

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

July 13, 2015

Fritz Tegatz  
Tegatz Family Trust  
1000 Guinea Rd.  
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-15-13

Dear Mr. Tegatz,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed project held at the Planning Commission's meeting on June 4, 2015 and for which a site visit was conducted prior to the meeting.

The Planning Commission classified your project as a Minor Subdivision Amendment in accordance with Section 6.1(C)(4)(a) 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:

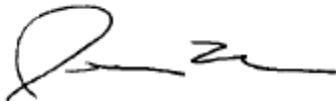
1. The following Areas of High Public Value (AHPV) were identified on the involved parcels: land in active agricultural use; primary agricultural soils (statewide); surface waters, wetlands and associated setback and buffer areas; wildlife habitat (wetland, associated support, linkage), scenic views and vistas (from northwest corner of intersection of Bingham Brook Road and Guinea Road) and conserved land on adjacent parcels.
2. There appears to be ample room for a potential development area that minimizes impacts to AHPV. Areas discussed during the meeting included the northwesternmost field and an area in the vicinity of where the current driveway serving your dwelling makes a ninety degree turn to the south.
3. As relates to the area in the northwesternmost field, the Commission recommends utilization of the existing agricultural access road or ideally a shared driveway agreement with the neighbor to the north to minimize residential curb cuts and to minimize impacts to Mud Hollow Brook, its associated wetlands and buffer areas which constitute the aquatic habitat area. The Commission also recommends siting the building envelope toward the edge of the field (versus in the middle), somewhat clustered near the residence

to the north. The Commission feels this can be accomplished while still respecting the privacy of neighboring land owners.

4. The development area near the existing driveway (to be shared) should be sited at the eastern edge of the forested area to minimize impacts to the support habitat area.
5. In both instances, envelopes should be sized to accommodate structures and parking and preferably minimal manicured lawn area.
6. A State Wetlands Permit will be required for impacts to Class 2 wetlands. Delineation of wetlands in and around the building envelope and along the access drive will be required for this permit and a list of qualified consultants can be found online at <http://www.vtwaterquality.org/wetlands.htm>. Delineation materials prepared by a consultant or a Wetlands Permit application must be submitted prior to submittal of the Final Plan Application.
7. A Wastewater System and Potable Water Supply Permit application must be submitted prior to submittal of the Final Plan Application. Wells should be sited so as to protect the continued agricultural use of properties in the area.
8. A Highway Access Permit, if needed, must be submitted prior to submittal of the Final Plan Application. As discussed at the meeting, road frontage is not needed but a right-of-way or permanent easement at least 50 feet in width is required to access lots (see Section 3.2 of the Land Use Regulations).
9. 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

- c Jason and Andrea Harvey, prospective buyers  
Susan Zahn, abutter  
James Barker, abutter