

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

April 3, 2009

Karin Machanic
4656 Mount Philo Road
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-08-33

Dear Ms. Machanic,

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 January 15 and February 19, 2009, and for which a site visit was held on February 7, 2009.

The Planning Commission classified your project as a Minor Subdivision and Planned Residential Development in accordance with Section 6.1(C)(1) and Chapter VIII of the Charlotte Land Use Regulations. The Planning Commission is also providing the following additional comments and recommendations for the Final Plan Application, which supplement the submission requirements of the Charlotte Land Use Regulations:

1. The Planned Residential Developments (PRD) provisions in Section 8.4(C)(1) of the Land Use Regulations require 50% of the parcel be designated as open space. For a two-lot subdivision, the open space may be designated by creating building envelopes for both lots, and the open space will be the area outside of the building envelopes. The building envelopes should be labeled, and dimensions and distances from the nearest lot lines should be indicated.
2. As stated in Section 8.4(C)(1), PRDs are required to "minimize undue impacts to, and fragmentation of, Areas with High Public Value." (Areas of High Public Value are listed in Table 7.1). To accomplish this, appropriate sizing and siting of the building envelopes is important.
3. The Planning Commission recommends that the building envelopes for both lots be no larger than ½ acre in size. Regarding siting, the Planning Commission generally recommends that building envelopes be located relatively close to existing dwellings, driveways and roads, so as to minimize impacts on Areas of High Public Value.
4. With regard to your parcel specifically, the scenic view from Mount Philo Road (which is indicated as a "most scenic road" on Map 13 of the Town Plan) and potential wildlife habitat on your property appear to be Areas of High Public Value (listed in Table 7.1) that could be most affected by your project.
5. There was anecdotal information presented at Sketch Plan Review about the wildlife value of the wooded area of your property. Table 7.1 indicates that wildlife habitat (as

identified in the Charlotte Town Plan or as field delineated) is an Area of High Public Value. Accordingly, the Planning Commission recommends that a wildlife study be submitted with the Final Plan application. The Town is willing to share the cost of such a study, but to do this the proposed consultant and the scope of work must receive prior approval from the Town.

6. An alternative location for a new building site (which would involve a minor revision to your proposed lot layout) would be relatively near Mount Philo Road just north of the wood-line, with access via your existing driveway. This location would seemingly have the benefit of avoiding the potential wildlife habitat area and could minimize the impact on the view from Mount Philo Road (as well as your existing dwelling) by hugging the woodline or slightly tucking the building site into the woods.
7. If you are proposing access to Lot 2 via Upper Old Town Trail, an engineered plan for bringing the road up to the specifications of the Charlotte Volunteer Fire and Rescue Services, Inc. Recommended Standards for Developments and Homes should be submitted with the Final Plan application.
8. The final application should include an engineered plan that includes evidence that wastewater disposal is possible, and a design of the disposal system and force main. The Planning Commission recommends that the force main be located in existing open spaces, such along the edge of fields, driveways and roads, and not through the woods.
9. If wastewater disposal is to be located on a parcel other than yours, an executed letter of intent and a draft easement deed from the property-owner allowing wastewater disposal on that parcel should be submitted with the Final Plan application. The wastewater disposal easement should also be depicted on the survey, and a draft easement deed providing wastewater disposal to the building lot should also be submitted with the Final Plan Application.
10. The Planning Commission wants to make you aware that you may transfer the density of your parcel to another location which may be more suitable for development. I would be happy to explain how this process works to you.

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