

Larry Lewack

From: Tom Heilmann <theilmann@gmavt.net>
Sent: Wednesday, September 30, 2020 2:07 PM
To: Larry Lewack
Subject: Application PC- 20-125-sk Donovan

Dear Planning Commission members.

With regard to the above application, our property is on the east side of Greenbush Rd three houses south of the entrance to the Charlotte Wildlife Refuge, street address 1647 Greenbush Rd. Our westerly perspective and viewshed overlooks the parcel which is the subject of the above application. My wife, Janice and I build our house 38 years ago and are full time Charlotte residents with no plans to leave. Because of the impacts this application has on our property and the interests recognized in the Town Plan and Land Use Regulations in this segment of our town, we request interested person status in this application under Section 10.2 of the LUR and 24 VSAsec4465(b)(3).

I have reviewed, endorse and incorporate herein the points and comments made by Andrew Milliken in his letter dated September 28.

We are also concerned about the lack of information in the application documents and plans including what appears to be an incomplete depiction of the dimensions, perimeter and other details of what is said in the subdivision narrative to be a 56.5 acre area referred to as "lot 11". In comparison to the other proposed lots, "lot 11" is hard to justify as 56.5 acres, especially since the boundaries of the property in this part of the application do not seem to be present.

Furthermore, there is a lack of identification and specificity as to what portions of the parcel are included and excluded from the Current use program and what is proposed to be removed and conversely retained in the program.

Of significant concern is the impact of so-called "lot 2" in the northern section of the parcel adjacent to Lake Rd. and its consistency with the Scenic View and Vista and Route 7 Scenic Overlay as well as Lake Road and Greenbush Road, both of which are Scenic Roads as Identified by the Town.

The application narrative states "the Applicant plans to conserve lot 11 although, as referenced above, it is not clear just what "lot 11" is. As I trust the Planning Commission is well aware, statements of an applicant's future plans regarding a project are not binding or meaningful unless set forth as conditions of any permit that may be issued. Thus, a concrete, specific proposal concerning this portion of land be set forth and the means and methods of the conservation plan and holder of the conservation rights be clearly identified.

With respect to the "clustered" lots, 3-10, attention should be given to appropriate building envelopes and "no-cut" zones on each parcel to ameliorate the impact of any approved lots on the surrounding community and the values identified and protected by the Town Plan and the LURs.

As things proceed, I expect myself and others will have additional concerns. I plan to participate in the hearings on this proposal. Thank you.

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Including what appears to be an incomplete depiction of the