

CHARLOTTE PLANNING COMMISSION

Charlotte Town Office

P.O. Box 119

Charlotte, VT 05445

Phone: 802 425-3533

February 5, 2010

Chris and Elizabeth Snyder
25 Holbrook Road
South Burlington, VT 05403

Re: Sketch Plan Review; Application PC-09-31

Dear Mr. and Mrs. Snyder,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed three-lot subdivision held at the Planning Commission's meetings on December 3, 2009 and January 21, 2010 and for which a site visit was held on December 12. 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 Planning Commission strongly recommends that the project (Lots 1, 2 and 3, and prospective access to the adjoining property for residential use) use one access ("curb-cut") from Spear Street. Agricultural access to the adjoining property could potentially use a second separate access.
2. A highway access permit should be obtained from the Selectboard prior to the submission of the Final Plan Application.
3. The Planning Commission recommends that building envelopes on Lots 2 and 3 be reduced in size and shifted to the east so that they do not include the westerly agricultural field, and are more consistent with the development pattern along Spear Street.
4. The Planning Commission recommends using the Planned Residential Development provisions (in Chapter VIII of the Charlotte Land Use Regulations) to reconfigure Lots 2 and 3 so that one or the other of the lots includes all of the agricultural field, or so that all of the field is included on Lot 1. The reason for this to simplify the ownership and management of the field, so that it will be more likely to remain in agricultural use.
5. The Planning Commission recommends that the building envelope on Lot 1 be reduced to approximately 1 acre in size.
6. The plat should indicate distances to the two nearest property lines for all building envelopes.

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