

CHARLOTTE PLANNING COMMISSION
Charlotte Town Office
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Charlotte, VT 05445
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August 8, 2008

Mr. John D. Patnaude and Mr. Wesley J. Patnaude
213 Eastry Court
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-08-10

Dear Messrs. Patnaude,

The purpose of this letter is to summarize the Sketch Plan Review for your proposal to create an access to your property on the east side of the railroad tracks. The Sketch Plan Review was held at the Planning Commission's meeting on July 17, 2008, and a site visit was held prior to the meeting.

The Planning Commission classified the project as a Minor Subdivision Amendment in accordance with Section 6.1(C)(4)(a) of the Charlotte Land Use Regulations, since your parcels were previously subdivided under the Town's subdivision 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:

1. The subdivision that was reaffirmed by the Planning Commission on October 22, 1996, for which a plat is recorded in Map Slide 106 of the Charlotte land records is still considered to be valid by the Town, although not all permits have been obtained (for example, Act 250), and not all conditions of the Planning Commission's approval have been met.
2. It is the Planning Commission's expectation that an open space agreement, trail easement, and roadway agreement (which were required by conditions 2, 4 and 5 of the approval included in the Planning Commission's minutes of 11/28/95) will be executed and recorded during the current process. Approval of a final mylar may be withheld until the documents have been executed and recorded (after review and approval by the Town Attorney). Accordingly, the Final Plan application should include draft documents.
3. It is the Planning Commission's understanding that the proposed access will be used as a driveway serving only one dwelling on the east side of the railroad tracks. The driveway will need to comply with the width and grade standards within the Charlotte Fire and Rescue Recommended Standards for Developments and Homes.
4. Any development (structures) on the eastern side of the tracks will need to be located within an approved building envelope, unless and until a Subdivision Amendment is approved by the Planning Commission which alters the building envelopes.
5. It is the Planning Commission's understanding that prior to use of the proposed driveway for access to more than one dwelling, an application for a Subdivision Amendment will be

submitted which will include a detailed road plan including cross sections, a profile, and a grading plan.

6. The distance between the driveway and existing pond near the railroad track should be indicated on the plan submitted with the Final Plan Application, and the driveway should be designed to maximize this distance.
7. A Highway Access Permit from the Selectboard should be obtained prior to your submission of the Final Plan Application.

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.

Sincerely,

Dean Bloch, Town Planner
For the Charlotte Planning Commission