

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

October 5, 2012

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

Patrick O'Brien
200 Old Farm Road
South Burlington, VT 05403

Re: Sketch Plan Review; Application PC-12-18

Dear Mr. and Mrs. Beldock and Mr. O'Brien,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed three-lot subdivision of the approximately 29.7 acre parcel owned by Mr. and Mrs. Beldock, held at the Planning Commission's meetings on September 6, 2012 and for which a site visit was conducted prior to the meeting.

The Planning Commission classified the project as a Minor Subdivision in accordance with Section 6.1(C)(1) 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 Final Plan Application should indicate field delineated wetland and flood hazard areas, and appropriate buffers.
2. The Final Plan Application should indicate any steep slopes (i.e. slopes of 15% or greater) in the vicinity of proposed development (driveways and building envelopes).
3. The Planning Commission recommends that the proposed building sites be more clustered in order to minimize impact on resources. The Planning Commission recognizes that your parcel includes many resources, and avoiding these resources entirely may not be possible. However, the proposed building sites should be more clustered than what was presented on the sketch plan.
4. The Final Plan Application should include a draft document for the "conservation easement" that you are proposing. If you would like to use an Open Space Agreement with the Town, this office can provide a boilerplate document, which should be completed to the extent possible and submitted to the Selectboard for preliminary review prior to submitting the Final Plan Application.
5. A Highway Access Permit is needed for the project. You should obtain this permit from the Selectboard prior to submitting the Final Plan Application.

6. If easements are needed for wastewater disposal they should be depicted on the plat, along with the proposed access rights-of-way. Draft easement language should be submitted with the Final Plan Application.
7. The Final Plan Application should include a Project Review Sheet from the Vermont Department of Environmental Conservation to determine which, if any, state permits are needed.

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,

Jeff McDonald, Chair
Charlotte Planning Commission