

CHARLOTTE PLANNING COMMISSION

Charlotte Town Office

P.O. Box 119

Charlotte, VT 05445

Phone: 802 425-3533

March 29, 2013

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

Re: Sketch Plan Review; Application PC-13-06

Dear Mr. Hinsdale,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed adjustment to the boundaries of your two parcels on the north side of Hinesburg Road, held at the Planning Commission's meeting on March 7, 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. As such, Final Plan Approval is necessary, which requires one public hearing that will be warned upon your submission of an application. The Planning Commission will review the application under the standards of Chapter VII 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 plat should show the existing and proposed lot boundaries and the existing and proposed acreages of the affected parcels.
2. The application should include language for all easements, including those for access, utilities, and maintenance of landscaping.
3. The application should include an indication from the Vermont Public Service Board as to whether an amendment to the Certificate of Public Good for Charlotte Solar, LLC (PSB Docket No. 7844) is required.

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