

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

June 6, 2008

Rodney and Donna Stearns
5 Elcy Lane
Charlotte, VT 05445

Re: Sketch Plan Review for Application PC-08-11

Dear Mr. and Ms. Stearns,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed changing of the boundary line between Lot 2 and Lot 9 of your subdivision approved in January, 2003. The Sketch Plan Review was held at the Planning Commission's meeting on May 15, 2008, and a site visit was held prior to the meeting.

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, since the lots were previously subdivided.

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. The plat (paper copy) should be revised by a licensed land surveyor
- B. The plat should label the current and proposed lot lines, and the current and proposed acreages of both Lot 2 and Lot 9.
- C. You will need to obtain a minor wastewater and water supply permit amendment to incorporate the change in boundary lines. Please contact Tom Mansfield for further information.

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