

CHARLOTTE PLANNING COMMISSION

Charlotte Town Office

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Charlotte, VT 05445

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October 17, 2019

Richard & Teresa Pete
730 Whalley Road
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-19-140-SK

Dear Mr. & Mrs. Pete,

The purpose of this letter is to summarize the Sketch Plan Review for a proposed subdivision of your property located at 730 Whalley Road within the Rural District (RUR).

A public meeting for the application was held at approximately 7:05 PM on Thursday September 5, 2019 that was attended by Commissioners: Peter Joslin (Chair), Marty Illick, Gerald Bouchard, Shawn Coyle, and Dave Kenyon. Additional participants included the applicants Richard and Teresa Pete; and the Town Planner. The site visit to the property had taken place prior to the meeting at 6:30pm, attended by commissioners Gerald Bouchard, Marty Illick, Peter Joslin, and David Kenyon; and the Town Planner.

It is understood by the Planning Commission as displayed on the proposed map within your application and discussions from the public meeting that you propose to subdivide your 16.3 acre property into a 10.64 acre property that would host the existing primary house (e.g. **Lot #2**), and a 5.17 acre property that would host the existing accessory house (e.g. **Lot #1**).

The Planning Commission has classified your project as a “2-Lot Minor Subdivision” in accordance with **Sections 6.1(C)(1)** of the 2016 Charlotte Land Use Regulations (hereafter referred to as “the Regulations”).

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

1. Pursuant to **Section 7.2**, the following *Areas of High Public Value (AHPV)* were identified on the property:
 - a. Primary Agricultural Soils (Prime and Statewide - PAS): Primary Agricultural soils compose most of the property, where Statewide soil compose the remainder of it (according to the *USDA Natural Resources Conservation Service (NRCS)* GIS database).

- b. Surface Waters, Wetlands, and associated buffer areas: An ANR identified small stream and its 50 ft. setback abuts the property boundary to the southwest.
 - c. Wildlife Habitat: Most of the forest on the southern and eastern portions of the existing parcel has been identified as *Significant Forest Habitat*. The property adjoins *Significant Aquatic Habitat* to the southwest along the small stream within an approximate 100' buffer, according to the "*Charlotte Significant Wildlife Habitat Map and Database*".
 - d. Water supply source protection areas (SPAs): The parcel abuts a property to the north that is within a Surface Water Protection Area.
 - e. Historic Districts, Sites, and Structures: A historic site (the "*Lawrence Estate*") abuts the property to the west, across Whalley Road (according to the *Vermont Division for Historic Preservation*, Survey #: 0403-57 / HSID #: 1815).
2. Please be advised that *Step 3* of the **Table 6.3 - Subdivision Guide** in **Chapter VI** of the Regulations indicate that "*Building envelopes, to include all areas to be set aside for structures and parking areas, shall be identified*" in accordance with **Section 7.2(D)** of the Regulations.

Furthermore, **Section 7.3(D)(1)** states:

"Building envelopes, to the extent feasible, shall be located, sited and configured so as not to create any undue adverse impacts on Areas of High Public Value. In the event that no other land in the parcel to be subdivided is suitable for development, building envelopes shall be designed to minimize encroachments into these areas and to minimize undue adverse impacts."

The Planning Commission will require building envelopes to be created for both **Lot #1** and **Lot #2**, which measure an area of approximately one-acre (more or less) in size. Please include your proposed building envelopes (along with their acreage, perimeter, and dimensions from the property lines) within the draft survey that will be submitted with your forthcoming application.

3. Please be prepared to address the status of your Water Supply and Wastewater permit application that will be required for this subdivision.
4. The following items should be added to your draft survey that you will need to submit with your final subdivision application:
 - a. The proposed delineation of the building envelopes for both **Lots #1** and **#2**, along with the acreage, perimeter, and a dimensional lines from the building envelope to the nearest property boundary. The building envelopes should

maintain the Rural (RUR) district minimum fifty-foot (50') setback from any of the property boundaries.

- b. The location of the footprint of all designated wastewater infrastructure (including mounds, septic tanks, and replacement areas) for both **Lots #1 and #2**.
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, unless an additional six-month extension is formally requested from the Planning Commission before the expiration date.

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

Sincerely,



Peter Joslin, Chair
Charlotte Planning Commission