

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

May 2, 2008

Clark Hinsdale, III
173 State Park Road
Charlotte, VT 05445

Meg Berlin
1251 Greenbush Road
Charlotte, VT 05445

Re: Sketch Plan Review for Application PC-08-07

Dear Mr. Hinsdale and Ms. Berlin,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed changing of the boundary line between your properties on Greenbush Road, for the purpose of adding 15 acres to the Berlin property. The Sketch Plan Review was held at the Planning Commission's meeting on April 17, 2008.

The Planning Commission classified the project as a Minor Subdivision Amendment in accordance with Section 6.1(C)(4)(a) 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:

- A. If the strip of land leading to the Charlotte Park is to be used only for a trail, it seems it would be desirable to make it significantly less than 50 feet in width, so that there is less likelihood that it will be turned into an access right-of-way in the future.
- B. The corner of the Ready parcel should be clarified, as plans reviewed during the meeting showed differing locations for this corner.
- C. Upon review of memos from Spencer Harris, the Town's wastewater consultant, it was noticed that septic testing has been performed on the Berlin property, with apparently successful results. It would be helpful to understand how excess septic capacity on the Berlin property may be used in the future.

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