

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

March 18, 2011

Paul and Jeanne Yantz
540 One Mile Road
Charlotte, VT 05445

Rex and Cindy Bradley
584 One Mile Road
Charlotte, VT 05445

Edward Krasnow
355 Half Mile Road
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-11-03

Dear Mr. and Mrs. Yantz, Mr. and Mrs. Bradley, and Mr. Krasnow,

The purpose of this letter is to summarize the Sketch Plan Review held at the Planning Commission's meeting on March 3, 2011 for the purpose of adjusting the boundary lines between your respective parcels.

The Planning Commission classified the project as two Boundary Adjustments in accordance with Section 6.1(C)(3) of the Charlotte Land Use Regulations. The Planning Commission is also providing the following additional comments:

1. The proposal will result in the setback on the north side of the barn/garage on the Yantz parcel becoming conforming, however, it will also result in the setback on the east side of the barn/garage becoming non-conforming. On balance, the situation appears to be neutral in terms of the impact to the garage.
2. The proposal will also result in the setback from the housing and deck on the Yantz parcel becoming more conforming. This is a positive change.

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