

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

October 23, 2015

KR Properties LLC
355 Half Mile Road
Charlotte, VT 05445

McCain Consulting, Inc.
93 South Main St., Suite 1
Waterbury, VT 05676

Re: Sketch Plan Review; Application PC-15-02R

Dear Eddie, Mike and Gunner,

Thank you for meeting with the Commission on September 17, 2015 to discuss your revised plan for the subdivision of your property on the corner of Mt Philo Road and One Mile Road. The following comments and recommendations are in addition to those provided in a letter dated May 14, 2015 for the Preliminary Plan Application, which supplement the submission requirements of the Charlotte Land Use Regulations.

The Commission commends you on your revised plan which reduces the number of curb cuts by two. The Commission still believes Lots 1 and 2 can be served off Half Mile Road thus eliminating the additional curb cut onto One Mile Road.

We continue to have concerns with the size and layout of the lots and building envelopes. Of particular concern are Lots 6, 7 and 8 portions of which have been mapped as core habitat and have been identified as containing wetland area. Based on this concern, the Commission is recommending review of this area by an independent technical consultant to be paid for by the Town. A report from the consultant will be provided to you for consideration prior to moving forward with your Preliminary Plan Application. Once given your permission to proceed, we anticipate completion of the assessment within 30 days.

The Commission also recommends reducing the size of the building envelopes on Lots A-C. Building envelopes are defined as an area of the lot "within which structures, parking and loading areas, shall be located...". Residential use of the lots outside of the building envelope is permitted; however, structures other than those used for agriculture are not permitted.

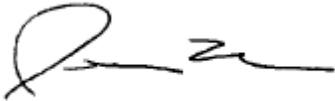
There was concern from abutting property owners and Commission members related to Lot 9 and how structures will be situated on that lot. This envelope should also be reduced (northwest corner) and

the Commission will expect renderings of proposed screening for this lot as viewed from Mount Philo Road and One Mile Road as part of the Preliminary Plan Application.

Other issues may come up during the review of subsequent applications. In accordance with Section 6.3(D) of the Charlotte Land Use Regulations, the Sketch Plan 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: Tom Walsh, 105 Quarter Mile Road
Larry Sommers and Joanna Denne, 408 Mountain's Edge
Peter Joslin, 816 One Mile Road
Ben Pualwan, 4707 Mount Philo Road
Donald Aiken, 679 One Mile Road
Mike Fraysier, VTANR *via email*
David Raymond, 43 Upper Old Town Trail
Ron Raymond, 5047 Mount Philo Road
Bill Root, 130 Quarter Mile Road
Larry Stoneking, 4746 Mount Philo Road
Sharon Richards and Douglas Weaver, 328 Mountain's Edge
Missy Kraus, 286 Mountain's Edge
George Darling, 343 Mountain's Edge
Geoff Marchand and Susan Gilmore, 292 One Mile Road
Rene Ball, 766 One Mile Road
Roel Boumans and Mel Huff, Charlotte Conservation Commission *via email*