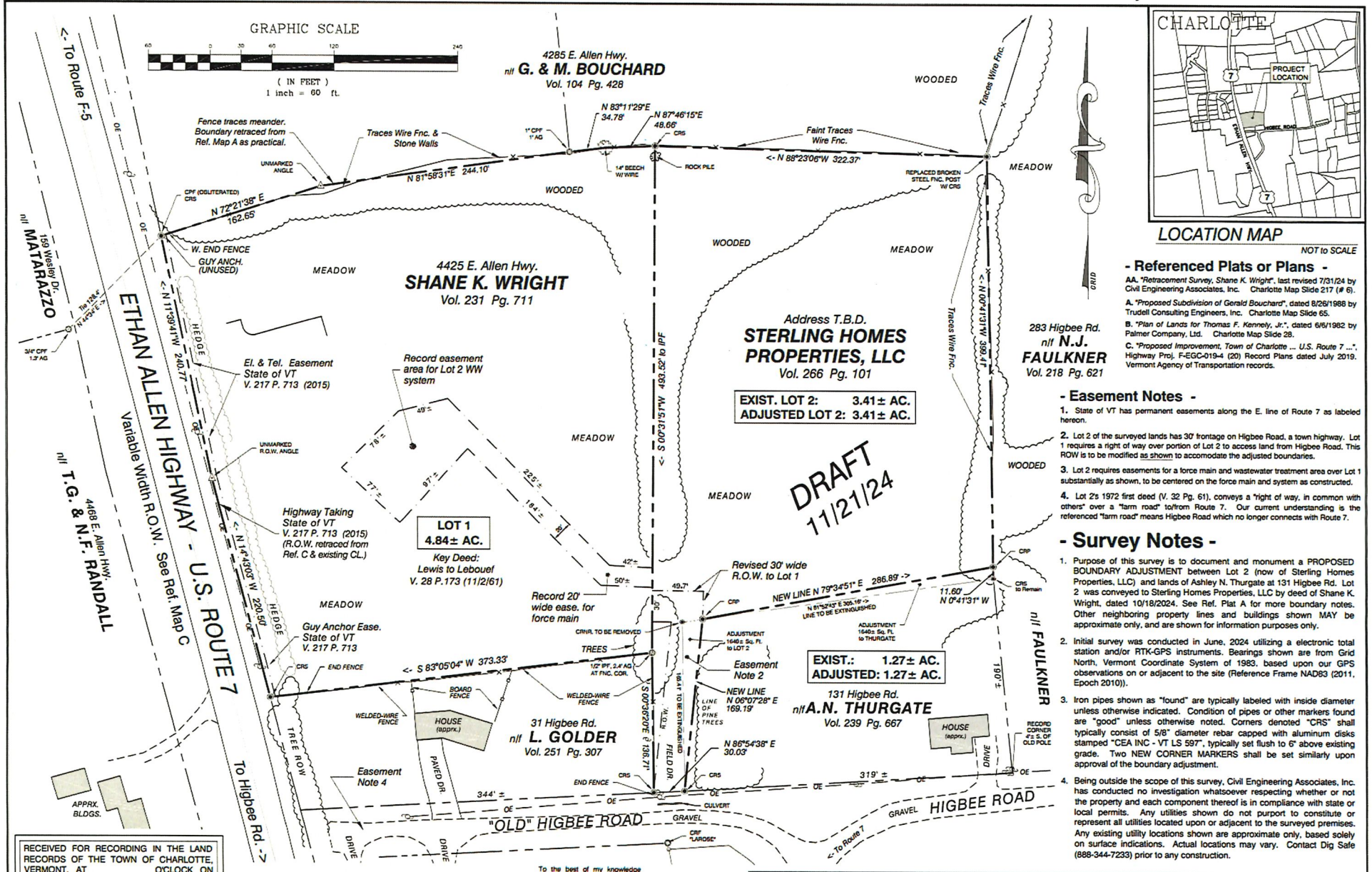
BOUNDARY ADJUSTMENT Parcel #2:
Original Acreage: 3.41 AC
Proposed Acreage: 3.41 AC
Parcel ID#: 00100-4425

Signature of applicant

TO BE INCLUDED WITH APPLICATION:
- [x] Survey showing existing and proposed property lines and existing and proposed acreages
- [ ] If applicant is agent for owner, written authorization signed by owner

REASON FOR BOUNDARY ADJUSTMENT:
BLA is to accommodate new drive to 85 Higbee Road and maintain existing tree line.

PROPOSED BLA ADJUSTMENT 12-10-24



- Referenced Plats or Plans -

AA. *"Retracement Survey, Shane K. Wright"*, last revised 7/31/24 by Civil Engineering Associates, Inc. Charlotte Map Slide 217 (# 6).

A. *"Proposed Subdivision of Gerald Bouchard"*, dated 8/26/1988 by Trudell Consulting Engineers, Inc. Charlotte Map Slide 65.

B. *"Plan of Lands for Thomas F. Kennely, Jr."*, dated 6/6/1982 by Palmer Company, Ltd. Charlotte Map Slide 28.

C. *"Proposed Improvement, Town of Charlotte ... U.S. Route 7 ..."*, Highway Proj. F-EGC-019-4 (20) Record Plans dated July 2019. Vermont Agency of Transportation records.

- Easement Notes -

1. State of VT has permanent easements along the E. line of Route 7 as labeled hereon.
2. Lot 2 of the surveyed lands has 30' frontage on Higbee Road, a town highway. Lot 1 requires a right of way over portion of Lot 2 to access land from Higbee Road. This ROW is to be modified as shown to accomodate the adjusted boundaries.
3. Lot 2 requires easements for a force main and wastewater treatment area over Lot 1 substantially as shown, to be centered on the force main and system as constructed.
4. Lot 2's 1972 first deed (V. 32 Pg. 61), conveys a "right of way, in common with others" over a "farm road" to/from Route 7. Our current understanding is the referenced "farm road" means Higbee Road which no longer connects with Route 7.

- Survey Notes -

1. Purpose of this survey is to document and monument a PROPOSED BOUNDARY ADJUSTMENT between Lot 2 (now of Sterling Homes Properties, LLC) and lands of Ashley N. Thurgate at 131 Higbee Rd. Lot 2 was conveyed to Sterling Homes Properties, LLC by deed of Shane K. Wright, dated 10/18/2024. See Ref. Plat A for more boundary notes. Other neighboring property lines and buildings shown MAY be approximate only, and are shown for information purposes only.
2. Initial survey was conducted in June, 2024 utilizing a electronic total station and/or RTK-GPS instruments. Bearings shown are from Grid North, Vermont Coordinate System of 1983, based upon our GPS observations on or adjacent to the site (Reference Frame NAD83 (2011, Epoch 2010)).
3. Iron pipes shown as "found" are typically labeled with inside diameter unless otherwise indicated. Condition of pipes or other markers found are "good" unless otherwise noted. Corners denoted "CRS" shall typically consist of 5/8" diameter rebar capped with aluminum disks stamped "CEA INC - VT LS 597", typically set flush to 6" above existing grade. Two NEW CORNER MARKERS shall be set similarly upon approval of the boundary adjustment.
4. Being outside the scope of this survey, Civil Engineering Associates, Inc. has conducted no investigation whatsoever respecting whether or not the property and each component thereof is in compliance with state or local permits. Any utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Any existing utility locations shown are approximate only, based solely on surface indications. Actual locations may vary. Contact Dig Safe (888-344-7233) prior to any construction.

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE TOWN OF CHARLOTTE, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____, TOWN CLERK

APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE CHARLOTTE, VERMONT, ON THE ____ DAY OF _____, 20____. SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS ____ DAY OF _____, 20____.

BY _____, CHAIRPERSON

LEGEND

- SUBJECT PROPERTY LINE
- OTHER PROPERTY LINE
- EASEMENT BOUNDARY
- OVERHEAD EL. & COMM.
- EXISTING FENCE (LABELED)
- CPF / IPF — CAPPED / IRON PIPE FOUND
- CRS/CRP — CAPPED ROD SET / PROPOSED 2024
- UNMARKED ANGLE POINT
- EXISTING UTILITY POLE
- AG / BG — ABOVE / BELOW GRADE
- n/f — NOW or FORMERLY

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 27 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

Timothy R. Cowan VT LS 597

DRAFT 11/21/24

Date	Ch'k'd	Revision

BOUNDARY ADJUSTMENT

Sterling Homes Properties, LLC and Ashley N. Thurgate

4425 Ethan Allen Highway, Charlotte, Vermont

Drawn by	CEA	Date	11/ /24
Checked by	TRC	Scale	1" =60'
Approved by	TRC	Project No.	24104.01

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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SHEET 1 of 1

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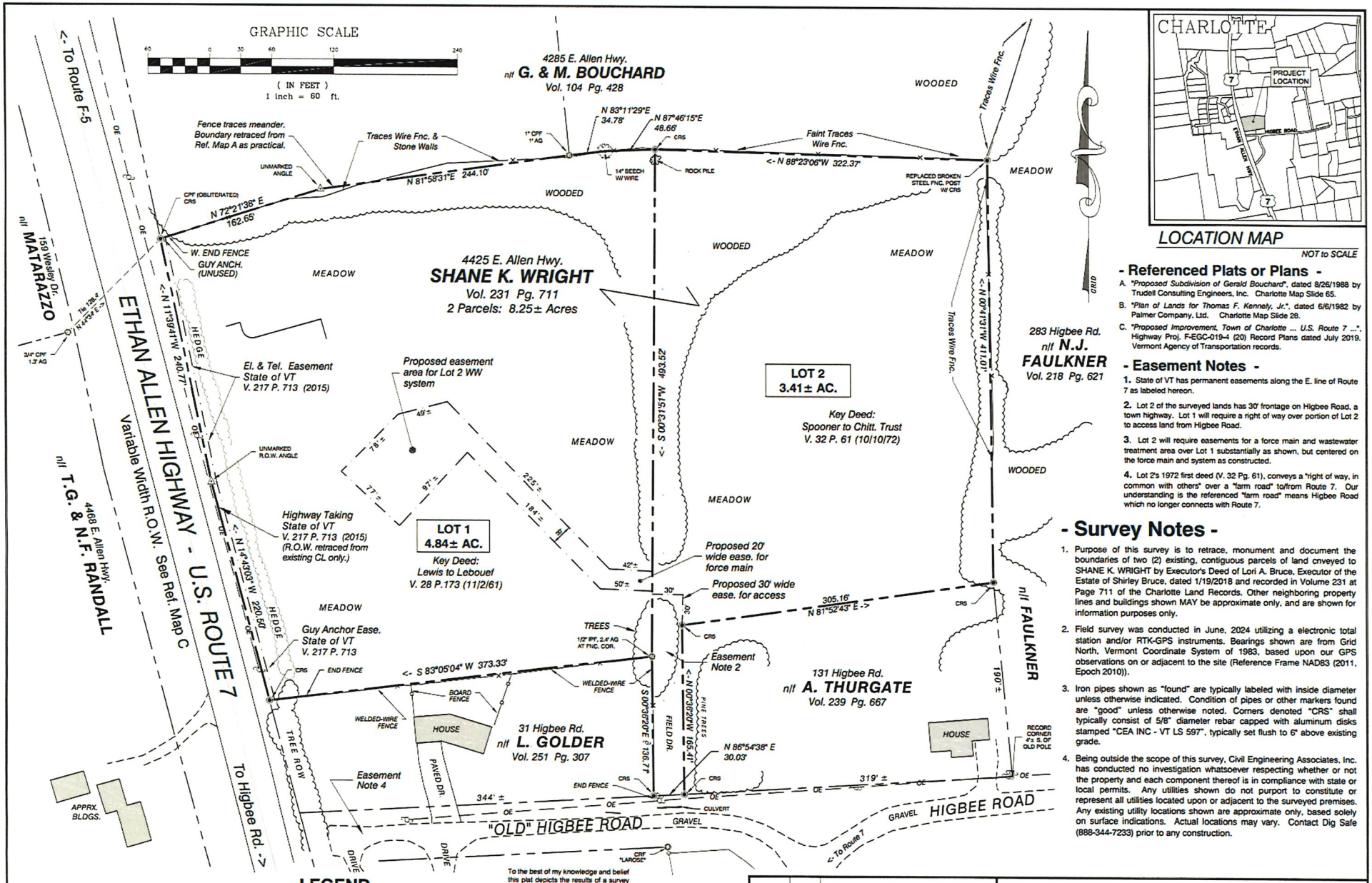

LOCATION MAP

NOT to SCALE

- Referenced Plats or Plans -

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4. Lot 2's 1972 first deed (V. 32 Pg. 61), conveys a "right of way, in common with others" over a "farm road" to/from Route 7. Our understanding is the referenced "farm road" means Higbee Road which no longer connects with Route 7.

- Survey Notes -

1. Purpose of this survey is to retrace, monument and document the boundaries of two (2) existing, contiguous parcels of land cnveyed to SHANE K. WRIGHT by Executor's Deed of Lori A. Bruce, Executor of the Estate of Shirley Bruce, dated 1/19/2018 and recorded in Volume 231 at Page 711 of the Charlotte Land Records. Other neighboring property lines and buildings shown MAY be approximate only, and are shown for information purposes only.
2. Field survey was conducted in June, 2024 utilizing a electronic total station and/or RTK-GPS instruments. Bearings shown are from Grid North, Vermont Coordinate System of 1983, based upon our GPS observations on or adjacent to the site (Reference Frame NAD83 (2011, Epoch 2010)).
3. Iron pipes shown as "found" are typically labeled with inside diameter unless otherwise indicated. Condition of pipes or other markers found are "good" unless otherwise noted. Corners denoted "CRS" shall typically consist of 5/8" diameter rebar capped with aluminum disks stamped "CEA INC - VT LS 597", typically set flush to 6" above existing grade.
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LEGEND

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Timothy R. Cowan VT LS 597

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ATTEST: _____, TOWN CLERK

Date	Ch'k'd	Revision
7/31/24	TRC	Add easements & notes

Drawn by CEA | Date 6/27/24
Checked by TRC | Scale 1" =60'
Approved by TRC | Project No. 24104

Plat of Survey

Shane K. Wright

4425 Ethan Allen Highway (U.S. Route 7)
Charlotte, Vermont

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com
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SHEET 1 of 1

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