

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

December 3, 2004

Clark W. Hinsdale, III  
173 State Park Road  
Charlotte, VT 05445

**Re: Sketch Plan Review; Application PC-04-22**

Dear Mr. Hinsdale,

This letter is to summarize the Sketch Plan Review for the subdivision of your father's property on the southwest corner of Mount Philo and State Park Roads (Parcel 00324-0030), held at the Planning Commission's meetings on November 4 and 18, 2004.

The Planning Commission classified your application as a Minor Subdivision and makes the following recommendations for the Final Plat Application, which supplement the requirements of the Charlotte Subdivision Bylaws:

1. The building envelope for Lot 1 should be north of the Youngblood & Barnes parcel. The reason for this is that it continues the existing pattern of residences along Mount Philo Road, and best maintains the visual and functional integrity of the open field. This location will also minimize the impact on the view from the summit of Mount Philo. An alternative to this location is the northwest corner of the subject parcel, with access off of Windy Ridge Road, however see #2 below.
2. It is the Planning Commission's understanding that the applicant is seeking to conserve Lot 2. However if conservation of the entire parcel is not possible, he may propose a single "farmstead" on Lot 2. The northwest corner of Lot 2, with access off of Windy Ridge Road, appears to be the best location for such a farmstead. Therefore this location should be reserved for a farmstead in the event that the conservation of the entire lot is not possible.
3. The building envelope should be approximately 100 feet in length (north to south) by 50 feet in width (east to west), and include the dwelling and outbuildings.
4. Access to the building envelope should be via a driveway in the vicinity of the building envelope. You should obtain a Highway Access Permit from the Selectboard prior to submitting the Final Plat Application to the Planning Commission.
5. The Final Plat application should clarify issues related to the so-called "septic parcel" where the community wastewater disposal system is located that serves the Mount Philo Inn and other properties, including Lot 1 (proposed). Issues to be clarified include, but may not be limited to: merging with contiguous land under common ownership, plans for long-term ownership, and covenants which detail the allocation of capacity and the rights, duties and responsibilities for all parties, and parcels that either have a right to use or use the septic system and/or the septic parcel.

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  
Town Planner