

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

January 7, 2005

Richard and Teresa Pete
730 Whalley Road
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-04-26

Dear Mr. and Mrs. Pete,

This letter is to summarize the Sketch Plan Review held at the Planning Commission's meeting on December 2, 2004 to review your application to subdivide your property on Whalley Road. The Planning Commission classified the project as a Minor Subdivision.

It was also discussed that the proposed Land Use Regulations allow an accessory dwelling to be 30% (in floor area) of the principle dwelling. If the proposed Land Use Regulations are adopted (in March), and the rental house is 30% or less of the square footage of the principle dwelling, the rental house can be considered an accessory dwelling, so subdivision would not be necessary. It was discussed that you will determine whether the dwellings meet these standards, and if they don't you will take appropriate action to either proceed with subdivision or adjust the size of the dwellings.

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