

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

September 10, 2013

Thomas Hergenrother
97 Blakely Road, Suite 103
Colchester, VT 05446

Re: Sketch Plan Review; Application PC-13-17

Dear Mr. Hergenrother,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed three-lot subdivision of your 26.72 acre parcel located at 487 Guinea Road, held at the Planning Commission's meeting on August 15, 2013 and for which a site visit was conducted just 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 Planning Commission recommends that you configure the project as a planned residential development, as allowed by Section 8.4 of the Charlotte Land Use Regulations. This would allow two of the lots to be smaller, and one of the lots to include the agricultural land, wetland and wildlife corridor on the easterly portion of the parcel, thereby allowing for better management of these areas of high public value than would be possible if the parcel is divided up as depicted in the proposed sketch.
2. The Planning Commission recommends that you explore a community wastewater system. This could allow for more flexibility in terms of how the project is configured.
3. Building envelopes of no more than ½ acre each should be depicted on the plat. Dimensions of the building envelope boundaries and acreage should be indicated, and the distance between the building envelopes and the two nearest property boundaries for each lot should be indicated.
4. The building envelope for Lot 3 should be shifted as far north as possible.
5. The Planning Commission recommends that you consider shared curb-cuts.
6. Highway Access Permits will be needed from the Selectboard for all new curb-cuts. The Policy and Procedure for Highway Access Permits indicates the permit should be obtained after sketch plan review and before final plan review.
7. The wells for lots 2 and 3 should be sited so that the well shields ("cones of influence") for those lots are located on the parent parcel; or the final plan application should include draft easements for the portions of the shields/cones that affect adjoining parcels, and a

letter from the owners of the adjoining parcels indicating that they are willing to grant such an easement.

8. The Final Plan Application should include draft easement language for any proposed rights-of-way and easements.
9. You are welcome to come back to the Planning Commission (at no charge) if you would like additional feedback on any aspects of the subdivision. However, you are not required to come back prior to the Final Plan Hearing unless you are proposing significant changes.

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,

A handwritten signature in black ink, appearing to read 'D Bloch', written over a horizontal line.

Dean Bloch Town Planner
For the Charlotte Planning Commission