

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

January 18, 2013

Gregg and Elizabeth Beldock
900 Plouffe Farm Lane
Charlotte, VT 05445

Todd and Julie Holmes
283 Spear Street
Charlotte, VT 05445

Re: Application PC-12-13

Dear Mr. and Mrs. Beldock and Mr. and Mrs. Holmes,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed adjustment to the boundaries of your properties on Spear Street, held at the Planning Commission's meeting on January 3, 2013. The Planning Commission classified the project as a Boundary Adjustment in accordance with Section 6.1(C)(3) 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:

1. The Holmes' name should be added to the title block on the plat.
2. The plat should indicate the existing and proposed acreages of both affected parcels.
3. The final plan application should include draft easement language for the proposed sewage disposal easement and the proposed access and utility easement.
4. Standard conditions for applications involving adjustment of boundary lines are (A) that the property being adjusted is transferred within one year following any approval, and (B) that the adjusted property will merge with the remainder of the parcel to which it is being added.
5. The southerly boundary of the access easement (to Beldock) should match the southerly boundary of the adjusted area (to Holmes).

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