

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

www.barnardandgervais.com



May 5, 2021

Town of New Haven
Attn: Aaron Brown
78 North Street
New Haven, VT 05472

Subject: Charles H. Roy Revocable Trust, Three-Lot Subdivision, West Side of South Street, New Haven, Vermont – Sketch Plan Application and Required Information

Dear Aaron:

I am writing on behalf of Charlie Roy to formally request a sketch plan hearing for the subdivision of his property located on the west side of South Street in New Haven. Mr. Roy is proposing to subdivide his existing 41+/- acre parcel and create two (2) new developable parcels of land (Lots 1 & 2). The remaining land will be designated as Lot 3 and will remain in agricultural use and developed with a single-family residence at some point in the future. In accordance with the Town of New Haven Subdivision Regulations, the following items are respectfully submitted:

1. Development Review Board Application.
2. Major Subdivision Application Fee \$500.00 (under separate cover).
3. Adjoining Property Owner Names and Addresses.
4. Subdivision Sketch Plan Dated April 28, 2021.

Please review the included information and let me know if there are any other items that are required for the sketch plan hearing. In the meantime, should you have any questions or comments, please do not hesitate to give me a call at (802) 482-2597.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason S. Barnard".

Jason S. Barnard
Licensed Designer #126179

c: Charlie Roy

**Town of New Haven
Application to Development Review Board**

Parcel # 0573.000 Map # _____ Applicant: I own this property: YES NO

Name: Charles H. Roy

Email: maple05472@yahoo.com

Phone: 802-989-3728

Address: PO Box 73, New Haven, VT 05472

Landowner: I, Charles H. Roy Revocable Trust, am the legal owner of the property located on the west side of South Street in New Haven Described in Book 87 Page 774-775 of the New Haven Land Records. I acquired the property on February 22, 2019.

Type of Application: Application for:

Variance Conditional Use Permit Site Plan Review Boundary Line Adjustment

Minor Subdivision (<3) Major Subdivision (> 3)

Appeal for interpretation of zoning ordinance or map.

Appeal from decision of the administrative officer.
A copy of this appeal must be filed with the administrative officer.

Application for a change of nonconforming use

Other: _____

Provision of zoning ordinance in question N/A _____

Previous Use: Agriculture _____

Current Use: Agriculture _____

Signature of landowner Charles Roy Date 5/5/2021

Signature of Applicant (in addition to owner) _____

Fee Paid _____

Date of Hearing by Board _____ Application# _____

Approved _____ Denied _____ Decision _____

Conditions _____

Date of notice given to applicant _____

**Charles H. Roy Revocable Trust
Three-Lot Subdivision
West Side of South Street, New Haven, Vermont**

Adjoining Property Owner Addresses

Janet L. Menard
3102 South Street
New Haven, VT 05472

Ambrose & Starlynn Cousino
999 Hunt Road
New Haven, VT 05472

Robert & Sheila Sherman
2479 South Street
New Haven, VT 05472

Kyle O. Bushey
315 Southwick Road
New Haven, VT 05472

Timothy Goyette
1639 South Street
New Haven, VT 05472

Sara Lynn Goldsmith & Allen H. Karnatz
2872 South Street
New Haven, VT 05472

Kevin L. Kite & Michelle Rae McCauley
2903 South Street
New Haven, VT 05472

Bruce & Colette Perlee
2901 South Street
New Haven, VT 05472

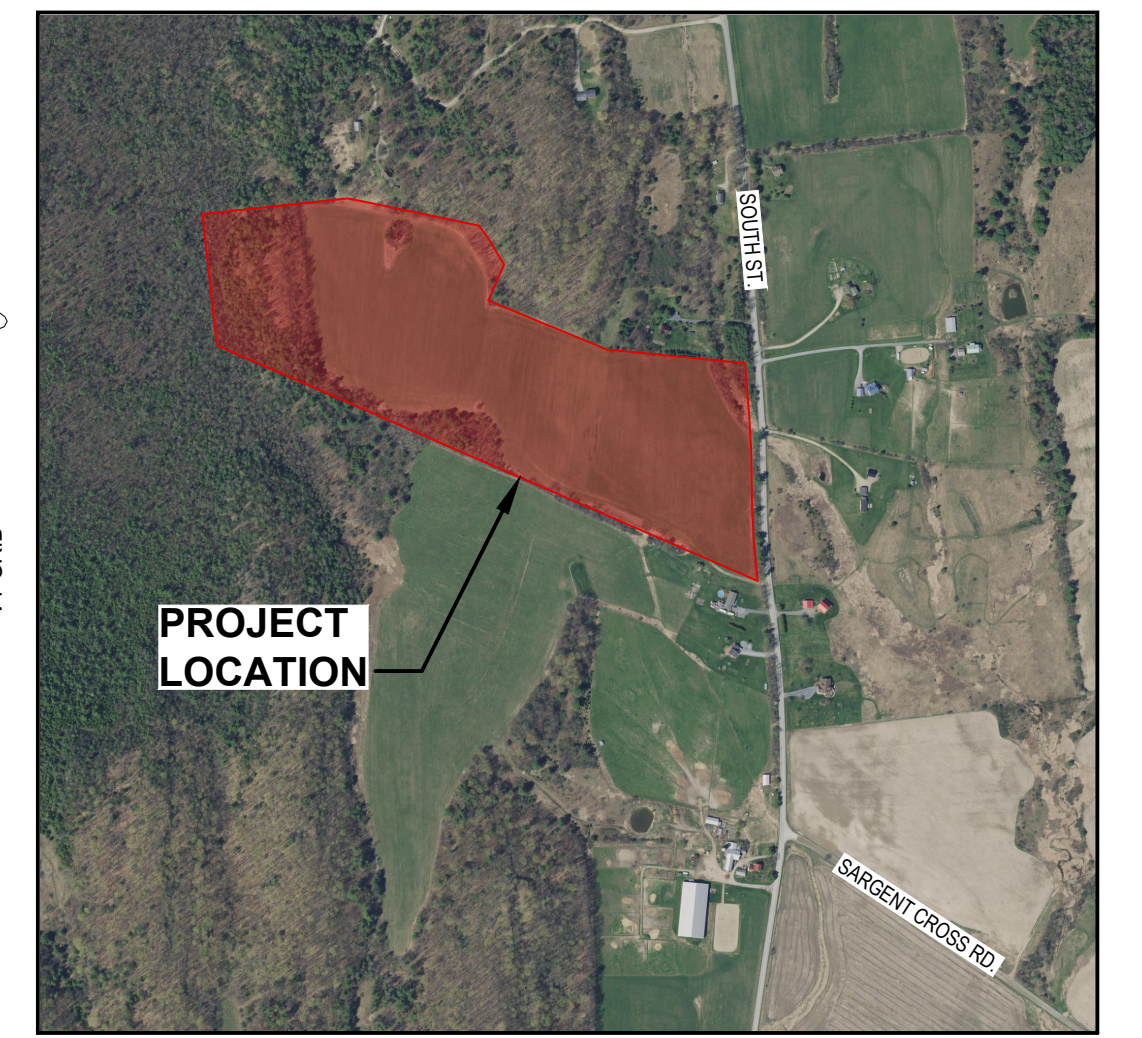
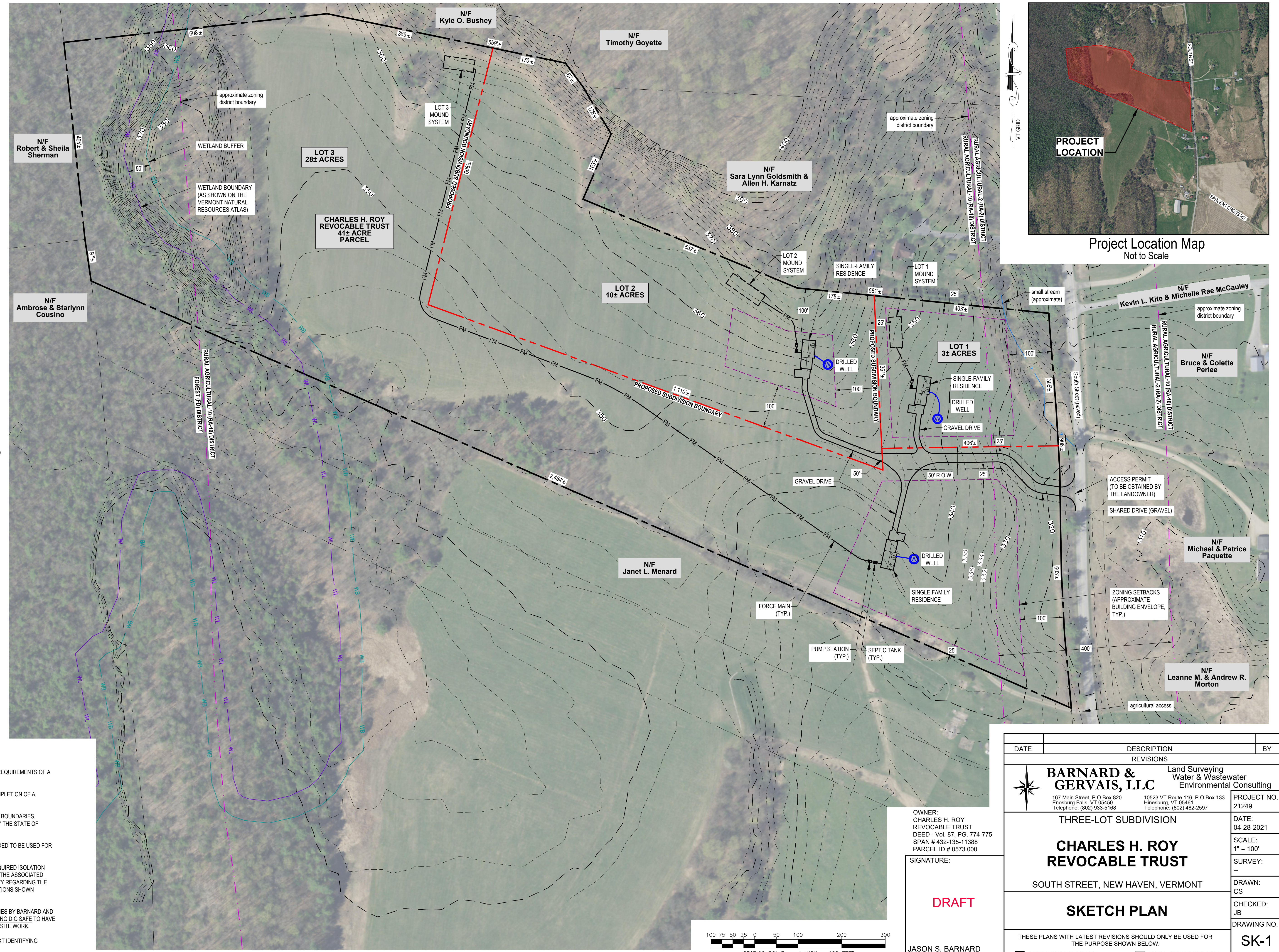
Michael & Patrice Paquette
2957 South Street
New Haven, VT 05472

Leanne M. & Andrew R. Morton
3103 South Street
New Haven, VT 05472

| ZONING INFORMATION | |
|--------------------------------------|---------------|
| ZONING DISTRICTS | |
| RURAL AGRICULTURAL-2 (RA-2) | |
| RURAL AGRICULTURAL-10 (RA-10) | |
| FOREST (FD) | |
| DIMENSIONAL REQUIREMENTS | |
| RURAL AGRICULTURAL-2 (RA-2) | |
| LOT AREA: | 2 ACRES MIN. |
| ROAD FRONTAGE: | 200 FT. MIN. |
| LOT DEPTH: | 200 FT. MIN. |
| SETBACK - FRONT YARD: | 100 FT. MIN. |
| SETBACK - SIDE YARD: | 25 FT. MIN. |
| SETBACK - REAR YARD: | 25 FT. MIN. |
| LOT COVERAGE: | N/A |
| BUILDING HEIGHT: | N/A |
| RURAL AGRICULTURAL-10 (RA-10) | |
| LOT AREA: | 10 ACRES MIN. |
| ROAD FRONTAGE: | 600 FT. MIN. |
| LOT DEPTH: | 700 FT. MIN. |
| SETBACK - FRONT YARD: | 100 FT. MIN. |
| SETBACK - SIDE YARD: | 25 FT. MIN. |
| SETBACK - REAR YARD: | 25 FT. MIN. |
| LOT COVERAGE: | N/A |
| BUILDING HEIGHT: | N/A |
| FOREST (FD) | |
| LOT AREA: | 25 ACRES MIN. |
| ROAD FRONTAGE: | N/A |
| LOT DEPTH: | NONE |
| SETBACK - FRONT YARD: | 100 FT. MIN. |
| SETBACK - SIDE YARD: | 100 FT. MIN. |
| SETBACK - REAR YARD: | 100 FT. MIN. |
| LOT COVERAGE: | N/A |
| BUILDING HEIGHT: | N/A |

| LEGEND | |
|--------|----------------------------------|
| | BOUNDARY LINE/ R.O.W. (EXISTING) |
| | BOUNDARY LINE/ R.O.W. (PROPOSED) |
| | BOUNDARY LINE/ R.O.W. (ABUTTING) |
| | SIDELINE OF EASEMENT |
| | ZONING DISTRICT BOUNDARY |
| | ZONING SETBACKS |
| | WETLAND BOUNDARY |
| | WETLAND BUFFER |

- PROJECT NOTES:
- THIS IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LEGAL REQUIREMENTS OF A BOUNDARY SURVEY AS DESCRIBED IN 27 V.S.A. § 1403.
 - THIS IS A SKETCH PLAN ONLY AND IS SUBJECT TO CHANGE UPON COMPLETION OF A BOUNDARY SURVEY.
 - THIS SKETCH PLAN IS BASED ON AVAILABLE ORTHOPHOTOS, TAX MAP BOUNDARIES, GROUND SURFACE CONTOURS, AND OTHER INFORMATION PROVIDED BY THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
 - THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND/OR PERMITTING.
 - THE PROPOSED DRILLED WELL SITES SHOWN ARE BASED ON THE REQUIRED ISOLATION DISTANCES TO THE PROPOSED WASTEWATER DISPOSAL SYSTEMS AND THE ASSOCIATED SYSTEM COMPONENTS. BARNARD & GERVAIS, LLC MAKES NO WARRANTY REGARDING THE WELL YIELD OR WATER QUALITY RELATIVE TO THE DRILLED WELL LOCATIONS SHOWN HEREON.
 - NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD AND GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK.
 - FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.



Project Location Map
Not to Scale



OWNER:
CHARLES H. ROY
REVOCABLE TRUST
DEED - Vol. 87, PG. 774-775
SPAN # 432-135-11388
PARCEL ID # 0573.000

SIGNATURE:

DRAFT

JASON S. BARNARD
LICENSED DESIGNER #126179

| DATE | DESCRIPTION | BY |
|--|-------------|----------------------------|
| REVISIONS | | |
| BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting 167 Main Street, P.O. Box 820 10523 VT Route 116, P.O. Box 133 Etnahburg Falls, VT 05450 Hinesburg, VT 05461 Telephone: (802) 933-5168 Telephone: (802) 482-2597 | | |
| THREE-LOT SUBDIVISION | | PROJECT NO. 21249 |
| CHARLES H. ROY REVOCABLE TRUST | | DATE: 04-28-2021 |
| SOUTH STREET, NEW HAVEN, VERMONT | | SCALE: 1" = 100' |
| SKETCH PLAN | | SURVEY: -- |
| THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW: | | DRAWN: CS |
| <input checked="" type="checkbox"/> PRELIMINARY DRAFT <input type="checkbox"/> FINAL STATE REVIEW | | CHECKED: JB |
| | | DRAWING NO. SK-1 |
| | | SHEET 1 OF 1 |