

CHARLOTTE PLANNING COMMISSION

Charlotte Town Office

P.O. Box 119

Charlotte, VT 05445

Phone: 802 425-3533

April 4, 2014

Nordic Holsteins LLC / Trust of Clark Hinsdale Jr.

c/o Clark Hinsdale, III

1211 Ethan Allen Highway

Charlotte, VT 05445

**Re: Sketch Plan Review for Boundary Adjustment south side of Hinesburg Road;
Application PC-14-04**

Dear Mr. Hinsdale,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed Boundary Adjustment between the 5-acre 'mobile home lot' at 1824 Hinesburg Rd. and the 25-acre excluded area of the adjacent 'Bean Farm', held at the Planning Commission meeting on March 6, 2014.

During the March 6th meeting, you presented three concepts and asked for Planning Commission input as relates to the density of future development on the parcels. The first concept involved combining the 25.67 'excluded area' with the 5.09 acre 'mobile home lot' to create a 30.76 acre lot. The second concept involved adding 8 acres of the 'excluded area' to the 5.09 acre lot resulting in the creation of a 13 acre lot and a new 17 acre lot. A sub concept of this idea involved transferring development rights from a non-contiguous parcel (Guinea Road) to the 13 acre lot to create a neighborhood. The Planning Commission was not in favor of transferring density to this location at this time but supported the idea of transferring this density to a village lot. The Planning Commission agreed that a Planned Residential Development which clusters development on the front 13 acres and conserves the remaining 17 acres is desirable and indicated that the creation of lots for this concept would be classified as a Minor Subdivision in accordance with Sections 6.1(C)(1) of the Charlotte Land Use Regulations. This means you will need to submit a Final Plan Application, and the Planning Commission will hold a public hearing for that application.

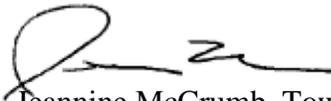
The Planning Commission is also providing the following additional comments and recommendations for the Final Plan Application, which supplements the submission requirements of the Charlotte Land Use Regulations:

1. A Wastewater and Potable Water Supply Permit or at a minimum, test pit data indicating the presence of soils acceptable for wastewater design will be needed for the project. The applicant should file this application / information before or concurrent with the filing of the Final Plan Application.

2. The Town of Charlotte identified a potential Class 2 wetland on the property. At the hearing, you indicated that this area of the agricultural field had been recently tilled and as such, no wetland exists. Please provide a letter from a certified wetland biologist that confirms this statement.
3. The subject parcels contain areas of forest habitat (Town Plan Map 6). New development should be sited so as to avoid impacts to this area.
4. Adjoining property to the project site is in active agricultural use. New development should be sited so as to avoid and minimize impacts to this area. Deeds for new residential lots should include 'right to farm' language.

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,



Jeannine McCrumb, Town Planner
For the Charlotte Planning Commission

c Peter Walker, 1916 Hinesburg Rd.
Charlotte Conservation Commission