

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

June 1, 2017

William J. Gregorek
2780 Hinesburg Road.
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-17-38-SK

Dear Mr. Gregorek,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed subdivision of your property at 2780 Hinesburg Road in the Town of Charlotte. A public meeting for the project was held at the Planning Commission meeting on May 4, 2017. A site visit was conducted at the property prior to the meeting, which was attended by the applicant Mr. Gregorek and Planning Commissioner Gerald Bouchard. Although it is not required by 24 VSA Chapter 117, notice of the public meeting was mailed out to all of the adjoining property owners on April 12, 2017. Furthermore, hardcopy notices were posted at the Town offices, the Old Brick Store, and the Spear Street Store. Electronic notice was posted on the Town of Charlotte website Meeting Calendar.

The Planning Commission has classified your project as a “2-Lot Minor Subdivision” with a possible Planned Residential Development (PRD) with an Open Space Agreement in accordance with Section 6.1(C)(4)(a) and Section 8.4 of the Charlotte Land Use Regulations (hereafter referred to as “the Regulations”). To complete the project 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 your Final Plan Application, a Final Hearing will be scheduled.

The Planning Commission is providing the following observations and recommendations for the Final Plan Review Application, which should be addressed in addition to the submission requirements of the Regulations;

1. You have requested to subdivide your 13.91 acre property into a 5-acre lot (for the purpose of separating the accessory dwelling from the main parcel), and an 8.91 acre lot.

2. Due to the current shape of the parcel and the close proximity of the primary dwelling to the accessory dwelling, it will be difficult to subdivide the property and retain 50-foot setbacks without creating irregular-shaped lots.
3. An option was discussed at the Sketch Plan Review hearing where one of the potential lots could be delineated as less than 5-acres to retain regular-shaped lot lines and maintain building setbacks, if the subdivision were classified as a 2-lot Planned Residential Development (PRD) that is designed as a Conservation Project as per Section 8.4(C)(1) of the Regulations. This would require a minimum of 50% of the current lot to be designated as Open Space. All of the forested land on your property has been identified as *Significant Forest Habitat* (an Area of High Public Value according to Table 7.1 of the Regulations) and is therefore desirable to preserve in an Open Space Agreement.
4. As there is an approximate distance of 120-150 feet between the primary house and the accessory dwelling, it is still possible to create a 5-acre minimum lot if the required 50-foot setbacks (of the Rural zoning district) are delineated from each structure to a proposed property line. If you chose this option, then you should work with your surveyor to create the most regular-shaped property line as possible. If a proposed property line traverses a septic system, then a septic easement will need to be created between both lots.
5. Other issues may be considered during the review of your forthcoming Final Plan application. In accordance with Section 6.3(D) of the Charlotte Land Use Regulations, this Sketch Plan Review is valid for six months.

The application and proposed maps for the Sketch Plan may be found on the Town's website under the Planning and Zoning page, or at the following link: <https://is.gd/FLF4sn>

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

Sincerely,



Gerald Bouchard, Acting Chair for the May 4th, 2017 meeting,
Charlotte Planning Commission

Dated at Charlotte, Vermont this 15th day of June, 2017.