

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

July 20, 2012

Testamentary Trust of Clark W. Hinsdale, Jr.
c/o Clark W. Hinsdale, III
1211 Ethan Allen Highway
Charlotte, VT 05445

Peter Trono
800 Bingham Brook Road
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-12-11

Dear Mr. Hinsdale and Mr. Trono,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed adjustment to the boundaries of your properties on Bingham Brook Road and Mandi's Way, held at the Planning Commission's meeting on June 7, 2012. The Planning Commission classified the project as a Minor Subdivision Amendment in accordance with Section 6.1(C)(4)(a) 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 the existing and proposed lot boundaries and the existing and proposed acreages of the affected parcels.
2. If a wastewater disposal easement is needed on the parcel that is to be conveyed, it should be shown on the plat.
3. Standard conditions for applications involving adjustment of boundary lines are (A) that the property being adjusted is transferred within one year following any approval, and (B) that the adjusted property will merge with the remainder of the parcel to which it is being added.

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