

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

September 17, 2004

Mr. Carl L. Moulton, Landowner
386 Plainfield Road
West Lebanon, NH 03784

Mr. Scott Gardner and Mr. Brooks Banker, Applicant
1570 South Brownell Road
Williston VT 05495

Re: Sketch Plan Review; Application PC-04-18

Dear Mr. Moulton, Mr. Gardner and Mr. Brooks,

This letter is to summarize the Sketch Plan Review held at the Planning Commission's meetings on August 19 and September 2, 2004 to review the proposed development of Lot 1 of the Joanne Bruska subdivision located on Colonel Williams Way.

The Planning Commission classified the project as a Subdivision Amendment, and also makes the following recommendations for the Subdivision Amendment application, which supplement the requirements of the Charlotte Subdivision Bylaws:

1. The building envelope should be located outside of the *forest habitat* as it is indicated on Map 06 (entitled "Critical Wildlife Habitat") of the Charlotte Town Plan adopted March 5, 2002.
2. The application should include proposed remediation of the erosion caused by the development activity undertaken on the site during the past three years.

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
Town Planner