

**Cathy Marshall & Christopher Zappala**  
**1543 Greenbush Road**  
**802-539-2958**

September 30, 2020

Charlotte Planning Commission  
c/o Planning and Zoning Commission  
159 Ferry Road  
Charlotte, VT 05445

**Re:** PC-20-125-SK Donovan Sketch Plan Review/Proposal 12 lot residential subdivision at 125 Lake Road

Dear Planning Commission Members,

Thank you for the opportunity to comment on this subdivision proposal. Our home (1543 Greenbush Rd) is on the east side of Greenbush Road, adjacent to the south side of the Charlotte Wildlife Refuge.

We have reviewed and echo support of the comments and points made to your Commission by Andrew Milliken in his letter dated September 28, 2020 and an emailed letter by Tom & Janice Heilman dated September 30th.

Further, we would like to emphasize our concerns for this proposal including though not limited to:

- the affects upon existing wildlife corridor between the Charlotte Wildlife Refuge and the westerly forested land and lake.
- an increase of traffic on our already busy rural roads – particularly Lake Rd as a route to town park & beach and designated Champlain Bike Way
- the potential impact on town infra-structure planning and resources with 12 homes conceivably adding over 1% to our population
- having a “cluster” of homes in our otherwise rural setting
- implications to the “Areas of High Public Value” in our Town Plan
- potential precedent a major subdivision has on further development within Charlotte, and changing the character of our community

Our questions regarding this proposal include:

- Will a ground water study be required to assess adequate supply for 12 homes, as well as impact to supply of homes within the area? Greenbush Road residents historically struggle with ground water supply, and this year we were among them with our first empty well experience.
- In what ways does the Planning Commission see this proposal as consistent or not with the Charlotte Town Plan?
- When would the proposal go through Act 250 review?
- Have the wetlands among the 124 acres been fully reviewed, classified, and delineated accurately?
- Where is lot 12? And where is the house placement on lots 11 & 1?
- Will there be a study for the potential impact of noise and light from this proposed subdivision and development?

We moved to the area from out-of-state just two years ago with our two children. Christopher grew up in Hanover, NH and owned a home in VT before we met. It took us years of planning to bring our intention of raising our children in VT to fruition and carefully selecting Charlotte for its rural charm, small community.

Ironically, during the negotiations for the purchase of our home the sellers prominently displayed and referred to the August 1967 National Geographic magazine issue in which the centerfold panoramic captured and identified the “best view in Vermont” - this westerly view of the land in proposal, cows, barn with silo and Adirondack splendor. How special for an area of our town to be photographed in an iconic magazine. Living next to the Charlotte Wildlife Refuge we lay witness to how many people are attracted to enjoy this view – which will be impacted by development.

Because of the impacts this proposal has on our community, property and the concerns raised by us and other residents, we will be attending the meeting and request to be kept informed as interested persons.

Thank you for your consideration.

Sincerely,

*Cathy Marshall & Christopher Zappala* (electronic signature)