

Parcel 00022-0100, Half-Mile Road, Charlotte  
McCain Project No. 98027  
KR Properties, LLC (Corner of One Mile Road and Mount Philo Road)

**Project Description:**

The Krasnow property consists of an unimproved parcel, approximately 87 acres in size, at the corner of Mount Philo Road and One Mile Road. The parcel is located entirely in the Rural District. The parcel is surrounded by rural/residential uses to the west, north, and east, and Mount Philo State Park to the South. Mount Philo State Park is part of the Conservation District. The original parcel was subdivided at the local level in 1986 and (3) lots were created (Lots A, B, & C). The configuration of the existing lots will remain unchanged and they are not considered part of this application. The goal of this project is to create (9) new residential lots through the PRD process. Each of the (9) new lots are proposed to be improved with a single-family dwelling with associated infrastructure. Lots 1 & 2 are proposed to be accessed from an existing curb cut, currently serving 766 One Mile Road. Lots 3 & 4 are proposed to be accessed from a new curb cut off of One Mile Road. Lots 5, 6, 7, 8, & 9 are proposed to be accessed from a new curb cut off of Mount Philo Road.

In terms of water supply, all (9) lots are proposed to be served by a community well located on Lot 9. The water system design and permitting is being completed by Lincoln Applied Geology. The wastewater design features a combination of individual and shared wastewater systems. Lots 1 & 6 are proposed to be served by individual on-site mounds. Lots 2 & 3 are proposed to have a shared mound located in a wastewater easement on Lot 2. Lots 4, 5, 7, 8 & 9 are proposed to be served by a shared mound on Lot 5. The preliminary design plans (sheets C-1-C-10) have been included in this application package.

As part of this PRD application, the applicants are also proposing a boundary line adjustment between the existing residence located at 766 One Mile Road and the north eastern property line of Lot 1. The property line adjustment will resolve existing setback encroachments.

The proposed building envelopes and lot sizes are as follows:

Lot #	Building Envelope Size (Acres)	Total Lot (Acres)
1	1.0	11.3
2	0.5	3.9
3	0.5	7.1
4	1.1	5.8
5	0.5	10.0
6	0.6	6.8
7	0.9	4.3
8	1.5	7.3
9	1.6	30.9

### **Procedural History:**

The original sketch plan meeting for the project was held on March 5, 2015 and continued to April 16, 2015. Site visits for the original sketch plan hearing were held on February 21, 2015 and April 11, 2015. After receiving the sketch plan review letter dated May 14, 2015, the layout of the proposed PRD was revised to incorporate the comments/concerns of the Planning Commission, and a second sketch plan application was submitted. The second sketch plan meeting was held on September 17, 2015 and a sketch plan letter was issued on October 23, 2015. On April 7, 2016, the Planning Commission granted a Sketch Plan Extension. The following documentation was submitted at the sketch plan hearings and is on file with the Charlotte Planning and Zoning Office:

### **Sketch Plan Review Round 1:**

- Sketch Plan Application Form ( received January 8, 2015)
- ANR Map- Existing Boundaries and Adjoining Properties
- Proposed 9-Lot PRD Site Plan (Dated November 16, 2014)
- ANR Soils & Wetland Advisory Map

### **Sketch Plan Round 2:**

- Sketch Plan Application Form (received August 19, 2015)
- Proposed 9-Lot PRD Site Plan (dated August 17, 2015)
- Written Response to Sketch Letter from Gunner McCain
- Habitat Assessment with ANR Maps 1-9, Completed by Kristen Howell, McCain Consulting, Inc.

### **Integration of the Planning Commission's Comments and Recommendations:**

The sketch plan meetings held in May and October of 2015 generated two sketch letters in which the Planning Commission made several recommendations relating to the project design. In an effort to incorporate the Planning Commission's recommendations, the following revisions were integrated into the project design:

- The original design featured (4) new curb cuts. Two curb cuts have been eliminated from the project layout.
- The building envelopes on Lots 1-9 have been reduced. There are now no proposed changes to existing Lots A, B, & C.
- The building envelopes on Lots 6, 7, & 8 have pulled away from the adjoining State Park Land to increase property line setbacks.
- At the recommendation of the Jeffery Parsons, who was hired by the Town of Charlotte to perform an independent wildlife assessment, a "nature corridor", which extends across Lots 5 & 6, has been implemented to allow for wildlife movement between the state park land and large habitat blocks on the north side of One Mile Road. Several other areas of Open Space have been included to protect the areas of High Public Value deemed as significant by the Planning Commission.

**Planned Rural Development (PRD) Statement:**

As Per Section 8.2 of the Charlotte Land Use Regulations, PRD provisions shall be applied to all major subdivisions. This project is utilizing the flexibility allowed under the PRD provisions to reduce the 5 acre density requirement on Lots 2 & 7 and the road frontage requirements on lots 1, 4, 5 & 6. The proposed development meets all other dimensional requirements under Table 2.5 (Rural District). The implementation of the reduced lot sizes and road frontages allows for the development to be clustered, which in turn preserves areas of High Public Value on the parcel. The areas of High Public Value to be incorporated as Open Space includes: the 30 acre meadow on Lot 9, which is currently used for active agricultural purposes, contains Class II Wetlands, and is highly visible from Mount Philo Road; an area of Class II Wetland in the southwest corner of the parcel; and a proposed “nature corridor” that runs from the south border of the property in a northerly direction, to allow for wildlife movement between the core habitat areas of Mount Philo State Park and the north side of One Mile Road. There are also designated areas of Open Space/ Nature Corridor on lots 2, 5, 6, 8, & 9 as indicated on the enclosed preliminary survey. Approximately 40.97 acres is being set aside as Open Space, which is 50.2% of the parcel. Open Space areas will be held in individual ownership and will be managed by individual deed restrictions. Draft covenants and deed restrictions have been included with this submission.

**Compliance with the Town Plan:**

A recurring theme in both the Town Plan and Subdivision Regulations is the preservation of Areas of High Public Value. As per Section 5.1.1 (7) of the 2016 Town Plan, Areas of High Public Value should be avoided and protected from negative development impacts whenever possible. When impact cannot be avoided, impacts should be minimized and mitigated. Listed below are the Areas of High Public Value that have been identified on the project site and the associated efforts to minimize/mitigate potential impacts:

<b>Areas of High Public Value</b>	<b>Mitigation Efforts</b>
Land in Active Agricultural Use	The parcel features an approximate 30-acre meadow at the corner of One Mile Road and Mount Philo Road that is currently used for hay production. As per our subdivision plan, the meadow would remain intact as one large lot (Lot 9). A building envelope is proposed in the southeast corner of Lot 9. The meadow area is proposed to be designated as Open Space and would remain available for agricultural use. The reaming land of the project site is not currently used for agricultural production.
Primary (prime & statewide) agricultural soils	The parcel features statewide agricultural soils to the north and south side of the Kimball Brook Tributary that flows diagonally across the 30-acre meadow. The majority of the Statewide Prime Soil is located on the meadow parcel, the majority of which is being designated as open space.
Steep slopes (equal to or in excess of 15%)	There are areas on the east side of the parcel where the slope is equal to or in excess of 15%. Development will be limited to areas less than 15% slope. A Stormwater & Erosion Management Plan has been created to protect against erosion impacts on sensitive

	slope areas.
Surface waters, wetlands and associated setback and buffer areas	The parcel features areas of class II & class III wetlands. Class II wetlands are State regulated and require a 50' wetland buffer to be maintained. Charlotte's zoning regulations have adopted the State's definition of wetland areas, and like the State, the Charlotte Zoning Regulations require a 50ft setback of all class II wetland areas. On the project site, the largest area of class II wetland is the Kimball Brook Tributary that flows across the meadow on Lot 9. There are small pockets of class III wetlands on the south and east side of the property. Class III wetlands are not considered "significant wetlands" and do not require buffers. Class II wetlands located in development areas have been identified and delineated by a Wetlands Biologist. Class II wetlands and wetland buffers have been identified on the preliminary project design plans. The class II wetland area on Lot 9 has been included in Open Space area and will be managed by covenant and/or deed restrictions.
Wildlife habitat (as identified in Charlotte Town Plan or as field delineated)	To mitigate impact on wildlife, we propose to maintain a "nature corridor" to allow wildlife to move freely between Mount Philo State Park and the lands to the north of One Mile Road. In addition to the "nature corridor" several other areas of Open Space are proposed. A habitat overlay map has been created that shows how proposed open space areas overlap with aquatic habitat, core habitat, forest habitat and linkage habitat.
Water supply source protection areas (SPAs)	The east side of the parcel is located within the Champlain Water District Surface Water SPA. Stormwater run-off will be processed through stormwater infrastructure associated with an approved management plan and permit. Stormwater plans sheets SW-1-SW-5 have been included with this application package.
Scenic views and vistas (as identified in Charlotte Town Plan)	As per the Scenic Roads Map, the parcel borders a portion of Mount Philo Road that is considered a "most scenic road" and "wildlife value area". In terms of scenic impact, the houses proposed on lots 1-8 will be located in the wooded areas and will not have major scenic impacts from Mount Philo Road or One Mile Road. The house proposed on Lot 9 has the greatest potential impact to the view from Mount Philo Road. Screening measures for the home proposed on Lot 9 will be implemented via individual deed restrictions.
Conserved land on the same parcel or adjacent parcels	The parcel abuts the Mount Philo State Park, which is a large track of conserved land. Approximately 50.2% of the parcel is proposed to be designated as Open Space. The protection of designated Open Space areas will be controlled via individual deed restrictions on the lots that contain Open Space.