

CHARLOTTE PLANNING COMMISSION

Charlotte Town Office

P.O. Box 119

Charlotte, VT 05445

Phone: 802 425-3533

June 19, 2009

John and Lisa Hauenstein
6373 Spear Street
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-09-06

Dear Mr. and Mrs. Hauenstein,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed two-lot subdivision held at the Planning Commission's meeting on June 4, 2009, and for which a site visit was held prior to the meeting.

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

1. The Final Plan Application should include a septic design from a licensed septic designer.
2. The Final Plan Application should clearly indicate that you have the right to use excess capacity (if any) of your septic system.
3. The Final Plan application should address all covenants and permit conditions that relate to your property.
4. Considering the covenants referenced by your deed require a 200 foot setback from public roads, the Planning Commission believes a preferable location for a new house site may be closer to your existing house, and sharing your existing driveway. However, since this location was not reviewed in any detail, if you decide to propose this location you should come back to the Planning Commission for a Sketch Plan Amendment.

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