

CHARLOTTE PLANNING COMMISSION
Charlotte Town Office
P.O. Box 119
Charlotte, VT 05445
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April 3, 2009

Clark Hinsdale, III and Suzanne Hinsdale
173 State Park Road
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-08-36

Dear Mr. and Mrs. Hinsdale,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed subdivision of your parcel on State Park Road, held at the Planning Commission's meetings on February 5 and February 19, 2009, and for which a site visit was held on February 14, 2009.

The Planning Commission classified the project as a Major Subdivision and Planned Residential Development (PRD) in accordance with Sections 6.1(C)(2) and Chapter VIII of the Charlotte Land Use Regulations. The Planning Commission also provides the following comments and recommendations for the Preliminary Plan Application, which supplement the application requirements of the Charlotte Land Use Regulations:

1. The Planning Commission does not believe that the transfer of density from the East Thompson's Point Road parcel to the State Park Road parcel as proposed in the Sketch Plan is appropriate. A primary consideration is the impact on the viewshed from Mount Philo Road and Mount Philo State Park, both of which are indicated in the Town Plan as important scenic views.
2. It may be appropriate to transfer density from both parcels to a different location.
3. A transfer of density from the East Thompson's Point Road parcel to the State Park Road parcel may be possible if proposed lots are located in a manner that minimizes the project's impact to the viewshed from Mount Philo Road and Mount Philo State Park. Possible locations/strategies that may meet this criteria are: (1) moving some lots to the southwest corner, and (2) swapping the conserved land west and northwest of the existing dwelling so one or two lots could be located here, in exchange for conserving the portion of the parcel south of the existing house and west of the access road.
4. If this reconfiguration is not possible, the Planning Commission recommends that the project use only density that is associated with the State Park Road parcel.
5. For proposed lots located north of the existing dwelling, the Planning Commission recommends that building envelopes be located near the western property lines so as not to be located on or near the height of land, and so as to be partially screened by the height of land from Mount Philo State Park and Mount Philo Road.
6. If six or more lots are proposed, a fire pond and dry hydrant will be required.

7. The following items should be submitted with the Preliminary Plan application if common facilities are being proposed:
 - A. Draft wastewater, water and access easement, maintenance and operation agreement(s); and
 - B. Draft Wastewater Agreement, Waiver and Easement (indicating the Town will not be asked to maintain the wastewater system, but will be allowed to in an emergency).
 - C. Draft Water Agreement and Waiver (indicating the Town will not be asked to maintain the water system); and
 - D. Draft Roadway Agreement and Waiver (indicating the Town will not be asked to maintain the road).
 - E. Fire Pond Agreement, Waiver and Easement (if six or more lots are proposed).

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