

CHARLOTTE PLANNING COMMISSION

Charlotte Town Office

P.O. Box 119

Charlotte, VT 05445

Phone: 802 425-3533

August 21, 2009

Dustin Glasscoe
64 Whalley Road
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-09-13

Dear Mr. Glasscoe,

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 August 6, 2009, and for which a site visit was held prior to the meeting.

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 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. A building envelope approximately ½ acre in size should be created for the proposed dwelling. This should be included on the final plat with dimensions and tie-in distances to the nearest property lines.
2. The building envelope should provide a buffer to the wildlife corridor, as this is depicted on the Charlotte Critical Wildlife Map, which is Map 6 in the Charlotte Town Plan. Considering that a mowed yard and pets will likely be located outside of the building envelope, the buffer should allow sufficient space for a yard to also be located outside of the wildlife corridor.
3. Considering the relatively large volume and high speed of automobile traffic on Ferry Road (associated with the ferry), you should consider sharing your existing curb-cut on Whalley Road with the proposed driveway to the building lot. A Highway Access Permit will be needed from the Selectboard for any new curb-cut. This should be obtained prior to the submission of the Final Plat Application.
4. You might consider restrictions on the size of the dwelling on the proposed building lot, so that the new dwelling will fit well with the neighborhood. The Planning Commission may incorporate size restrictions in any approval granted to the subdivision.

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