

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

August 3, 2012

Testamentary Trust of Clark W. Hinsdale, Jr.  
c/o Clark W. Hinsdale, III  
1211 Ethan Allen Highway  
Charlotte, VT 05445

Gordon William and Karen Root  
130 Quarter Mile Road  
Charlotte, VT 05445

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

Dear Mr. Hinsdale and Mr. and Mrs. Root,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed adjustment to the boundaries of your properties on Quarter Mile Road, held at the Planning Commission's meeting on June 7 and July 19, 2012. 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 comments and recommendations for the Final Plan Application, which supplement the submission requirements of the Charlotte Land Use Regulations:

The Planning Commission has strong concerns about the project, in that it would further divide land that was designated as open space into separate parcels, ownership and management, which runs counter to the purpose of open space agreements.

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