

To: Charlotte Planning Commission
From: Charlotte Land Trust
Re: Ballek-Echeverria Subdivision
Date: March 30, 2018

The Charlotte Land Trust is the easement holder for the land on the southwestern corner of State Park and Mt Philo Roads, adjacent to the land proposed for the Ballek-Echeverria subdivision. Significant state, local and private funding made our easement possible, as well as numerous others in Mt Philo's viewshed. The land around Mt Philo has been a focus for conservation efforts for many years. The Town's land use planning tools can help accomplish many of the objectives of conservation, while still allowing development. We urge the Planning Commission to carefully consider the proposed subdivision in relation to the following factors.

- Views: Ensuring that houses, roads and utility infrastructure have the least possible impact on the site's scenic resources should be a priority. As much as possible the final result should be compatible with the surrounding scenic pattern. This will help protect the investment already made to preserve the views from the park.
- Agriculture: Preservation of agricultural resources has also been an important focus of conservation efforts in this area. We ask that the Commission review the proposed subdivision for compatibility with this focus, in particular to determine whether the proposed plan maintains the largest possible unimpeded areas of the ag soils. This would give the greatest flexibility for different types of ag use now and in the future.
- Wildlife Habitat: Mt Philo is a focal point for wildlife habitat and movement corridors. The wetland area, watercourses and field edges on the property being reviewed are important pieces of that habitat richness. As with the other two resources mentioned (ag and scenic), we urge the Commission to review and encourage the best possible subdivision design to leave the habitat resources intact.