

CHARLOTTE PLANNING COMMISSION

Charlotte Town Office

P.O. Box 119

Charlotte, VT 05445

Phone: 802 425-3533

April 4, 2014

Gary & Mary Thibault
1505 Carpenter Road
Charlotte, VT 05445

Re: Sketch Plan Review for 3-lot subdivision; Application PC-14-02

Dear Gary and Mary,

The purpose of this letter is to summarize the Sketch Plan Review for the proposed 3-lot subdivision of the approximately 90 acre parcel owned by you and located near the intersection of Dorset Street and Carpenter Road, held at the Planning Commission meeting on March 6, 2014.

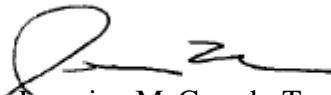
The Planning Commission classified the project as a Minor Subdivision in accordance with Sections 6.1(C)(1) of the Charlotte Land Use Regulations. This means you will need to submit a Final Plan Application, and the Planning Commission will hold a public hearing for that application. A Final Plan Application form is enclosed. The filing fee for your project is \$1,500.00.

The Planning Commission is also providing the following additional comments and recommendations for the Final Plan Application, which supplements the submission requirements of the Charlotte Land Use Regulations:

1. A Wastewater and Potable Water Supply Permit will be needed for the project. The applicant should file this application before or concurrent with the filing of the Final Plan Application. A list of certified designers can be found here:
<http://www.anr.state.vt.us/dec/dwgwp/designerlicense/pdf/siteteclist.pdf>.

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,



Jeannine McCrumb, Town Planner
For the Charlotte Planning Commission