

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

October 28, 2016

Clark W. Hinsdale III
1211 Ethan Allen Highway
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-16-135-SK

Dear Mr. Hinsdale,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed Boundary Adjustment between Lots 10-01-01.B and 10-01-08.0 located at 231 Meadowside Drive in the Town of Charlotte. A public hearing for the project was held at the Planning Commission meeting on October 20, 2016. A site visit conducted prior to the meeting at 231 Meadowside Drive (attended by the applicant Clark Hinsdale, III; Planning Commissioners Peter Joslin and Charlie Pughe; and Charlotte Town staffer Daryl Benoit). Although it is not required by 24 VSA Chapter 117 to notify the adjoining property owners of a Sketch plan review, the Town nevertheless sent notification of the public meeting to each of the abutting neighbors, and posted hard copy notices at the Town offices, the Old Brick Store, and the Spear Street Store.

The Planning Commission has classified your project as a “Boundary Adjustment” in accordance with Section 6.1(C)(3) of the regulations. This means that you will need to submit a Final Plan Application, including any waiver requests within six months of the date of this letter, and participate in one subsequent public hearing, in accordance with Section 6.5 of the regulations. Upon receipt of the Final Plan Application, a Final Hearing will be scheduled.

The Planning Commission agrees with your assessment of recommendations of what will be required for a Final Plan Application according to State and the Town of Charlotte Land Use Regulations, including;

1. Amending the Act 250 permit for both lots’ boundaries, which would have been originally submitted for the “Meadow’s Edge” Site Plan (revised 20 Jan 1987) and Subdivision Survey by George E. Bedard (dated 1987), in addition to the misplaced well location.
2. Submission of the survey presented at the October 20, 2016 public hearing for this sketch plan.

As you have submitted your \$300.00 fee in advance of the Final Plan Application of the Boundary Adjustment, you would only need to pay \$50.00 for the recent Sketch Plan Review.

The application for the Boundary Adjustment may be found on the Town's website under the Planning and Zoning page, or at the following link: <http://bit.do/cNuzM>.

Please let me know if I can answer any further questions.

Sincerely,



Jeff McDonald, Chair,
Charlotte Planning Commission