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

October 15, 2015

Robert and Ria Morse
5780 Mount Philo Road
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-15-19

Dear Mr. and Mrs. Morse,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed 2-lot subdivision held at the Planning Commission's meeting on September 19, 2015 and for which a site visit was conducted prior to the meeting.

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 comments and recommendations for the Final Plan Application which supplement the submission requirements of the Charlotte Land Use Regulations:

1. The following Areas of High Public Value (AHPV) were identified on the involved parcel: steep slopes (equal to or in excess of 15 percent near Mount Philo Road), scenic views and vistas (from Mount Philo Road) and conserved land on adjacent parcels.
2. Your lot was created in 1996 via subdivision from the Snow / Claflin parcel to the west. That approval included height limitations (not greater than 430 feet above sea level) and building envelope size (150'x150') and location restrictions (located on easterly third of property) as a means to preserve the westward view and open space west of your parcel. The Planning Commission will expect similar considerations with your future application.
3. A vegetative management plan for the area between the building envelopes and Mount Philo Road will be developed and submitted with your Final Plan Application. This plan will look to preserve the westward view from Mount Philo Road and abutting property owners while still affording privacy to residences and maintaining a natural setting[1]

[1] See Vermont Shoreland Protection, Vegetation Protections Standards for guidance on completing this plan.

4. Because your parcel currently has 500 +/- feet of road frontage, any subdivision will result in one or both of the new parcels being unable to meet the required frontage requirement in the Rural District which is 300 feet. The project will thus need to be designed as a Planned Residential Development (PRD).
5. Access management guidelines developed by the Vermont Agency of Transportation[2], recommend a minimum corner sight distance of 445 feet for roads with a posted speed limit of 40 miles per hour. In addition, the minimum recommended access spacing is 305 feet. Any future driveway should be designed to meet these guidelines as closely as is possible.
6. Plans for construction of the driveway must be submitted with the final Subdivision application. The driveway must be constructed in accordance with Charlotte's Recommended Standards for Development and Homes which stipulates an 8 percent grade maximum. A 20 foot minimum approach area with a +/- 3 percent grade will also be required as per State of Vermont B71 standards. This driveway must be designed by a professional engineer and the design should incorporate practices for stormwater management and erosion control.
7. PRD provisions require that at least 50 percent of the parcel be set aside as open space. The Commission supports the set aside of the westernmost portions of the parcel as open space.
8. A Wastewater System and Potable Water Supply Permit application must be submitted prior to or concurrent with submittal of the Final Plan Application. Wells should be sited so as to protect the continued agricultural use of properties in the area.
9. 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,

Jeannine McCrumb, Town Planner
For the Charlotte Planning Commission

c John Snow, 6069 Ethan Allen Highway
David Garbose, 27 Inn Road

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[2] Vermont Agenc of Transportation, Access Management Program Guidelines, Utilities & Permits Unit, 1999. http://vtransplanning.vermont.gov/sites/aot_policy/files/documents/permittingservices/UandPAccManProgGuidelinesRev072205.pdf.