

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

June 1, 2015

Chris von Trapp
Coldwell Banker Hickok & Boardman Realty
346 Shelburne Road
Burlington, Vermont 05401

Re: Sketch Plan Review – Application Number PC-15-08

Dear Mr. Von Trapp,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed boundary adjustment held at the Planning Commission's meeting on May 7, 2015. Although the application was submitted for final approval, there were questions regarding the layout and future development which resulted in the determination by both you and the Commission that review as a sketch plan was appropriate.

The Planning Commission classified your project as a boundary adjustment in accordance with Section 6.1(C)(3) of the Charlotte Land Use Regulations. Because this application was warned as a hearing, the Commission continued it to June 4, 2015 pending submittal of additional information. Upon submittal of the requested information, the Final Hearing will be scheduled.

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

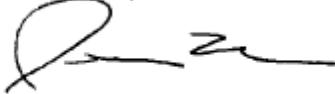
1. The following Areas of High Public Value (AHPV) were identified on the involved parcels: agricultural soils (prime located near existing developed area), steep slopes (on parcel closest to Ethan Allen Highway), forest habitat (wooded portions of property with linkage across EA Highway to Patton Woods), source protection area (east of large pond and encompassing existing developed area), historic district and site (tavern and district along Church Hill Road), and scenic views and vistas (EA Highway is a scenic highway). The Planning Commission believes all Areas of High Public Value (AHPV) on the property are important with exception of agricultural soils which are limited and already developed in this area.
2. There was some confusion as to the existing parcel boundaries and the reason for the requested adjustment which needs to be clarified by the applicant. In particular, the Commission will need to understand if future development of the remaining 20 acre parcel near Ethan Allen Highway is proposed at this time or if the applicant is seeking a deferral of development of this parcel which would require a future amendment to assure

that building envelopes and access roads / driveways are appropriately sited and permissible. If the applicant wishes to identify this lot as a building lot at this time, a Highway Access Permit from the Town and delineation of the proposed right-of-way on the plat shall be provided with the final application. If seeking access off Ethan Allen Highway, a Letter of Intent from the Vermont Agency of Transportation shall be provided in lieu of a Town Highway Access Permit. Building envelopes and access drives shall be sited to avoid and / or minimize impacts to Areas of High Public Value (Section 7.3 of the Charlotte Land Use Regulations).

3. Wastewater System and Potable Water Supply permit number WW-138-0818 approved a septic design that 1) augments the system for Lot 1 (the 3.1 acre tavern lot) and 2) accommodates future development on the 24.5 acre lot. The plat shall include easement information (septic field and line locations) on Lot 2 that benefit Lot 1. Draft easement language to be included in future deeds shall also be provided with the final application. Draft language shall include reference to permit WW-138-0818.
4. 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,



Jeannine McCrumb, Town Planner
For the Charlotte Planning Commission

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