

CHARLOTTE PLANNING COMMISSION

Charlotte Town Office

P.O. Box 119

Charlotte, VT 05445

Phone: 802 425-3533

November 6, 2009

Allan and Gertrude Jordan
1550 Spear Street
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-09-17

Dear Mr. and Mrs. Jordan,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed subdivision of your property at 298 Spear Street, held at Planning Commission meetings on August 20 and October 1, 2009, and for which a site visit was conducted on August 20th.

On October 1 you submitted a revised plan with four building lots, one lot for the existing dwelling, and a common lot. Accordingly, the Planning Commission classified your project as a Major Subdivision and Planned Residential Development for Affordable Housing in accordance with Sections 4.4 (B) and 6.1(C)(2) and Chapter VIII of the Charlotte Land Use Regulations.

The Planning Commission is providing the following additional comments and recommendations for the Preliminary Plan Application, which supplement the requirements of the Charlotte Land Use Regulations:

1. Considering the location of the project is very near two significant streams, the proposed building lots should be smaller and the designated open space should be maximized.
2. Building envelopes should be outside of special flood hazard areas either as delineated recently by the State of Vermont or as delineated by an appropriate licensed engineer or surveyor.
3. The portion of the parcel that is not included with the building lots or on the lot associated with the existing dwelling can be a commonly owned lot. It should be restricted by either an Open Space Agreement with the Selectboard, or a conservation easement with a governmental entity or an appropriate conservation organization.
4. Consideration should be given to creating a more compact pattern with the dwellings, and/or orienting the dwellings to allow for the greatest solar access.
5. Draft documents establishing the common lot, the conservation restrictions, and access, wastewater and water easements should be submitted with the Preliminary Plat 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