

CHARLOTTE PLANNING COMMISSION

Charlotte Town Office

P.O. Box 119

Charlotte, VT 05445

Phone: 802 425-3533

September 7, 2012

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

Nordic Holstein, LLC
c/o Clark W. Hinsdale, III
1211 Ethan Allen Highway
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-12-13

Dear Mr. Hinsdale,

The purpose of this letter is to summarize the Planning Commission's review of the revised Sketch Plan for the proposed adjustment to the boundaries of the properties which are under your control on the south side of Hinesburg Road about ½ mile west of intersection with Spear Street. The amended Sketch Plan Review was held at the Planning Commission's meeting on August 16, 2012. At the meeting the Planning Commission reclassified the project as a Minor Subdivision Amendment in accordance with Section 6.1(C)(4)(a) of the Charlotte Land Use Regulations; however, upon further evaluation, the Planning Commission notes that the project is properly classified as a Boundary Adjustment in accordance with Section 6.1(C)(3) of the Land Use Regulations, and hereby reclassifies the project as such.

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 plat should show the existing and proposed lot boundaries and the existing and proposed acreages of both affected parcels.
2. It is not clear whether Note #4 on the plat applies to this application.
3. The dimensions and bearings of the Hinsdale Trust parcel do not seem to match those in the document referenced on the proposed plat in volume 183 at pages 657-675 of the Charlotte Land Records.
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.

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