

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

February 6, 2009

Lawrence F. Johnson
1129 Lewis Creek Road
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-08-37

Dear Mr. Johnson,

The purpose of this letter is to summarize the Sketch Plan Review held at the Planning Commission's meeting on January 15, 2009.

The Planning Commission classified your project as a Minor Subdivision in accordance with Section 6.1(C)(1) of the Charlotte Land Use Regulations.

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

1. A building envelope for Lot 2 of about one acre should be depicted on the survey in the vicinity of the existing trailer. The building envelope should be labeled and dimensions and distances from the nearest lot line should be indicated.
2. The driveway for Lot 2 should be depicted on the survey.
3. A well and water line easement should be depicted on the survey.
4. A draft easement deed for the well and water line should be submitted with the Final Plan Application. The easement may indicate that it is only valid for the current occupant/owner, if that is your intent.

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