

CHARLOTTE PLANNING COMMISSION
Charlotte Town Office
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September 16, 2011

Robert and Bernice Titus
6974 Spear Street
Charlotte, VT 05445

Brad Curler and Kari Larocque
985 Texas Hill Road
Huntington, VT 05462

Re: Sketch Plan Review; Application PC-11-20

Dear Mr. and Mrs. Titus, Mr. Curler and Ms. Larocque,

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 September 1, and for which a site visit was conducted prior to the meeting.

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 northeastern portion of proposed Lot 2 includes a portion of field, and it may be desirable and appropriate to change the proposed boundary line so that it runs along the edge of the field and woods, so as not to break up the field with a boundary line.
2. Chapter VIII of the Charlotte Land Use Regulations allows applicants to create lots that are less than five acres as long as the overall density isn't any greater than what could be created if all lots are five acres in size. This provision requires the designation of open space, but the Planning Commission notes that 65 acres has already been conserved with the Vermont Land Trust and therefore this requirement has been met.
3. The proposed final plat should be at a scale of 1 inch = 100 feet. If all of Lot 1 cannot be depicted at this scale, Lot 1 and Lot 2 should be depicted within an inset at a reduced scale.
4. The proposed final plat should depict the area that is restricted from buildings or structures by the deed from Mr. and Mrs. Titus to Mr. and Mrs. Dolliver dated September 21, 1996 and recorded in volume 77 at page 97 of the Charlotte land records, as depicted in the survey by Civil Engineering Associates entitled "Boundary Adjustment from Robert and Bernice Titus to Richard and Diane Dolliver" dated June, 1993 (no revisions).
5. The proposed final plat should depict a building envelope for Lot 2 that does not include area that is restricted from development (by deed or slope regulations). The dimensions

- of the building envelope (i.e. acreage and distances along boundaries) and the distances between the building envelope and the two nearest property lines should be indicated.
6. The proposed final plat should indicate the distances between the proposed lot line and the existing structures on Lot 1. The setback required for conventional subdivisions is 50 feet; however, the distance is allowed to be less than 50 feet if the development is proposed as a Planned Residential Development (as provided in Chapter VIII of the Charlotte Land Use Regulations).
 7. The Planning Commission recommends that the final plan application include a profile of the existing farm road and the proposed driveway, with an indication of the existing and proposed slope.
 8. The Planning Commission will ask the Charlotte Fire Chief to evaluate the proposed slope of the driveway. If a proposed slope cannot be created that is 8% or less, the Planning Commission may require the sprinkling of living spaces and a station monitored fire alarm. Generally, driveways with slopes greater than 10% are not approved.
 9. The Planning Commission recommends that accesses be combined, if feasible, so that there will not be a net increase in accesses off of Spear Street.

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