

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

August 7, 2009

Town of Charlotte
Charles Russell, Select Board Chair
P. O. Box 119
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-09-10

Dear Chairman Russell,

The purpose of this letter is to summarize the Sketch Plan Review for a 5 lot subdivision of the Burns property held at the Planning Commission's meeting on July 16, 2009.

The Planning Commission classified your project as a Major Planned Residential Development for Affordable Housing in accordance with Sections 4.4 (B) and 6.1(C)(2) and Chapter VIII of the Charlotte Land Use Regulations.

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

1. Driveway curb cuts should be limited to two at most.
2. The three houses should be constructed with staggered setbacks from Greenbush Road.

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,

Tom Mansfield, Administrative Officer
For the Charlotte Planning Commission