

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

February 22, 2008

Mr. Richard LeBoeuf
251 Ferry Road
Charlotte, VT 05445

Mr. George Richardson
P.O. Box 116
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-08-01

Dear Mr. LeBoeuf and Mr. Richardson,

The purpose of this letter is to summarize the Sketch Plan Review for proposed boundary adjustments between four parcels owned by Mr. LeBoeuf, held at the Planning Commission's meeting on February 7, 2008.

Mr. Richardson indicated at the meeting that the boundary adjustment between Lot B and Lot D (as labeled on the sketch plan) is no longer proposed. Additionally, although the application proposed a two-lot subdivision (separating Lot C from Lot D) in addition to the boundary adjustments, Mr. Richardson stated at the meeting that his research indicates that the property is currently comprised of (at least) three separate parcels, so that subdivision is unnecessary.

Considering the information that was presented, the Planning Commission classified the project as a Boundary Adjustment in accordance with Section 6.1(C)(1) of the Charlotte Land Use Regulations. This classification may change if a licensed surveyor determines that Lot C and Lot D are not currently separate parcels.

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. A survey of the proposed boundary adjustments is required; the proposed plat should indicate the existing parcel boundary lines and acreages, and the proposed parcel boundary lines and acreages.
2. Section 6.1(C)(3) of the Charlotte Land Use Regulations states that applications for Boundary Adjustments will be reviewed under the standards within Chapter VII of the Land Use Regulations. Therefore, wastewater disposal information will be needed in accordance with Section 7.7(B)(3) of the Land Use Regulations, which applies to dwellings that were constructed prior to 1973. Wastewater disposal information is not needed at this time for Lot D, since it is a large parcel (22 acres) and is not changing significantly in size.

3. The final plat should indicate existing and proposed easements, including wastewater disposal easements if appropriate.

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.

Sincerely,

Jeffrey McDonald, Chair
Charlotte Planning Commission