

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

November 25, 2015

Tom & Elizabeth Scatchard
707 Dorset Street
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-15-23

Dear Tom and Elizabeth,

The purpose of this letter is to summarize the Sketch Plan Review for your proposal held at the Planning Commission's meeting on November 5, 2015 and for which a site visit was conducted on October 31, 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.

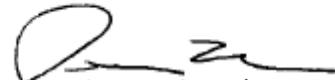
The following comments and recommendations for the Final Plan Application supplement the submission requirements of the Charlotte Land Use Regulations:

1. The Areas of High Public Value (AHPV) identified on the involved parcels are steep slopes (equal to or in excess of 15 percent); primary (prime and statewide) agricultural soils; surface waters, wetlands and associated setback and buffer areas; and wildlife habitat.
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 newer house lot (703 Dorset Street) may become eligible for the Use Value Appraisal program.
3. Irregularly shaped lots should be avoided unless warranted by topography, surface waters or to prevent fragmentation of significant natural or cultural features (e.g. forest area or agricultural field). Concerns related to setbacks and existing accessory structures should be considered subordinate to lot layout.
4. In addition to submittal requirements listed in Table 6.2 of the Land Use Regulations, the following information must be provided with the Final Plan Application:
 - a. A Boundary Line Adjustment Exemption Form (attached) for review under the Wastewater System and Potable Water Supply Rules, Exemption 1-304(a)(11)
 - b. A written legal opinion as to the severability of previous deed language which required 10 acre minimum lot sizes for properties now constituting 697 Dorset Street and

- c. Draft deed language pertaining to any existing and proposed utility, water / wastewater or access easements.
5. There may be State of Vermont and / or federal permits or approvals needed for the proposed development or use. For more information, please contact the state permit specialist at (802) 477-2241 or jeff.mcmahon@vermont.gov.
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,



Jeannine McCrumb, Town Planner
For the Charlotte Planning Commission