

CHARLOTTE PLANNING COMMISSION
Charlotte Town Office
P.O. Box 119
Charlotte, VT 05445
Phone: 802 425-3533

August 20, 2004

Mr. Jack Wallace
P.O. Box 607
Shelburne, VT 05482

Re: Sketch Plan Review; Application PC-04-15

Dear Jack,

This letter is to summarize the Sketch Plan Review for the subdivision of Parcel 0002-7440 on Spear Street Extension, held at the Planning Commission's meetings on July 15 and August 5, 2004.

The Planning Commission classified your application as a Major Subdivision and a Planned Residential Development. Additionally the Planning Commission makes the following recommendations for the Preliminary Plat Application, which supplement the requirements of the Charlotte Subdivision Bylaws:

- X The lots should be clustered to the greatest extent possible.
- X Lot sizes should be reduced so that a buffer is created along the northern portion of the parcel.
- X The building envelopes should be sited near the edge of the woods and meadow.
- X Complete engineering for roads and driveways should be submitted, including existing and proposed contours at two-foot intervals, cut-and-fill plans, and roadway/driveway profiles.
- X A drainage plan should be submitted including pre-development and post-development peak flow estimates, provisions for collecting and discharging stormwater, and preliminary culvert and bridge designs. Because stormwater from the parcel will cross a Town Road, drainage facilities should be calculated based on a 25 year storm.
- X A second access to the eastern portion should be explored.
- X Crossing the stream/ravine is discouraged.
- X A covenant regarding maintenance of important existing vegetation (ie: mature trees) should be explored.
- X A means of keeping the existing dwellings permanently affordable (for example a covenant with a not-for-profit housing organization) should be explored.
- X Submission of a revised sketch plan is encouraged.

In accordance with Chapter V Section 1 of the Charlotte Subdivision Bylaws the Sketch Plan is valid for six months. Please let me know if I can answer any questions.

Sincerely,

Dean Bloch

