

CHARLOTTE PLANNING COMMISSION
Charlotte Town Office
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Charlotte, VT 05445
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April 26, 2016

Dan Morris
373 Maeck Farm Road
Shelburne, VT 05482

Re: Sketch Plan Review – Application Number 16-26-SK

Dear Mr. Morris,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed project held at the Planning Commission meeting on March 17, 2016 and for which a site visit was conducted prior to the meeting.

The Planning Commission classified your project as a minor subdivision amendment in accordance with Section 6.1(C)(4)(a) of the Charlotte Land Use Regulations. This means that you will have one additional application, the Final Plan Application. Upon submittal of the Final Plan Application, the Final Hearing will be scheduled.

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

1. The following Areas of High Public Value (AHPV) were identified on the property:
 - a. Forested wildlife habitat – Map 6 of the Town Plan indicates that the forested area of the parcel is considered associated support habitat.
 - b. Land in active agricultural use – the eastern field is in active agricultural use
 - c. Prime agricultural soils – there are areas of prime and statewide agricultural soils on the property (NRCS data)
 - d. Steep slopes – there is a small area with steep slopes at the western end of the parcel (ANR Atlas)
 - e. Wetland – There are potential wetlands mapped along the stream on the western boundary of the parcel. Work in and around wetland areas should be in accordance with the Vermont Wetland Rules which require a minimum 50 foot setback from Class II wetlands.
 - f. Conserved lands on adjacent parcel – the adjacent parcel to the west and south is conserved by the Vermont Land Trust.
 - g. Scenic views and vistas – Ethan Allen Highway is a scenic highway and Lime Kiln Road is a scenic road (Town Plan Map 13).

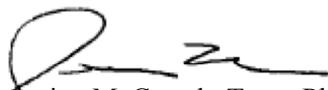
2. The Planning Commission believes the support habitat to be the most significant AHPV on the property. You have established a 4-acre building envelope which may contain accessory structures (carriage house, pool) in the future and you have indicated your intent to limit cutting on the property. The Commission would like to see the envelope reduced to be no more than 3

acres. Furthermore, the Commission recommends the applicant consider a buffer area between more manicured lawn space and support habitat areas.

3. The property is not currently enrolled in the Use Value Appraisal program but may be eligible for enrollment in the future.
4. The property was part of a previous subdivision (Mansfield et al, 2009) and development of this 44.6 acre parcel was deferred at that time. In that decision the Planning Commission stipulated that open space would be required at the time of any future subdivision (amendment) of Parcel 1, the subject parcel, and the total current acreage at the time (50 acres) would be considered when calculating the percentage of open space.
5. The percentage of open space required as determined by the Planning Commission is 25 acres. The Commission will require an Open Space Agreement for forested areas outside of the building envelope. The Agreement should include recommended cutting restrictions including provisions for removal of hazard trees, invasive species and the development of walking trails and a wastewater system. Restrictions should result in preservation of view sheds from the north, northwest, and west.
6. If additional open space acreage is required, the agricultural field will also be designated as open space and right to farm language will be included in the Agreement.
7. A Wastewater System and Potable Water Supply Permit application must be submitted prior to or concurrent with submittal of the Final Plan Application. Wells should be sited so as to protect the continued agricultural use of the property.
8. A Highway Access Permit application must be submitted prior to or concurrent with the submittal of the Final Plan Application. The driveway will be located along the southern boundary hedgerow and will be sited so that the centerline of the driveway does not extend beyond the dripline (outside edge of tree crown) to the south. The intent of this design criteria is to prevent damage to the roots of the trees and shrubs making up the hedgerow.
9. 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

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