

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

April 19, 2013

KYTOAD, LLC
53 Lucy's Land
Charlotte, VT 05445

Zoe Williams
3825 Ethan Allen Highway
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-13-03

Dear Mr. Hinsdale and Ms. Williams,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed two-lot subdivision of the approximately 12.93 acre parcel located at 3795 Ethan Allen Highway, held at the Planning Commission's meetings on April 4, 2013 and for which a site visit was conducted prior to the meeting.

The Planning Commission classified the project as a Minor Subdivision and Planned Residential Development in accordance with Section 6.1(C)(1) and Chapter VIII 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 open space area should be on the northerly portion of the parcel.
2. The plat should include a density chart which indicates how much density will be used by each lot and how much density remains available.
3. You should obtain an access permit from the state prior to submitting the Final Plan Application.
4. The Final Plan Application should include draft easement language for the proposed access, utilities, wastewater disposal and the shared well.
5. The Final Plan Application should include a letter from the adjoining property owners to the east (Bosworths) indicating that they are in agreement with moving the driveway.

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