

CHARLOTTE PLANNING COMMISSION

Charlotte Town Office

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May 10, 2019

David Garrett
1277 Thompson's Point Road
Charlotte, VT 05445

Wade Weathers, *LandVest*
186 College Street
Burlington, VT 05401

Re: Sketch Plan Review – Application Number PC-19-21-SK

Dear Mr. Garrett and Mr. Weathers,

The purpose of this letter is to summarize the Sketch Plan Review for a proposed Boundary Adjustment to modify property boundaries between two adjacent parcels located at 1277 Thompson's Point Road, and two additional adjustments between neighboring properties (owned by Eastman and Crockenberg), each within both the Rural District (RUR) and the Shoreland District (SHR) in the Town of Charlotte. This application is a re-submission of an expired Sketch Plan Review from May 2018 (i.e. PC-18-30-SK), which involves the same proposed changes, except that the previously proposed non-conforming setback for the shed on the Eastman lot has been changed to a conforming 50' setback. An additional previous Sketch Plan Review from August 2017 (PC-17-61-SK) had been completed for the property as a Boundary Adjustment, which also expired on February 17, 2018.

A public meeting for the current application was held at approximately 7:05 PM on Thursday April 4, 2019 that was attended by Commissioners: Peter Joslin (Chair), Charlie Pughe (Vice Chair), Gerald Bouchard, Shawn Coyle, Marty Illick, and Dick Eastman (who recused himself from the proceedings). Additional participants included the applicants Christie Garrett and David Garrett; applicant representative Wade Weathers; the Town Planner; et al. The site visit had taken place prior to the Sketch Plan Review (PC-17-61-SK) meeting on July 6, 2017.

It is understood by the Planning Commission as displayed on the proposed map within your application (see: <https://is.gd/iTcfC4>), and discussions from the public meeting that you propose to adjust three (3) boundaries into the following configuration:

1. Adjust the boundary between two abutting parcels located at 1277 Thompson's Point Road by about 90 degrees, so that the boundary has a more regular shape. Currently

both parcels have lake access, where the eastern lot (**Lot 1**) is potentially too thin to develop for residential purposes because most of it is only about 200' wide. This boundary adjustment will change the configuration to:

Lot 1 – a 7.75-acre parcel with an existing house & barn, and

Lot 2 – a 7.34-acre undeveloped parcel proposed with a 1.3 acre building envelope outside of the State 250' shoreline protection buffer.

Two additional adjustments entail conveyance between:

1. 1277 Thompson's Point Road (owned by Garrett) and 1163 Thompson's Point Road (owned by Eastman); where 0.54 acres will be adjusted to Garrett's **Lot 1** from the Eastman property, in exchange for 0.77-acres to be adjusted from Garrett's **Lot 2** to the Eastman property.
2. 1321 Thompson's Point Road (owned by Crockenberg) and 1277 Thompson's Point Road (owned by Garrett); where a sliver area owned by Garrett traverses over Crockenberg's encroaching garage will be adjusted to Crockenberg.

The Planning Commission has classified your project as a "Boundary Adjustment" in accordance with **Sections 6.1(C)(3)** 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. During the Sketch Plan Review proceeding for **PC-18-30-SK**, the Planning Commission required the verification and delineation of wetlands on the associated properties as part of a Final Plan application submission. At the April 4, 2019 public meeting, the results of the delineation were presented indicating that only Class III wetlands exist upon the property. Please update the draft survey plat to include this delineation within.
2. As indicated within the August 10, 1982 Eastman Subdivision, the Planning Commission retained right to hold Site Plan approval for any placement of buildings on the property as a condition for approval. However, for this proceeding, the Planning Commission did not see any need to require a Site Plan Review for your proposal.
3. In accordance with **Section 3.2**, the future driveway should be consistent with the 1997 "Recommended Standards for Developments and Homes", as well as **Sections 3.2(C)** and **3.2(D)** of the Regulations pertaining to Access Management and road and driveway standards, respectively.
4. Prior to construction of a dwelling on your undeveloped parcel, a Wastewater System and Potable Water Supply permit application will need to be approved.

5. For your forthcoming draft survey, all of the rights-of-ways, easements, wellheads, and any permitted wastewater infrastructure should be updated for Lots 1 and 2. The maroon-shaded portion of the 20' wide easement ends at the boundary of the +/- 0.54 acres area to be conveyed to David W. & Christie C. Garrett should be continued through it (to eliminate any possible confusion).
6. 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,

A handwritten signature in black ink, appearing to read 'Peter Joslin', written over the word 'Sincerely,'.

Peter Joslin, Chair
Charlotte Planning Commission