

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

April 17, 2009

Joseph and Martha Keenan
631 North Pasture Lane
Charlotte, VT 05445

Re: Amended Sketch Plan; Application PC-08-23

Dear Mr. and Mrs. Keenan,

The purpose of this letter is to summarize the Planning Commission's review of your revision to your Sketch Plan, held at the Planning Commission's meeting on March 5, 2009 and for which a site visit was held on April 2, 2009. Because you proposed changing the subdivision from six-lots to two-lots, the Planning Commission re-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. Legal documentation of your right to convey a right-of-way over North Pasture Lane, and your right to improve North Pasture Lane (as discussed below), should be submitted with the Final Plan application.
2. Site plans and cross sections should be submitted with the Final Plan application indicating how North Pasture Lane and the new driveway will be constructed. The Charlotte Volunteer Fire and Rescue Services Recommended Standards for Developments and Homes provide specifications for roads (18 feet wide with an 18 inch base and four inch wearing surface) and driveways (14 feet wide with the same cross section as roads), as well as for road-side pull-offs (to allow fire trucks to pass) and turn-arounds (either turning circle or hammerhead). The specifications indicate that pull-offs should be provided every 800 feet. Nevertheless, the Planning Commission would entertain a variance from the standards via a proposal to address emergency vehicle access (subject to review by the Fire Chief) while maintaining the scenic and rural character of the road.
3. The following documents should be submitted with the Final Plan Application:
 - A. Draft easements (access, wastewater, other)
 - B. Draft Conservation Agreement for restricted land (the Town can provide a model)
 - C. Draft Roadway Agreement and Waiver (the Town can provide a boilerplate)
4. Consideration should be given to connecting with trails in the area.

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