

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

January 18, 2013

Clark W. Hinsdale, III
1211 Ethan Allen Highway
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-12-25

Dear Mr. Hinsdale,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed two-lot subdivision of the approximately 10.36 acre parcel owned by the Clark W. Hinsdale Jr. Testamentary Trust located on Bingham Brook Road, held at the Planning Commission's meetings on November 1, 2012 and January 3, 2013 and for which a site visit was conducted on November 10, 2012.

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 Planning Commission recommends that development be restricted to the lower (northwesterly) and middle plateaus, and restricted from the higher (southerly) plateau.
2. The survey plat submitted with the Final Plan Application should include building envelopes for both proposed lots of approximately ½ an acre each. Dimensions of the building envelopes and distances from the two nearest property lines should also be indicated on the plat.
3. The southerly portion of the parcel should be designated as no-build/no-clear.
4. You may want to consider a Planned Residential Development ("PRD") as provided in Chapter VIII of the Charlotte Land Use Regulations, which allows one lot to be less than five acres in order to minimize adverse impacts on areas of high public value. The PRD provisions require an open space agreement to designate protected areas.
5. It appears there may be steep slopes on the parcel (i.e. slopes of 15% or greater). These areas should be avoided. The Final Plan Application should indicate any steep slopes in the vicinity of proposed development (driveways and building envelopes).
6. A Highway Access Permit is needed for the project. You should obtain this permit from the Selectboard prior to submitting the Final Plan Application.
7. Driveways should comply with the CVFRS Recommended Standards. A profile of the driveway to the southerly lot may be required to confirm the proposed grade.
8. The Final Plan Application should include draft easement language for any proposed access, utility and wastewater disposal easements.

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