

To: Town of Charlotte Planning Board

From: Michael Krasnow and Edward Krasnow, for KR Properties and the Krasnow Family

Re: Request for Reconsideration of Conditions for Approval of KR Properties LLC's Application for a Major Subdivision at 355 Half Mile Road, Charlotte, VT... Application # PC-16-137-SD

Pursuant to Section 9.9(E)4b of the Charlotte Land Use Regulations, we are requesting a Reconsideration of several conditions of the Preliminary Approval given by the Charlotte Planning Board decision dated Dec. 12th, 2016. Specifically, we are claiming that certain provisions/conditions of the Decision constitute surprise, oversight, and resulting unintended negative consequences.

The Krasnow Family has made many changes in the development Plan in response to feedback from the Planning Board from our sketch plan meetings, including and prior to the Nov.3rd, 2016 meeting, demonstrating our willingness to work on compromise with the Board. We have appreciated the positive feedback from PB members in their comments to that effect during our Dec. 1st Major Subdivision Amendment meeting. After close study of the proposed conditions in your Preliminary Decision, we feel that even though there are multiple conditions we can meet or on which we can compromise, the areas below fell into the category of complete surprise with resultant significant negative consequences.

The conditions that have constituted the most surprise, oversight, and resulting unintended negative consequences are:

- 1 a, b, c. "All curb cuts for lots 1, 2, 3, and 4 will originate from Half Mile Road." This will result in unintended negative consequences. New information would be presented.
1. e. Reducing the building envelop on Lot 1 to less than half its original area will have negative consequences.
- 1 f. "The 1.1 acre building envelope for Lot 4 will be reduced to 0.5 acres and moved to the east of the existing water and utility corridor that runs north-south through the center of Lot 4." This change came as a surprise with unintended negative consequences.
- 1 i. i. "a minimum of two-hundred and fifty-foot (250') buffer of open space/no cut area that ..." was a complete surprise, as this extreme setback footage was never mentioned in discussing conditions December 1. Our plan designated a 75' no build buffer zone, 50% more than the required 50' setback, the distance which is consistent with the border buffers for all contiguous Park bordering properties east of lots 6,7, and 8. At the December 1 meeting, a 100' buffer was mentioned as a possible compromise. We would be amenable to that expansion, but we find the request for a "250' ... /no cut", more than 2 and 1/2 times the largest width discussed or even suggested, to be quite a surprise and carries with it several additional unintended and negative consequences which we would like to discuss with you at our Reconsideration Meeting.

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1 i. ii. "A central linkage...no-cut area" is a surprise, as the Howland Wildlife assessment describes current and traditional use of the property and our plans involve selective cutting in this area. The open area agreement would be a no build area of any type of structure. No cut creates a series of unintended negative consequences.

1 i. iii. "The 30 acre meadow will be a protected open space area within proposed Lot 9 and will include a protected riparian natural area while the balance of the meadow may be used for grassland birds management and agricultural purposes (except for the grazing of animals)."

We were totally surprised at this condition which was not discussed in 2 sketch plans, and 2 preliminary application meetings. The consequences to our overall goals as a family are extremely negative.

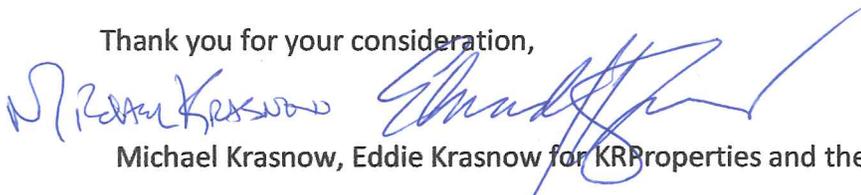
1 j. This stipulates the removal of the Lot 6 septic due to its location closer than 250' from the neighboring border. This loss of septic capacity has the potential to create several unintended consequences to the success of the plan.

5. "...plan for lots 1 and 2 that minimizes tree cutting..." Minimizing tree cutting on Lot 1 will directly negatively impact plans for this homestead as well as directly having an unintended consequence affecting current homes on Half Mile Road. It directly undermines and is contrary to an honored view shed agreement affecting all 3 homeowners of Half Mile Road that has been in place for 40 years.

In each of the sketch plan and application meetings, and in response to the PC suggestions, The Krasnow Family has made many changes in the development Plan in response to feedback from the Planning Board. As well, significant time and cost in addressing questions and concerns of our neighbors has led to our plan of December 1.

In asking for Reconsideration of Conditions of Approval, it will afford us the ability to present new information and discuss adjustments to our subdivision application.

Thank you for your consideration,


Michael Krasnow, Eddie Krasnow for KRP Properties and the Krasnow Family

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