

**CHARLOTTE PLANNING COMMISSION**

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

March 8, 2013

Scott and Amanda Laberge  
1904 Lime Kiln Road  
Charlotte, VT 05445

**Re: Sketch Plan Review; Application PC-13-02**

Dear Mr. and Ms. Laberge,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed two-lot subdivision of the approximately 165 acre parcel owned by the Laberge Brothers located on the south side of Lime Kiln Road, held at the Planning Commission's meetings on February 7 and 21, 2013 and for which a site visit was conducted on February 16, 2013.

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 recommends that you consider using the provisions of Chapter VIII of the Charlotte Land Use Regulations, i.e. for Planned Residential Developments ("PRDs"). These allow building lots to be less than five acres, and also allow more land suitable for agriculture to remain with the farm. For applications that propose to create one building lot as a planned residential development from a large parcel, the Planning Commission typically defers the requirement to designate open space [under Section 8.4(C)(1) of the Land Use Regulations] until such time as an additional subdivision is proposed.
2. In consideration of the existing curb-cuts and the concerns noted about sight distance, the Planning Commission recommends that you consider using an existing curb-cut for the driveway to the building lot.
3. A Highway Access Permit will be needed from the Selectboard for any new curb-cuts. The Policy and Procedure for Highway Access Permits indicates the permit should be obtained (with a recommendation from the Planning Commission) after sketch plan review and before final plan review.
4. Lot 2, the proposed access and utility right-of-way and any proposed easements should be surveyed for the Final Plan Application. You do not need to survey Lot 1, however the plat should show both lots within an inset.
5. The Final Plan Application should include draft easement language for any proposed rights-of-way or easements.
6. You are welcome to come back to the Planning Commission (at no charge) if you would like additional feedback on any aspects of the subdivision.

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 "Dean Bloch". The signature is fluid and cursive, with the first name "Dean" and last name "Bloch" clearly distinguishable.

Dean Bloch Town Planner  
For the Charlotte Planning Commission

Cc: Patrick O'Brien