

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

September 4, 2009

Paul and Jeanne Yantz
540 One Mile Road
Charlotte, VT 05445

Rex and Cindy Bradley
584 One Mile Road
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-09-16

Dear Mr. and Mrs. Yantz and Mr. and Mrs. Bradley,

The purpose of this letter is to summarize the Sketch Plan Review held at the Planning Commission's meeting on August 20, 2009 for the purpose of adjusting your property lines.

The Planning Commission classified your project as a Boundary Adjustment in accordance with Section 6.1(C)(3) 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 survey plat submitted with the Final Plan Application should indicate the current and proposed boundary between the parcels, the current and proposed acreage of both parcels, and the distances from the nearest structures on both lots.
2. New lot lines should not create any new non-conformities—that is, they should be at least 50 feet (standard minimum set-back) from any structure. It is recognized that the lot line adjacent to barn on the Yantz parcel is already non-conforming, since it is closer than 50 feet to the barn; so moving this line away from the barn will make the lot more conforming whether or not the line becomes fully conforming.
3. You should obtain a jurisdictional opinion from the State with regard to wastewater disposal permits, 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