

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

September 22, 2017

Marvin Fishman
197 Oak Hill Road
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-17-86-SK

Dear Mr. Fishman,

The purpose of this letter is to summarize the Sketch Plan Review for a proposed Subdivision and Boundary Adjustment of your 10.5-acre property located at 197 Oak Hill Road. The Boundary Adjustment would occur on the south side of your property, adjusting 1-acre between your parcel and that of your neighbor Schofield in order to accommodate the installation of a septic system. The development is proposed to occur within the Rural (RUR) zoning district.

A public meeting for the project was held at the Planning Commission meeting on August 3, 2017. A site visit was conducted at the property prior to the meeting, which was attended by the applicant Marvin Fishman, and Planning Commissioners Peter Joslin (Vice-Chair), Dick Eastman, David Kenyon, and Charlie Pughe. 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 July 13, 2017. Notice was also published in “The Citizen” newspaper on the week of July 19, 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 “Minor Subdivision” in accordance with Section 6.1(C)(1) 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 regular submission requirements within the Regulations;

1. It is not necessarily a requirement to adjust your property boundary to designate a replacement septic system area as long as you are willing to either reserve an easement for it, or repair the current system if it ever fails. However, you should verify this for your property with your wastewater designer.
2. At the Public Hearing, you had expressed the possibility of subdividing your property where one parcel may be less than five acres. If so, you may undertake a Planned Residential Development (PRD) as part of your Final Plan application, which would entail the designation of at least 50% of your current 10.5-acre parcel into conservation (according to Section 8.4(C)(1) of the Regulations). Otherwise, you will need to submit an application that proposes to create two parcels measuring at least five acres each.
3. As the proposed subdivision would increase the number of house sites to greater than five, the Town's Roads Ordinance stipulates that the current driveway serving the property would need to be improved to an 18' wide Access Road with 2' wide shoulders from the curb cut on Roscoe Road to the intersection of your driveway and the Cohen driveway. A turnaround would need to be constructed near this location to accommodate a 29,000 lb. fire truck. Further details on the specifications of Access Roads within the Town are covered in the "*Recommended Standards for Developments and Homes*" (adopted September, 1997), which is posted on the Town's website.
4. Prior to construction of a dwelling on your subdivided parcel, a Vermont State Wastewater permit would be required.
5. Other issues may be considered during the review of your forthcoming Final Plan application. In accordance with Section 6.3(D) of the Regulations, this Sketch Plan Review is valid for six months.

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

Sincerely,

Daryl Benoit
Town Planner,
For the Charlotte Planning Commission