

CHARLOTTE PLANNING COMMISSION
Charlotte Town Office
P.O. Box 119
Charlotte, VT 05445
Phone: 802 425-3533

October 8, 2004

Mr. Jack Wallace
P.O. Box 607
Shelburne, VT 05482

Re: Sketch Plan Review; Application PC-04-15

Dear Jack,

This letter is to summarize the Sketch Plan Amendment for the subdivision of Parcel 0002-7440 on Spear Street Extension, held at the Planning Commission's meetings on September 16, 2004.

The classification of the project remains a Major Subdivision and a Planned Residential Development

The following are recommendations for the Preliminary Plat Application, which supplement the requirements of the Charlotte Subdivision Bylaws:

- X Of the two plans presented on 9/16/04, Plan A is preferred.
- X The building envelopes should be sited near the edge of the woods and meadow.
- X Preliminary engineering for roads and driveways should be submitted, including existing and proposed contours at five-foot intervals, cut-and-fill plans, and roadway/driveway profiles.
- X A drainage plan should be submitted including pre-development and post-development peak flow estimates, provisions for collecting and discharging stormwater, and preliminary culvert and bridge designs. Because stormwater from the parcel will cross a Town Road, drainage facilities should be calculated based on a 25 year storm.
- X A box culvert with a naturalized bottom is recommended for the stream/ravine crossing.
- X The "open space area" should delineate wooded and meadow areas, and the acreage within each area should be provided.
- X Trees to be protected within the building envelopes should be plotted (ie: to protect the tree canopy).
- X A covenant/condition regarding maintenance of important existing vegetation (ie: mature trees) should be submitted.
- X A means of keeping the existing dwellings affordable (for example a covenant with a not-for-profit housing organization, or a size limit on dwellings) should be explored.

In accordance with Chapter V Section 1 of the Charlotte Subdivision Bylaws the Sketch Plan is valid for six months. Please let me know if I can answer any questions.

Sincerely,

Dean Bloch

