

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

May 10, 2019

Matthew Daley
4224 Greenbush Road
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-19-44-SK

Dear Mr. Daley,

The purpose of this letter is to summarize the Sketch Plan Review for a proposed modification of the existing building envelope on your property located at 4224 Greenbush Road within the Rural District (RUR).

A public meeting for the application was held at approximately 7:15 PM on Thursday April 18, 2019 that was attended by Commissioners: Charlie Pughe (Acting Chair), Gerald Bouchard, Shawn Coyle, David Kenyon, and Marty Illick. Additional participants included the applicant Matt Daley and the Town Planner. The site visit to the property had taken place prior to the meeting at 6:30pm, attended by Charlie Pughe; Gerald Bouchard; David Kenyon; Marty Illick, Matthew and Lauren Daley; and the Town Planner.

It is understood by the Planning Commission as displayed on the proposed map within your application (see: <https://is.gd/NXDgSL>) and discussions from the public meeting that you propose to adjust the existing building envelope to accommodate the construction of a 36' x 16' pool. During the public meeting, it appeared that the pool could be kept outside of the 50-foot side yard setback of the southerly-adjointing property, the required 35-foot isolation distance from the leach field, and the 10-foot buffer from the septic tank (as per recommendation of the Zoning Administrator). This proposal would entail further extending the western edge of the existing building envelope (indicated in the 2011 survey, Map Slide 175, Page 4) to match the design of the pool structure.

Although it appears you will not need to build within the side yard setback, the 2011 subdivision (PC-11-06) that created your parcel was a Planned Residential Development (PRD) because it had a non-conforming 165-foot (RUR zoning district) *Road Frontage*. The PRD status of your property may allow for district dimensional modifications into the setback. However, the Planning Commission recommends that you make every effort in your design to honor the 50-foot side yard setback.

The Planning Commission has classified your project as a "Minor Subdivision Amendment" in accordance with **Sections 6.1(C)(4)(a)** of the 2016 Charlotte Land Use Regulations (hereafter referred to as "the Regulations").

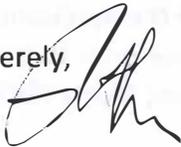
The Planning Commission is providing the following observations on your proposed application:

1. The following items should be added to your draft survey that you would submit with your final Minor Subdivision Amendment application:
 - a. The proposed delineation of the expanded building envelope, along with the acreage, perimeter, and a dimensional line from the building envelope to the southern property boundary.
 - b. The location of the wellhead and the footprint of the wastewater infrastructure for the residence on **Lot 2**.

2. 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