

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

March 21, 2008

Ms. Candis Perrault-Kjelleren
5928 Mount Philo Road
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-08-03

Dear Ms. Perrault-Kjelleren,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed subdivision of your property at 5928 Mount Philo Road. The Sketch Plan Review was held at the Planning Commission's meetings on February 21 and March 6, 2008, and a site visit was held on March 1.

The Planning Commission classified the project as a Minor Subdivision in accordance with Section 6.1(C)(1) of the Charlotte Land Use Regulations.

The Planning Commission is providing the following additional comments and recommendations for the Final Plan Application, which supplement the requirements of the Charlotte Land Use Regulations:

- A. A grading plan for the driveway should be submitted with the Final Plan application.
- B. The turn in the driveway may need a larger radius to accommodate emergency vehicles. You should obtain a review the Charlotte Fire and Rescue Chiefs, and submit a letter from them with your Final Plan application.
- C. The building envelope should be reduced in size, as discussed at Sketch Plan Review.

Other issues may come up during the review of the Final Plan application. In accordance with Section 6.3(D) of the Charlotte Land Use Regulations, the Sketch Plan is valid for six months.

Please let me know if I can answer any questions. If you would like to discuss any of the above items with the Planning Commission prior to submitting a Final Plan application, please let me know.

Sincerely,

Dean Bloch, Town Planner
For the Charlotte Planning Commission