

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

August 22, 2008

Arthur, Gary and Sheila Burleigh
4471 Spear Street
Charlotte, VT 05445

Joan Allen, Associate Director of Land Protection
The Nature Conservancy
27 State Street
Montpelier, VT 05602

Re: Sketch Plan Review; Application PC-08-21

Dear Messrs. Burleigh, Ms. Burleigh and Ms. Allen,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed two-lot subdivision held at the Planning Commission's meeting on August 7, 2008 and for which a site visit was held prior to the meeting.

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 also provides the following comments and recommendations for the Final Plan Application, which supplement the requirements of the Charlotte Land Use Regulations:

1. Considering the purpose of the subdivision is to convey Lot 2 to The Nature Conservancy so that Lot 2 will not be developed, and a conservation easement will be placed on Lot 2 to be held by the Vermont Housing and Conservation Board, wastewater disposal information for Lot 2 will not need to be submitted with the Final Plan Application (see Section 7.7(C) of the Land Use Regulations); the plat should be labeled accordingly.
2. As required by Section 7.7 (B) of the Land Use Regulations, wastewater, disposal information for Lot 1 will be needed with the Final Plan Application.
3. During Sketch Plan Review there was some discussion about creating a safe "pull-off" for people wanting to walk in the woods on Lot 2, which will be conveyed to the Nature Conservancy. The Planning Commission is aware of your concerns about how such a pull-off could have impacts on your farming operation. The Planning Commission encourages you to consider how access to Lot 2 can be safely sited in a manner that does not interfere with your farming operation.

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