

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

February 16, 2017

Andrew Zins
644 Hastings Street
Pittsburgh, PA 15206

Re: Sketch Plan Review – Application Number PC-16-165-SK

Dear Mr. Zins,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed subdivision amendment to expand a building envelope to accommodate an accessory structure for 1654 Prindle Road in the Town of Charlotte. A public meeting for the project was held at the Planning Commission meeting on January 19, 2017. A site visit conducted prior to the meeting on January 18, 2017 at 4:00 PM at 1654 Prindle Road (attended by the applicant Mr. Zins and Planning Commissioners). Although it is not required by 24 VSA Chapter 117 to notify the adjoining property owners of a Sketch plan review, the Town nevertheless sent notification of the public meeting to each of the abutting neighbors, posted notice on the Town of Charlotte website Meeting Calendar, and posted hard copy notices at the Town offices, the Old Brick Store, and the Spear Street Store.

The Planning Commission has classified your project as a "Minor Subdivision Amendment" in accordance with Section 6.1(C)(4)(a) of the Charlotte Land Use Regulations (hereafter referred to as "the Regulations"). This means that you will need to submit a Final Plan Application, including any waiver requests within six months of the date of this letter, and participate in one subsequent public hearing, in accordance with Section 6.5 of the regulations. Upon receipt of the Final Plan Application, a Final Hearing will be scheduled.

The Planning Commission is providing the following comments and recommendations for the Site Plan Review Application, which should be addressed in addition to the submission requirements of the Charlotte Land Use Regulations;

1. As you have requested an 8-acre building envelope to be granted at the public hearing, the Planning Commission recommends that the proposed project should require a building envelope no greater than 3.75-acres in size.
2. The new building envelope should be modified to the shape of a rectangle versus an "L-shaped" area that captures the primary house and outbuildings.

3. The northern boundary of the current building envelope that traverses close to the primary house should be moved further away northward into the tree line and existing hedgerow.
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 further questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'PJ', written over the word 'Sincerely,'.

Peter Joslin, Vice Chair,
Charlotte Planning Commission

Dated at Charlotte, Vermont this 21 day of February, 2017.