

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

November 6, 2009

Champlain Valley Cohousing, LLC  
c/o Kelly Devine  
25 Common Way  
Charlotte, VT 05445

**Re: Sketch Plan Review; Application PC-09-14**

Dear Ms. Devine,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed Subdivision Amendment to change the landscaping requirements associated with applications/decisions PC-03-17, PC 03-31 and PC-05-24. The Sketch Plan Review was held at the Planning Commission's meetings on August 6, 2009 and October 1, 2009, and for which a site visit was held on August 13, 2009. 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 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 planting plan which indicates the locations, species and sizes of landscape installations at the following locations:
  - A. Thorpe Brook
  - B. Berry Farm border
  - C. Entrance from Greenbush Road
  - D. Eastern end of berm to the north of the parking sheds
2. The Final Plan Application should include Sheet L-1 with proposed revision to the landscaping plan on individually owned lots, which may be either depicted or described in one or more notes.

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