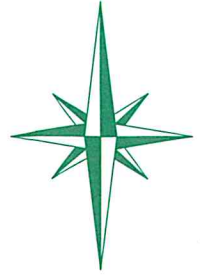


BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

www.barnardandgervais.com



August 28, 2020

Town of Fletcher
Attn: Chris Ringer, Acting Zoning Administrator
33 Shaw Road
Cambridge, VT 05444

Subject: Shane Sizen, Five-Lot Subdivision; 146 Kays Way, Fletcher, Vermont –
Major Subdivision Final Plan and Plat Application and Required Information

Dear Chris:

I am writing on behalf of Shane Sizen to formally request a Final Plat Review hearing for a proposed five-lot subdivision of an existing 10.76± acre residential parcel located at 146 Kays Way in Fletcher. As a result of this subdivision, the following lots will be created:

Lot 1 will be 2.13± acres and will be improved with a 3-bedroom single-family residence that will be served by an on-site pressurized in-ground wastewater system and will be provided water by an on-site drilled well.

Lot 2 will be 2.01± acres and will be improved with a 3-bedroom single-family residence that will be served by an on-site pressurized in-ground wastewater system and will be provided water by an on-site drilled well.

Lot 3 will be 2.01± acres and will be improved with a 3-bedroom single-family residence that will be served by a pressurized in-ground wastewater system located within an easement on Lot 2 and will be provided water by an on-site drilled well.

Lot 4 will be 2.21± acres and will be improved with a 3-bedroom single-family residence that will be served by an on-site gravity-fed in-ground wastewater system and will be provided water by an on-site drilled well.

Lot 5 will be 2.40± acres and will include the existing 3-bedroom single-family residence that will continue to be served by the existing on-site in-ground wastewater system, for which a replacement area is designated on the Site Plan. The existing residence will be provided water by an on-site replacement drilled well; the existing shallow well will be abandoned.

In accordance with the Town of Fletcher Development Regulations, the following items are respectfully submitted:

1. Project Narrative.
2. Adjoining Property Owners Names & Addresses.
3. Road Maintenance Agreement.
4. Figure 1 – Site Details.

5. Survey Plat, dated 12-02-2019 [one full-size and six reduced-size copies]:
 - a. Drawing PL-1 – “Five Lot Subdivision Survey Plat”.
6. Design Drawings, dated 12-02-2019 [one full-size and six reduced-size copies]:
 - a. Drawing S-1 – “Overall Subdivision Plan”.
 - b. Drawing S-2 – “Lots 2 & 3 Site Plan”.
 - c. Drawing D-1 – “Lot 2 Wastewater System Details and Notes”.
 - d. Drawing D-2 – “Lot 3 Wastewater System Details and Notes”.
7. Stormwater Drawings, dated 08-24-2020 [one full-size and six reduced-size copies]:
 - a. Drawing SW-1 – “Stormwater Plan”.
 - b. Drawing SW-2 – “Stormwater Details”.

Please note that the DRB Application for Subdivision and the \$1,000 application fee were submitted for the Preliminary Plat hearing.

Please review the included information and let me know if there are any other items that are required for the Final Plat Review hearing. In the meantime, should you have any questions or comments, please do not hesitate to give me a call at (802) 933-5168.

Sincerely,



Michael J. Gervais
Licensed Designer #126893

c: Shane Sizen
Matt Daly, Esq.