

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

January 22, 2016

Robert & Sonja Ullrich  
69 Ashe Road  
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-15-25

Dear Mr. and Mrs. Ullrich,

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 January 7, 2016 and for which a site visit was conducted on December 19, 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 following Areas of High Public Value (AHPV) have been identified on the property:
  - a. Land in active agricultural use,
  - b. Prime and statewide agricultural soils (NRCS data),
  - c. Steep slopes (equal to or in excess of 15%, ANR Atlas),
  - d. Surface waters, wetlands and associated setback and buffer areas (ANR Atlas),
  - e. Wildlife habitat including core habitat (Town Plan Map 6),
  - f. Conserved land on adjacent parcel
  
2. The Commission finds all AHPV on the property to be important and agrees with the conceptual layout of Lot 1 which is proposed to be 11 +/- acres in size and is improved with an existing single-family dwelling and Lot 2 which is 129 +/- acres in size and is comprised of the remaining land. The Commission notes that any future subdivision of Lot 1 or Lot 2 will require utilization of the Planned Residential Development provisions of the Land Use Regulations, which promote the appropriate use of land through clustering development, and preserving AHPV. The Commission also notes that future development of Lot 2 may require improvements to Ashe Road and / or provisions for an alternative access and the developer will assume costs of said improvements.

3. The Planning Commission has agreed to waive the requirement for submission of a design for a sewage disposal system for Lot 2 as is permitted under Section 7.7 (C). The applicant will be required to submit test pit data demonstrating sewage disposal capacity with the final application and the following language will be included on the subdivision plat and in any transfer deed:

“Notice of permit requirements. In order to comply with applicable State Rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable Rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.”

4. Documentation of shared rights-of-way (driveway) and easements (water supply and / or other utilities) shall be provided with the final plan application. Documentation can be provided in the form of draft deed language to be included in any future transfer deed.
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 John Barlow, Eli Barlow & Elizabeth Poulsen, 5201 Spear Street*