

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

October 17, 2008

Peter Schneider and Jessica Donovan  
38 Scarff Avenue  
Burlington, VT 05401

**Re: Sketch Plan Review; Application PC-08-27**

Dear Mr. Schneider and Ms. Donovan,

The purpose of this letter is to summarize the Sketch Plan Review held at the Planning Commission's meeting on October 2, 2008 for the following proposed changes to the approved eight-lot subdivision (PC-07-08) on your property on Hinesburg Road:

1. Switching Lot 1 and Lot 3, so that Lot 3 (which was a building lot of 1.24 acres) will now be a lot that is 42.83 acres with a building envelope (in the same location as previously approved) as well as areas designated as Open Space A, B, C and D, and Lot 1 will be a building lot of 1.29 acres (with the building envelope in the same location as previously approved);
2. Eliminating the designated septic replacement area serving the eight-lot subdivision, as allowed by the current State wastewater rules;
3. Moving the designated replacement septic area for the parcel at 190 Hinesburg Road, owned by Alberto Citarella and Nadya Bech-Conger, to the area that was the replacement septic area for the eight-lot subdivision, and abandoning the approved replacement septic area for the Citarella/Bech-Conger parcel, which is located on Lot 8 and Open Space E of the eight-lot subdivision.
4. Constructing the second shared driveway prior to constructing the stormwater pond.

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

1. It is recommended that the Final Plan Application include:
  - A. a confirmation that switching Lot 1 and Lot 3 will not result in any inconsistencies within the conditions or legal documents that were associated with the subdivision. If there are any inconsistencies, amended documents should be submitted;
  - B. the amended State wastewater permits to address items #2 and 3 above;
  - C. a clarification regarding the references to Phases IIIA, IIIB, IV and V in Brendan Streicher's e-mail of September 23, 2008;
  - D. an amended stormwater permit to address item #4;

- E. a sketch depicting areas that will need stabilization at the winter stabilization rate, as described in the e-mail from Kevin Burke dated September 26, 2008; and
- F. a permit or authorization from the VT DEC Stormwater Program for winter construction (if you are planning on winter construction).

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

Copy to: Alberto Citarello and Nadya Bech-Conger