

CHARLOTTE PLANNING COMMISSION

Charlotte Town Office

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Charlotte, VT 05445

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July 20, 2012

Ms. Nancy C. Hinsdale
153 Covington Lane
Shelburne, VT 05482

Mr. Clark W. Hinsdale, III
1211 Ethan Allen Highway
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-12-10

Dear Ms. Hinsdale and Mr. Hinsdale,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed subdivision of the parcel on the west side Spear Street and the north side of Bingham Brook Road, held at the Planning Commission's meeting on June 7, 2012, and for which a site visit was held prior to the meeting. The Planning Commission classified the 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 comments and recommendations for the Final Plan Application, which supplement the submission requirements of the Charlotte Land Use Regulations:

1. The plat should show building envelopes for proposed dwellings.
2. Alternative locations for the building envelopes for the proposed dwellings should be explored closer to Bingham Brook Road.
3. Section 4.2(B) of the Charlotte Land use Regulations states that accessory dwellings should share the same road access with the principal farm dwelling or other farm structures located on-site. The Planning Commission requests that a shared access for the East and West House sites be explored.
4. If the easterly access on Bingham Brook Road is to be proposed, it should be located as far to the east as possible.
5. The plat should show the proposed right-of-way for the retained (northerly) lot, and the power line easement for the well on the Andrew/Simons lot.

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