

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

August 21, 2015

Doreen Kraft & Marvin Fishman  
197 Oak Hill Road  
Charlotte, VT 05445

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

Dear Doreen and Marvin,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed 2-lot subdivision held at the Planning Commission's meeting on July 16, 2015 and for which a site visit was conducted prior to the meeting.

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 Planning Commission believes the forest habitat and the steep slopes (greater than or equal to 15%) to be the most significant Areas of High Public Value (AHPV) on the property. As such, the Commission believes the southeastern open field to be the most suitable location for an additional lot.
2. Lot layout shall be in accordance with Section 7.2(C) of the Land Use Regulations and efforts should be made to locate a building envelope and driveway that minimizes impacts to natural topography and drainage patterns.
3. If the applicant moves forward with a new lot that is less than 5 acres in size, review as a Planned Residential Development (PRD) will be required and 50 percent of the total land area involved in the subdivision will need to be designated as open space.
4. Information indicating septic capacity will need to be submitted with the final plan application.
5. The driveway shall be designed in accordance with the Recommended Standards for Development and Homes, 1997. Grades of greater than 8% are subject to review and

approval by the Charlotte Volunteer Fire and Rescue Service and will also require a stormwater management plan.

6. 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 stylized flourish extending to the right.

Jeannine McCrumb, Town Planner  
For the Charlotte Planning Commission