

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

March 10, 2008

A. Johnson Company
c/o Steve Libby
P.O. Box 223
Huntington, VT 05462

Re: Sketch Plan Review; Application PC-07-24

Dear Mr. Libby,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed change to the building envelope and access for Lot #2 of the A. Johnson Company subdivision, which is currently owned by the A. Johnson Company. The Sketch Plan Review was held at the Planning Commission's meetings on February 7 and 21, 2008, and a site visit was held on February 9.

The Planning Commission classified the project as a Subdivision Amendment in accordance with Section 6.1(C)(4) of the Charlotte Land Use Regulations.

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

1. The currently approved building envelope and access are, at this point, strongly preferred by the Planning Commission. The Planning Commission has significant concerns regarding the prospective impacts to wildlife and the ledge area which will likely result from the proposed amendment.
2. If you do wish to proceed with the proposed building envelope, the potential to use the existing access and to site the garage at a lower elevation, as discussed at the Sketch Plan Review, should be considered. At this point, the Planning Commission strongly prefers use of the existing access.
3. If you do proceed with an application for the amendment, the following items should be submitted with the Final Plan Review application:
 - A. A survey or site plan stamped by a licensed surveyor or engineer which depicts the revised building envelope and driveway.
 - B. A grading plan for the driveway.
 - C. A letter from the Charlotte Fire and Rescue Chiefs indicating that access by emergency vehicles is possible. Installation of sprinklers in the dwelling may be proposed in lieu of fire truck access.

- D. An analysis of the prospective impacts to wildlife habitat in the vicinity of the building envelope and driveway. The Town is willing to share the cost of this analysis. If you decide to proceed with the application, a scope of work and budget will be mutually agreed to.
- E. A proposed restriction on the size of buildings.

Other issues may come up during the review of the Final 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. If you would like to discuss any of the above items with the Planning Commission prior to submitting a Final Plan application, please let me know.

Sincerely,

Dean Bloch, Town Planner
For the Charlotte Planning Commission