

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

October 16, 2014

Jonathan Couture
240 Vineyard View Dr.
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-14-20, Vineyard View Dr.

Dear Mr. Couture,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed subdivision amendment held at the Planning Commission meeting on September 18, 2014 and for which a site visit was conducted prior to the meeting. Your proposed amendments are as follows:

- Adjust a boundary line between Lots 1 and 3 resulting in the addition of 2+/- acres to Lot 1,
- Adjust a boundary line between Lots 4 and 5 so that the Lot 5's easterly boundary ends at the centerline of Vineyard View Drive, and
- Create two additional lots from Lot 5 by transferring development rights from Lot 2B of the Palmer Lane Subdivision¹ to Lot 5.

The Planning Commission classified your project as a major subdivision amendment in accordance with Section 6.1(C)(4)(b) of the Charlotte Land Use Regulations. This means that you will have 2 additional applications and hearings, for Preliminary Plan and Final Plan review. Upon submittal of a complete Preliminary Plan Application, a hearing will be scheduled.

The Planning Commission is providing the following comments and recommendations for the Preliminary Plan Application which supplement the submission requirements of the Charlotte Land Use Regulations:

1. As stated in the final decision for the original 5-lot Subdivision, the Planning Commission finds the following to be the most important areas of high public value: the scenic views from Mount Philo State Park and from Mount Philo Road; the surface water, wetland and associated setback and buffer areas along Kimball Brook; and the active agricultural use on the adjacent parcel to the west and the conserved status of that parcel.

¹ Lot 2B has 22.75 acres of density remaining as noted in Finding 14 of PC-05-37. The transfer of development rights was discussed and approved under the Preliminary Plan Decision for application PC-09-28 which suggested two phases of development at the State Park Road / Vineyard View Subdivision. Phase 1 resulted in the creation of the existing 5-lot subdivision. Phase 2 was preliminarily approved for the transfer of 3 development rights from Palmer Lane to State Park Rd. / Vineyard View Lot 5.

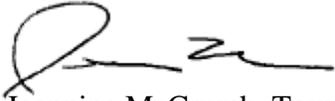
2. This sketch plan application proposes no changes to the previously approved Open Space Area associated with the subdivision. That area consists of all of Lot 4 outside of the building envelope, the eastern portion of Lot 3 (a portion of which is now being transferred to Lot 1), and the eastern portion of Lot 2. This area is subject to an Open Space Agreement and any required revisions to this Agreement should be submitted as part of the Preliminary Plan Application.
3. Due to the sensitive nature of the wildlife linkage and the Kimball Brook wetland and riparian area on Lot 4, no further development including that associated with facilities, services and utilities is permitted on this lot².
4. This application proposes two additional lots to be subdivided from Lot 5. These lots are identified as Lots 6 and 7 and will access Vineyard View Drive using a shared driveway. A draft driveway easement for Lot 7 should be submitted as part of the Preliminary Plan Application.
5. With the addition of Lots 6 and 7, Vineyard View Drive will be considered an 'access road' until the point where it serves 5 or fewer dwellings as defined in Recommended Standards for Developments and Homes, 1997. Any required improvements necessitated by this change in classification should be submitted as part of the Preliminary Plan Application. Submittals shall include a road profile and site grading and stormwater control plan associated with the development of the road and Lots 6 and 7. A revised road agreement should also be submitted as part of the Preliminary Plan Application. If the access needs to be widened at the intersection with State Park Road, a Highway Access Permit will be needed and should be included with the Preliminary Plan Application.
6. The addition of Lots 6 and 7 will also necessitate provisions for an emergency water supply for fire protection. Engineering plans for a fire pond or a legal agreement indicating that all houses served by Vineyard View Drive will have sprinklers and central station fire / smoke alarms should be submitted as part of the Preliminary Plan Application. A draft operations and maintenance agreement for the fire pond, if applicable, should also be submitted as part of the Preliminary Plan Application.
7. A revised Wastewater System and Potable Water Supply Permit application must be submitted prior to submittal of the Preliminary Plan Application. Wells should be sited so as to protect the continued agricultural use of the conserved parcel to the west. Revisions to the sewage service agreement and easements should be submitted as part of the Preliminary Plan application.
8. Landscaping in the form of roadside trees along the westerly side of Vineyard View should be included on future plans. Considerations for the maintenance of these trees should also be addressed in future applications.
9. There is currently a 100' wide Grant of Trail Easement along the boundary of the subdivision and State Park Rd. Any revisions to the easement necessitated by the addition of Lots 6 and 7 should be submitted as part of the Preliminary Plan Application.
10. A draft revised plat for the Palmer Road Subdivision (PC-04-20 and PC-05-37) and a draft Transfer of Development Rights Agreement that removes density from the Palmer Road Subdivision and transfers it to the Vineyard View Subdivision should be submitted as part of the Preliminary Plan Application.

² A trail easement has been granted along the southerly boundary of Lot 4. Any future trail will be designed so as to not create adverse impacts to this area.

11. The applicant should provide a detailed list of waiver requests to dimensional standards with any future applications.
12. Other issues may come up during the review of subsequent applications. In accordance with Section 6.3(D) of the Charlotte Land Use Regulations, this Sketch Plan Review is valid for six months.

Please let me know if I can answer any questions.

Sincerely,



Jeannine McCrumb, Town Planner
For the Charlotte Planning Commission

- c Clark Hinsdale III
Recreation Trails Committee
Subdivision file