

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

September 28, 2017

Remo Pizzagalli
PO Box 37
Charlotte, Vermont 05445

Re: Sketch Plan Review – Application Number PC-17-87-SK

Dear Mr. Pizzagalli,

The purpose of this letter is to summarize the Sketch Plan Review for a proposed five-lot Subdivision of your 72.8-acre property located at 1430 Ethan Allen Highway. The development is proposed to occur within the Rural (RUR) zoning district.

An initial public hearing for the project was attempted on July 20, 2017. However, the Planning Commission did not have a quorum. The hearing was continued to, and held at the Planning Commission meeting on August 3, 2017. The hearing was continued further to August 17. A site visit was conducted at the property prior to that meeting, which was attended by Planning Commissioners Peter Joslin (Vice-Chair), Dick Eastman, David Kenyon, and Charlie Pughe. Also in attendance were; yourself, your consultant Spencer Harris, the Town Planner, and neighbor Kathleen McKinley-Harris. Further detail on the two public hearings may be found in the Planning Commission minutes, which are posted on the Town's website.

Although it is not required by 24 VSA Chapter 117, notice of the public meeting was mailed out to all of the adjoining property owners and was also published in "The Citizen" newspaper on the week of July 6, 2017. Furthermore, hardcopy notices were posted at the Town offices, the Old Brick Store, and the Spear Street Store. Electronic notice was posted on the Town of Charlotte website Meeting Calendar.

The Planning Commission has classified your project as a "Major Subdivision" in accordance with Section 6.1(C)(2) of the Charlotte Land Use Regulations (hereafter referred to as "the Regulations"). To complete the project you will need to submit a Final Plan Application, including any waiver requests within six months of the date of this letter, and participate in one subsequent public hearing, in accordance with Section 6.5 of the Regulations. Upon receipt of your Final Plan Application, a Final Hearing will be scheduled.

The Planning Commission is providing the following observations and recommendations for the Final Plan Review Application that should be addressed in addition to the regular submission requirements articulated within the Regulations;

1. The western area of the current property lies within the Route 7 Scenic Overlay (R7O) district. Therefore building envelopes for proposed Lots 1 (3.4 acres) and 2 (28.6 acres) should be designed in such a way to maximize the screening of any future buildings from the northern and western viewsheds of US Route 7 and Church Hill Road. This could be undertaken by utilizing the current stand of spruce trees that traverse the southern portion of the property (parallel to Mutton Hill Road) and/or by installing additional 10'-12' plantings that would be expected to grow to the stand's current height.
2. Any proposed structures that are sited within the R7O district will require an additional application for Conditional Use approval with the Zoning Board of Adjustment.
3. The forthcoming proposed subdivision plat should have the delineation of the minimum fifty percent conservation area required per the 2002 Planning Commission decision for the property (i.e. PC-02-02).
4. Other issues may be considered during the review of your forthcoming Final Plan application. In accordance with Section 6.3(D) of the Regulations, this Sketch Plan Review is valid for six months.

Please let me know if I can answer any further questions.

Sincerely,

Daryl Benoit
Town Planner,
For the Charlotte Planning Commission