

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

July 7, 2008

James and Tian Callery
2353 Prindle Road
Charlotte, VT 05445

Re: Sketch Plan Review for Application PC-08-14

Dear Mr. and Ms. Callery,

The purpose of this letter is to summarize the Sketch Plan Review for your proposal to subdivide your property on Prindle Road. The Sketch Plan Review was held at the Planning Commission's meeting on June 19, 2008, and a site visit was held prior to the meeting.

The Planning Commission classified the project as a Minor Subdivision in accordance with Section 6.1(C)(1) of the Charlotte Land Use Regulations. The Planning Commission also provides the following comments and recommendations for the Final Plan Application, which supplement the requirements of the Charlotte Land Use Regulations:

1. The Planning Commission notes that the proposed lot is located within a large section of forested wildlife habitat, as indicated on Map 6 in the Charlotte Town Plan. Section 7.3(D) of the Charlotte Land Use Regulations states that, to the extent feasible, building envelopes should avoid such areas.
2. The Planning Commission recommends that you explore a building site closer to Prindle Road, which would have less impact on the forested wildlife habitat than the proposed site.
3. The Planning Commission recommends that you explore sharing the driveway between your existing dwelling and the proposed lot.
4. Considering the prospective impact on areas of high public value, the Planning Commission recommends that the Final Plan Application should be submitted as a Minor Subdivision and as a Planned Residential Development (PRD), as provided in Section 8.2(B)(3) of the Charlotte Land Use Regulations.
5. In accordance with Section 8.4(C)(1) of the Charlotte Land Use Regulations, the Planning Commission recommends that at least 50% of the parcel should be designated as open space. If you are planning on donating a conservation easement to a third party such as the Charlotte Land Trust or the Nature Conservancy, this would count towards the open space requirement.
6. The following items should be submitted with the Final Plan Application:
 - A. A profile of the proposed driveway, which indicates the existing and proposed slope or grade.
 - B. A draft agreement (either with the Town or with a private organization) that would designate at least 50% of the parcel as "open space." I can provide a boilerplate document if the agreement is to be with the Town.
 - C. If the open space is to be conserved by a private organization, a letter of intent from that organization should be submitted with the Final Plan Application. If the open

space agreement is to be with the Town, you should obtain a preliminary review of the proposed agreement by the Selectboard prior to submitting the Final Plan Application.

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,

Dean Bloch, Town Planner
For the Charlotte Planning Commission