

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

January 18, 2013

James and Theresa Hudziak
4368 Lake Road
Charlotte, VT 05445

Re: Sketch Plan Review; Application PC-12-29

Dear Dr. and Ms. Hudziak,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed two-lot subdivision of your approximately 27.8 acre parcel located on Lake Road, held at the Planning Commission's meetings on November 15, 2012 and January 3, 2013 and for which a site visit was conducted on December 1, 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 survey plat submitted with the Final Plan Application should include a building envelope of approximately ½ an acre for Lot 4B. Dimensions of the building envelope and distances from the two nearest property lines should also be indicated on the plat.
2. The cluster of hophornbeam trees should be excluded from the building envelope and driveway route.
3. Wetland in the vicinity of proposed wastewater disposal system and other infrastructure should be field delineated by a qualified professional.
4. Utility lines should be underground and located in the vicinity of the driveway.
5. If a view easement will be designated in favor of Lot 4B, this should be depicted on the plat or site plan.
6. The Final Plan Application should include draft easement language for proposed access, utility, wastewater disposal and, if applicable, view easements.
7. The planned work and clearing associated with the Mesaros' wastewater disposal system should be taken into consideration.

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