

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

February 12, 2015

George & Claire Aube
1052 Carpenter Rd.
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-15-01

Dear Mr. and Mrs. Aube,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed subdivision held at the Planning Commission's meeting on February 5, 2015. The site visit planned for January 31, 2015 was cancelled due to inclement weather.

The Planning Commission classified your project as a minor subdivision in accordance with Section 6.1(C)(1) of the Charlotte Land Use Regulations. This means that you will have one additional application, the Final Plan Application. Upon submittal of the Final Plan Application, the Final Hearing will be scheduled.

The Planning Commission is 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 property contains several Areas of High Public Value (AHPV) including agricultural use and soils; steep slopes; flood hazard areas, wetlands, surface waters and associated buffer areas; and wildlife habitat. None of these areas is directly affected by the current proposal which is largely a partial redevelopment of the existing farmstead complex; however, the Commission wishes to acknowledge their presence and notes that any future applications would require a master plan for the entire parcel. The master plan should consider the presence and extent of these areas and any future development should be planned to avoid and / or minimize impacts to these areas.
2. No land development is proposed on Lot 1 at this time. With the exception of agriculture structures, future development will require a subdivision amendment.
3. A Wastewater System and Potable Water Supply Permit application must be submitted prior to or concurrent with submittal of the Final Plan Application.
4. A Highway Access Permit is not needed for this project as the applicant will be using an existing curb cut off Dorset Street. The Commission recommends the driveway be reviewed against current Road and Driveway Standards and redesigned if necessary to meet grade and approach requirements.

5. Other issues may come up during the review of subsequent applications. In accordance with Section 6.3(D) of the Charlotte Land Use Regulations, this Sketch Plan Review 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 'Jeannine McCrumb', with a large, stylized initial 'J'.

Jeannine McCrumb, Town Planner
For the Charlotte Planning Commission

c Jason Barnard *via email*