

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

August 8, 2008

Maurice Harvey and Mary Mead
P.O. Box 402
Charlotte, VT 05445

Ann L. Schofield
951 Roscoe Road
Charlotte, VT 05445

Re: Sketch Plan Review for Application PC-08-18

Dear Mr. Harvey, Ms. Mead and Ms. Schofield,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed changing of the boundary line between your properties, for the purpose of adding approximately 4.5 acres to Mr. Harvey and Ms. Mead's property. 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:

- A. The plat should label the current and proposed lot lines, and the current and proposed acreages for both of your parcels.
- B. If the proposed boundary line is 500 feet or less to either of your dwellings, you will need to obtain a minor wastewater and water supply permit amendment. Please contact Tom Mansfield for further information.

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