

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

November 25, 2015

Johns & Giovanna Congdon II
Clark Hinsdale III
1211 Ethan Allen Hwy
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-15-21

Dear Johns and Clark,

The purpose of this letter is to summarize the Sketch Plan Review for your project held at the Planning Commission's meeting on November 5, 2015.

The Planning Commission classified your project as a minor subdivision amendment in accordance with Section 6.1(C)(4) 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.

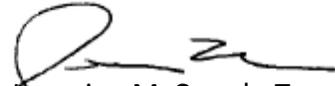
The Planning Commission is providing the following additional comments and recommendations for the Final Plan Application which supplement the submission requirements of the Charlotte Land Use Regulations:

1. The following Areas of High Public Value were identified on the parcels:
 - a. Land in active agricultural use
 - b. Prime (just west of Spear St) and statewide soils throughout
 - c. Surface waters, wetlands and associated setback and buffer areas
 - d. Wildlife habitat
 - e. Scenic Road (Bingham Brook)
 - f. Conserved land on adjacent parcels (Nichols and Hausmann)
2. The Planning Commission believes this project will have little to no impact on AHPV as no additional development has been proposed at this time and the 114 +/- acre parcel is enrolled in the Use Value Appraisal Program.
3. Two rights-of-way serving the 114 +/- acre parcel have been retained. Though deeded for possible future uses, currently they are being used for agricultural access only and future development, including a change in use, would require a subdivision amendment. Wastewater disposal and building envelope placement and size will also be required to be reviewed as a subdivision amendment.

4. Prior to or concurrent with submittal of a Final Plan Application, the applicants will complete a Boundary Line Adjustment Exemption Form (attached) for review under the Wastewater System and Potable Water Supply Rules, Exemption 1-304(a)(11).
5. 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 David Nichols, 138 Morningside Drive