

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

January 22, 2010

Edward Everts and Deborah (Raven) Davis
385 Toad Road
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-09-35

Dear Mr. Everts and Ms. Davis,

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 January 7, 2010. 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 Final Plan Application should include a draft deed or easement language that provides an access right-of-way and utility easement to Lot 1 from Roscoe Road.
2. The Final Plan Application should address wastewater disposal provisions for Lot 1.
3. The Final Plan Application should, if desired, address the waiver provision of Section 6.2 of the Charlotte Land Use Regulations if the application does not include information as described in Section 7.7(C) for an exemption from the requirement to submit a design for a sewage disposal system for Lot 2.
4. The plat included with the Final Plan Application should depict a building envelop of about ¼ acre in size around the existing dwelling, and should include dimensions of each side of the building envelope, and distance measurements to the two nearest property lines.

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

Cc: Joan Allen, Associate Director of Land Protection, The Nature Conservancy