

CHARLOTTE PLANNING COMMISSION
Charlotte Town Office
PO Box 119
Charlotte, VT 05445
Phone: 802.425.3533

March 19, 2019

Rod and Donna Stearns
7427 Spear Street
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-18-216-SK

Dear Mr. & Mrs. Stearns,

The purpose of this letter is to summarize the Sketch Plan Review for a proposed 2-Lot Subdivision of your 57.90 acre property (i.e. Lot #9) located at 7427 Spear Street Extension within the Rural District (RUR) in the Town of Charlotte.

It is understood by the Planning Commission as displayed on the map within your application (see: <https://is.gd/aaDblg>) and discussions from the public meeting that you propose to subdivide your property into an approximate two (2) acre lot (at the eastern end of the property) and a 55.90 acre lot comprising the remainder of the property, which includes 40.34 acres in an existing Open Space Agreement (OSA).

The Planning Commission undertook a site visit to the property on Saturday February 2, 2019 at approximately 9:30 AM attended by the applicants and Planning Commissioners: Peter Joslin (Chair), Gerald Bouchard, Dick Eastman, and Marty Illick. The public meeting for the proposal was held the following Thursday February 7, 2019 at approximately 7:30 PM. In attendance were Commissioners: Peter Joslin (Chair), Charlie Pughe (Vice Chair), Gerald Bouchard, Mary Illick, and David Kenyon. Additional participants included the applicants and the Town Planner.

Lot #9 was created in 2002 (in Planning Commission decision PC-02-16) as part of a 9-Lot subdivision. The lot was further subdivided in 2012 (in the reconsidered Planning Commission decision PC-12-17) into Lots #9, #10, and #11. According to **Sections 6.1(C)(2)** of the 2016 Charlotte Land Use Regulations (hereafter referred to as “the Regulations”), a Major Subdivision includes:

“any residential subdivision, or resubdivision of land resulting in the creation of four (4) or more lots within any 10 year period, regardless of any change in ownership. . .”

The Planning Commission has therefore classified your project as a “2-Lot Major Subdivision” in accordance with the Regulations. Because this property had already been undertaken as a

Planned Residential Development (PRD) subdivision in 2002, no further dedication of Open Space will be required.

The Planning Commission is providing the following observations on your proposed application:

1. According to **Section 2.3 - Table 2.5**, the Rural Zoning District (RUR) dimensional standards, the Minimum Side Setback is fifty (50) feet from the property boundary. On your submitted map, the building envelope indicated for Lot #12 appears to have no setback from the proposed western property boundary. For your forthcoming subdivision application, your survey should be updated to indicate a conforming 50 foot setback for the proposed building envelope. Furthermore, the Maximum Lot Coverage for the district is 30%. As the proposed Lot #12 would be about 2-acres, the 0.65 acre building envelope on the property indicated on your map should be reduced to about 0.6 acres.
2. The following Areas of High Public Value (AHPV) were identified on the property:
 - a. Land in active agricultural use: All of Lot #9 is enrolled in the State's Use Value Appraisal (UVA), or agricultural "current use" program.
 - b. Primary Agricultural Soils (Prime and Statewide - PAS): All of Lot #9 is classified as Statewide soils, according to the *USDA Natural Resources Conservation Service (NRCS)* GIS database).
 - c. Surface waters, wetlands and associated setback and buffer areas: There are three (3) ANR Small Stream (50') Setback areas identified on the property; two traverse through the center of Lot #9, and the other roughly runs along the eastern property boundary of the Lot #9 OSA (according to the *VCGI/ANR Vermont Hydrography Dataset – VHD*).
 - d. Wildlife Habitat: About 0.1 acres of *Significant Aquatic Habitat* exists along the eastern side of the Lot #12, according to the "*Charlotte Significant Wildlife Habitat Map and Database*".
 - e. Scenic Views and Vistas: There is an identified scenic view of the Open Space Area according to the Mapping Application.
 - f. Conserved land on the same parcel or adjacent parcels: 40.34 acres of OSA exist on Lot #9, and 61.81 acres of OSA exist across Spear Street to the north of proposed Lot #12.
3. For your forthcoming subdivision application, you should be prepared to address the status and capacity of the water supply and wastewater infrastructure, as well as having updated your survey to reflect the locations of the designated wellhead and the wastewater mound for the property.

4. 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,

Peter Joslin, Chair
Charlotte Planning Commission