

## CHARLOTTE PLANNING COMMISSION

Charlotte Town Office

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September 7, 2012

Kiley Family East Farm Partnership  
c/o Caleb Kiley  
2033 Dorset Street  
Charlotte, VT 05445

### **Re: Sketch Plan Review; Application PC-12-17**

Dear Mr. Kiley,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed three-lot subdivision of the Kiley Family East Farm Partnership parcel (with frontage on Garen Road and Prindle Road) held at the Planning Commission's meetings on July 19 and August 16, 2012 and for which a site visit was conducted prior to the meeting on August 16.

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 additional comments and recommendations for the Final Plan Application, which supplement the submission requirements of the Charlotte Land Use Regulations:

1. The Planning Commission appreciates that the proposed subdivision has been approached with a great deal of thought, and that the development plan incorporates the existing structures and also leaves much of the land and resources undeveloped.
2. The Planning Commission is aware that some additional development may occur in the future on Lot 2. Chris and Gus have been honest in saying that they have not determined exactly how they will use this lot together.
3. Considering Lot 3 does not meet the frontage requirement of 300 feet [see Table 2.5 (E)], you can propose the project as a Planned Residential Development (under Chapter VIII of the Charlotte Land Use Regulations), which allows the modification of dimensional requirements. In this case, the project should comply with the provisions of this chapter, including Section 8.4(C)(1), which states (in part): "a minimum of 50% of the lot(s) shall be designated as open space in accordance with Section 8.6."
4. If you plan to propose the project as a Planned Residential Development, the plat submitted with the final plan application should depict the boundaries and acreage of an open space area, and the final plan application should include a draft Open Space Agreement. (The Town can provide a boilerplate agreement). You should obtain a preliminary review of the proposed Open Space Area and Agreement from the Selectboard prior to submitting the final plan application.
5. Considering that Lot 3 will be a building lot, and that siting development in the meadow would seem to have the least impact on areas of high public value, the Planning Commission recommends that a one acre building envelope be designated in the field in

the northwesterly portion of the parcel. The plat should include a label (or identifying line-type) for the building envelope, as well as dimensions and distances from the two nearest lot lines.

6. Considering that all three lots will use existing accesses, no Highway Access Permits are needed for the project.
7. The final plan application should include draft language for the access easement (right-of-way) over Lot 3 to the Elsie Kiley parcel.

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,

A handwritten signature in black ink, appearing to read 'D Bloch', written over a horizontal line.

Dean Bloch, Town Planner  
For the Charlotte Planning Commission