

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

September 20, 2013

Peter Trono  
8 Chase Lane  
Burlington, VT 05401

**Re: Sketch Plan Review; Application PC-13-20**

Dear Mr. Trono,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed two-lot subdivision of your approximately 73 acre parcel on Mandi's Way held at the Planning Commission's meeting on September 5, 2013, and for which a site visit was conducted prior to the meeting.

Because the proposed subdivision will create four lots within a 10 year period, the Planning Commission classified the project as a Major Subdivision in accordance with Section 6.1(C)(2) of the Charlotte Land Use Regulations. The Planning Commission is also providing the following additional comments and recommendations for the Preliminary Plan Application, which supplement the submission requirements of the Charlotte Land Use Regulations:

1. The Planning Commission recommends that Lot 4 be made more regular in shape by including land to the west of the lot, and removing the "dogleg" to the east—which you indicated at the meeting would be fenced and used as pasture for the farm.
2. The Planning Commission encourages you to create a setback between the proposed building envelope and the agricultural field to the south. The Land Use Regulations recommend a setback of 200 feet.
3. It may be desirable to include "right-to-farm" language in the deed to Lot 4, given the close proximity of the lot to an agricultural field, in the event that the lot is ever conveyed outside of your family.
4. Distance and area dimensions of the proposed building envelope should be indicated, and the distances between the building envelope and the two nearest lot lines should be indicated.
5. The plat should depict access and utility easements, and the application should include draft easement language, which would be incorporated into a conveyance deed, a standalone easement, or a declaration of covenants.
6. Adjacent property owners should be updated.
7. It was noticed that parcel dimension labels on the sketch plan do not match scaled measurements.

Other issues may come up during the review of the Preliminary and Final Plan Applications. In accordance with Section 6.3(D) of the Charlotte Land Use Regulations, the Sketch Plan is valid for six months.

You are welcome to come back to the Planning Commission (at no charge) if you would like additional feedback on any aspects of the proposed subdivision.

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

Cc: David Miskell