

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

May 18, 2012

Trey and Dominique Pecor
598 Black Willow Lane
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-12-05

Dear Mr. and Mrs. Pecor,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed revision to the building envelope on your parcel, held at the Planning Commission's meeting on May 3rd and for which a site visit was conducted prior to the meeting.

The Planning Commission classified your 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 submission requirements of the Charlotte Land Use Regulations:

1. The Planning Commission recommends that the final application include a survey plat which depicts building envelopes for both existing and proposed structures.
2. The Planning Commission notes that Section 3.14 of the Charlotte Land Use Regulations prohibits development on slopes equal to or in excess of 25%. Additionally, Section 7.3(D)(1) of the Regulations indicates that building envelopes, to the extent feasible, should avoid "areas of high public value," which includes areas with slopes equal to or greater than 15%. Therefore, the Planning Commission recommends that all building envelopes exclude such areas if feasible.
3. The Planning Commission notes that Section 4.2 of the Charlotte Land Use Regulations allows for accessory dwellings, with some restrictions.
4. The Planning Commission recommends that the final application clearly state the purpose of the proposed structure, for example "to be used as a family game room and for family gatherings, not as a dwelling."

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