

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

November 20, 2009

Peter and Jill Knox
1055 Prindle Road
Charlotte, VT 05445

Re: Sketch Plan Review for Application PC-09-26

Dear Mr. and Ms. Knox,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed change to the boundary between your two parcels on Prindle Road and Bean Road. The Sketch Plan Review was held at the Planning Commission's meeting on November 5, 2009. The Planning Commission classified the project as a Minor Subdivision Amendment in accordance with Section 6.1(C)(4)(a) 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 requirements of the Charlotte Land Use Regulations:

1. The plat submitted with the Final Plan application should indicate the existing lot boundaries and acreages and the proposed lot boundaries and acreages.
2. The Final Plan application should include an indication as to how the amendment will affect the open space that was designated with the subdivision of the two lots (PC-08-08).
3. An amendment to WW-4-2746-1 will be needed. This amendment may be obtained either before or after submission of the Final Plan application, however, it will be required prior to the recording of a final plat (if the application is approved).

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