

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

November 7, 2008

Rodney and Donna Stearns
5 Elcy Lane
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-08-28

Dear Mr. and Mrs. Stearns,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed three-lot subdivision held at the Planning Commission's meeting on October 16, 2008, and for which site visits were held prior to the meeting.

Because this proposal will create new lots from Lot 9, which itself was created by a nine-lot subdivision (PC-02-16) approved on January 24, 2003, the Planning Commission classified the project as a Major Subdivision in accordance with Section 6.1(C)(2) of the Charlotte Land Use Regulations.

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

1. The proposed building lots should be labeled Lot 10 and Lot 11.
2. Building envelopes approximately $\frac{3}{4}$ acres in size should be depicted on Lots 10 and 11.
3. Because the project is a major subdivision, the Planned Residential Development provisions of Chapter VIII are to be applied to the project. The Planned Residential Development provisions encourage the creation of lots that are smaller than the minimum lot-size for the district (i.e. 5 acres) so that areas with high agricultural, environmental, wildlife or scenic value can be protected. Considering that Lots 10 and 11 are significantly larger than what is necessary (as illustrated by Lots 1-8), and that Lots 10 and 11 use all of the remaining land in the area that could be accessed by the existing development road (Elcy Lane) for a future subdivision of Lot 9, consideration should be given to designating the remainder of Lot 9 (excluding the barn area, building envelope, septic area and road right-of-way) as "open space area," and amending the Open Space Agreement to reflect this.
4. The following items should be submitted with the Preliminary Plan Application:
 - A. A stormwater management plan
 - B. A draft of all documents that need to be amended from PC-02-16.
 - C. Draft deeds for Lots 10 and 11.

Other issues may come up during the review of the Preliminary and Final Plan applications. 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