

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

April 21, 2016

Marilyn Holmberg
794 Stockbridge Road
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number 16-28-SK

Dear Mrs. Holmberg,

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 in accordance with Section 6.1(C)(1) 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:

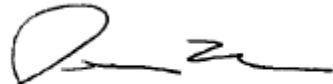
1. The following Areas of High Public Value (AHPV) were identified on the property:
 - a. Forested wildlife habitat – Map 6 of the Town Plan indicates that the forested area of the parcel is considered forest habitat and open areas are considered associated support habitat.
 - b. Conserved lands on adjacent parcel – the adjacent parcel to the west and south is conserved via an open space agreement with the Town of Charlotte.
2. The Planning Commission believes the forest and support habitat to be the most significant AHPV on the property. Building envelopes were not depicted for either lot. The Commission will require a building envelope be depicted for both lots. All structures, parking and loading areas shall be located within the building envelope and it shall not exceed 1.0 acre in size.
3. During the site visit and meeting, the location of the driveway serving Lot 2 (16-2) was discussed. The Commission asked the applicant to consider relocating the driveway to

share a portion of the Lot 1 (16-1, Holmberg) driveway before splitting off to the west / southwest. The Commission understands this may result in a larger limit of disturbance but wants to see this analysis. If the proposed configuration moves forward, the applicant should work with the property owner at 610 Stockbridge (Thayer) in aligning and landscaping so as to minimize impacts to their property.

4. A Wastewater System and Potable Water Supply Permit application must be submitted prior to or concurrent with submittal of the Final Plan Application.
5. An amendment to the Stockbridge Homeowners Association covenants to include equal division of management costs associated with the private road, stormwater management and fire pond maintenance shall be submitted with the final plan application.
6. 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 Jeffrey Olesky, P.E. WCE
Jeff McDonald, Stockbridge Road
Chris Thayer, Stockbridge Road
James Barker