

Claudia Mucklow
11 Patton Woods Road
Charlotte, VT

Charlotte Planning Commission
159 Ferry Road
Charlotte, Vt 05445

Oct 1, 2020

Dear Members of the Planning Commission,

I just learned of the proposed 12-lot subdivision on 125 Lake Road.

As a long-time resident of Charlotte, I am greatly concerned about what this type of major subdivision will do to the rural character of our town as well as the wildlife currently inhabiting the land. What I can discern from the sketch plan, it looks like an ill-conceived hodgepodge of parcels that does not fit into the surrounding landscape. The Charlotte Town Plan asks for the protection of the working landscape, agricultural soils and natural areas.

This land contains wetlands. Have any studies been done about possible water pollution?

The land also contains some heavily wooded natural areas that are home to different wild animals that move back and forth between the protected land of the Charlotte Park and Wildlife refuge and other undeveloped areas to the south. Has any thought been given how wildlife will be impacted? At a time when wildlife habitat gets lost at an alarming rate, we need to make sure that we will not allow development that displaces wild animals.

Last not least, what impact will it have on the scenic views from the Charlotte Park as well as the Greenbush Rd neighbors? Has any of this been considered?

I strongly urge all members of the Planning Commission to be mindful on how such a development will affect our town in future. Once it's done, there is no going back.

Sincerely,
Claudia Mucklow