

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

December 19, 2008

Richard and Jill Lowrey
335 Upper Meadow Lane
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-08-32

Dear Mr. and Mrs. Lowrey,

The purpose of this letter is to summarize the Sketch Plan Review held at the Planning Commission's meeting on December 4, 2008.

The Planning Commission classified your 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:

1. The building envelope depicted on the plat should be revised so that it includes only the area where you are reasonably likely to build.
2. Conditions and covenants of record that affect your lot should be reviewed by you and submitted with your Final Plan Application. The Final Plan Application should address any restrictions in the covenants that relate to your project.

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