

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

October 18, 2013

Jason and Jensa Bushey
648 Bingham Brook Road
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-13-22

Dear Mr. and Ms. Bushey,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed two-lot subdivision of your 10.36 acre parcel located on Bingham Brook Road, held at the Planning Commission's meeting on October 3, 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 Section 8.4 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. A Highway Access Permit will be needed from the Selectboard for changing the curb-cut from agricultural to residential use. The permit should be obtained before submitting the Final Plan Application.
2. The survey plat submitted with the Final Plan Application should include a building envelope of approximately ½ an acre for both lots. Dimensions of the building envelopes and distances from the two nearest property lines should also be indicated on the plat.
3. Based upon the site visit conducted on October 3, 2013, the Planning Commission recommends that the building envelope on Lot 2 should not include the swale that runs in a northeasterly direction through Lot 2.
4. The plat should include the access and utility easements, and the application should include draft easement language for these easements.

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,

Thomas Mansfield, Administrative Officer
For the Charlotte Planning Commission