

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

April 2, 2015

Scott D. Hardy
PO Box 40
New Haven, VT 05472

Re: Sketch Plan Review – Application Number PC-15-04

Dear Mr. Hardy,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed 2-lot subdivision held at the Planning Commission meeting on March 5, 2015 and for which a site visit was conducted on February 21, 2015.

The Planning Commission classified your project as a minor subdivision in accordance with Section 6.1(C)(1) of the Charlotte Land Use Regulations. This means that you will have one additional application, the Final Plan Application. Upon submittal of the Final Plan Application, the Final Hearing will be scheduled.

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

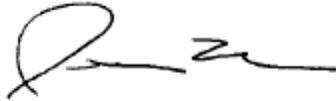
1. The Planning Commission believes the steep slopes and the forest habitat to be the most significant Areas of High Public Value (AHPV) on the property. You have proposed a building envelope that is in line with historic settlement patterns and minimizes impacts to forest habitat (plat prepared by Kevin LaRose, dated February 13, 2015 and received February 19, 2015). Dimensions of the building envelope and distances from the envelope to the two closest property lines must be labeled and included on the Final Plat.
2. A Wastewater System and Potable Water Supply Permit application must be submitted prior to submittal of the Final Plan Application. Draft deed language pertaining to the wastewater easement on Lot 2 benefitting Lot 1 must be included with the Final Plan Application.
3. With the addition of the house site and driveway for Lot 2, that portion of Mutton Hill Drive serving 6 or more house sites must be upgraded to meet Access Road standards as outlined in Charlotte's Recommended Standards for Developments and Homes. You have indicated there is a "Y" turnaround at the end of the existing shared driveway. The Town will coordinate with Charlotte Volunteer Fire and Rescue personnel in determining whether upgrades are needed relative to emergency vehicle turnarounds and turnouts. An

onsite meeting with you will be scheduled and any requirements will be incorporated into a site plan prepared by a qualified professional.

4. The driveway for Lots 1 and 2 will be designed to meet Driveway standards as outlined in Charlotte's Recommended Standards for Development and Homes. If the through portion of the driveway is retained, draft deed language pertaining to the easement on Lot 1 to benefit Lot 2 must be included with the Final Plan Application.
5. The Commission believes that safeguards to prevent / limit the cutting of trees on the property should be established. Draft deed language addressing this concern must be included with the Final Plan Application.
6. Other issues may come up during the review of subsequent applications. In accordance with Section 6.3(D) of the Charlotte Land Use Regulations, this Sketch Plan Review 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 'Jeannine McCrumb', written in a cursive style.

Jeannine McCrumb, Town Planner
For the Charlotte Planning Commission

c Charles Ferreira, 358 Mutton Hill Drive