

CHARLOTTE PLANNING COMMISSION

Charlotte Town Office

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September 4, 2009

Samuel W. and Priscilla L. Spear
518 Layport Drive
Sebastian, FL 32958

Re: Sketch Plan Review; Application PC-09-12

Dear Mr. and Mrs. Spear,

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 July 16 and August 20, 2009, and for which a site visit was held on July 18, 2009.

The Planning Commission classified your project as a Major Subdivision in accordance with Section 6.1(C)(2) of the Charlotte Land Use Regulations, because this proposal will create two new lots from Lot 3, which itself was created by a three-lot subdivision (PC-05-53) approved on February 13, 2006.

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. Section 8.2(B)(1) of the Charlotte Land Use Regulations indicates that all major subdivisions shall be submitted as Planned Residential Developments (PRD).
2. Section 8.4(C)(1) of the Land Use Regulations requires 50% of the parcel be designated as open space.
3. The size of the parcel at the time of the 2005 subdivision was 136.13 acres, which was then divided into Lots 1, 2 and 3. Condition 13 of the subdivision approval (PC-05-53) states that "any future subdivision of Lot 3 will require the designation of open space. The total current acreage (136.13 acres) will be considered when calculating the percentage of open space as provided for in Chapter V. Section 5.15 of the Charlotte Zoning Bylaws (or succeeding town regulations in effect)."
4. Considering the above, the Planning Commission recommends that open space of at least 68 acres be delineated for the Preliminary Plan Application.
5. The open space should be sited and configured in a manner that maximizes the protection of resources on the parcel.
6. Sewage disposal capabilities for both lots should be demonstrated by submission of test pit data.

Other issues may come up during the review of the Preliminary 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