

CHARLOTTE PLANNING COMMISSION

Charlotte Town Office

P.O. Box 119

Charlotte, VT 05445

Phone: 802 425-3533

June 18, 2010

Sylvia Sprigg
127 Fairfax Road
Bryn Mawr, PA 19010

Re: Sketch Plan Review; Application PC-10-02

Dear Ms. Sprigg,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed two-lot subdivision held at the Planning Commission's meeting on February 18 and May 6, 2010, and for which a site visit was held on February 27, 2010.

The Planning Commission classified your project as a Major Subdivision in accordance with Section 6.1(C)(2) of the Charlotte Land Use Regulations, and noted the project will be reviewed as a planned residential development in accordance with Chapter VIII of the Regulations. The Planning Commission is also providing the following additional comments and recommendations for the Preliminary Plan Application, which supplement the submission requirements of the Charlotte Land Use Regulations:

1. Due to the very wet conditions on the western portion of proposed Lot 2, the Planning Commission recommends:
 - A. siting the building envelope for Lot 2 to the east of the pond, in the area that was previously designated as a building envelope, and
 - B. providing access to Lot 2 from Route 7 rather than Palmer Lane.
2. The Final Plan Application should include documentation of you're right to use the access on the Fisher parcel.
3. Draft easements for access, wastewater and water (as applicable) should be submitted with the Preliminary Plan Application. These can be separate documents or part of a draft Warranty Deed.
4. The Town's trail easement should be depicted on the plat.
5. The allocation of density between the two proposed lots should be indicated on the plat.
6. The provisions of Section 7.7 of the Charlotte Land Use Regulations, which requires locating, inspecting and certifying an existing wastewater disposal system, should be addressed with the application.

Other issues may come up during the review of the Preliminary Plan Application. 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,

Dean Bloch, Town Planner
For the Charlotte Planning Commission