

CHARLOTTE PLANNING COMMISSION
Charlotte Town Office
PO Box 119
Charlotte, VT 05445
Phone: 802.425.3533

August 17, 2017

David & Christie Garrett
1277 Thompson's Point Road
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-17-61-SK

Dear Mr. and Mrs. Garrett,

The purpose of this letter is to summarize the Sketch Plan Review for a proposed Boundary Adjustment between your two abutting parcels located at 1277 Thompson's Point Road (i.e. a 9.7 acre parcel with a house, and a ~5.7 acre parcel without a structure) within the Town of Charlotte. The development is proposed to occur within the Shoreland District (SHR). The shoreland upon the house parcel is proposed to be shifted to the undeveloped parcel; for an exchange of about 0.5 acres. As per request of the Planning Commission Chair, Peter Joslin, research on the property yielded its listing on the *State Register of Historic Places* by the Vermont Division for Historic Preservation on April 9, 1980 as part of the "*Bucklin Estate Historic District*" (Survey #: 0403-61).

A public meeting for the project was held at the Planning Commission meeting on July 6, 2017. A site visit was conducted at the property prior to the meeting, which was attended by the applicants David and Christie Garrett, Wade Weathers, Daryl Benoit (Town Planner), and Planning Commissioners Peter Joslin (Vice-Chair), Dick Eastman (who recused himself from the formal Planning Commission meeting at 7:00 pm that evening), Marty Illick, and Charlie Pughe.

Although it is not required by 24 VSA Chapter 117, notice of the public meeting was mailed out to all of the adjoining property owners on June 15, 2017. Notice was also published in "The Citizen" newspaper on Jun 22, 2017. Furthermore, hardcopy notices were posted at the Town offices, the Old Brick Store, and the Spear Street Store. Electronic notice was posted on the Town of Charlotte website Meeting Calendar.

The Planning Commission has classified your project as a "Boundary Adjustment" in accordance with Section 6.1(C)(3) of the Charlotte Land Use Regulations (hereafter referred to as "the Regulations"). To complete the project 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 your Final Plan Application, a Final Hearing will be scheduled.

The Planning Commission is providing the following observations and recommendations for the subsequent Final Plan Review Application, which should be addressed in addition to the submission requirements outlined in the Regulations;

1. You should identify a building envelope that is at least 150' from the mean high water mark. Please be advised that the State requires a separate Shoreland Permit for development occurring 250' from the shoreline that is not contingent upon, nor related to the Town's permitting process. This means that the State could deny you a permit to construct within the 250' buffer area even if the Town granted a permit to do so.
2. The size of the proposed building envelope was suggested by your agent Wade Weathers, to be 200' x 200' to accommodate a residence and outbuilding(s) that would not encroach upon the 50' side yard setbacks, nor the shoreland setback.
3. During the July 6th Public Hearing, there was discussion regarding "no build zone" deed restriction between yourself and an abutting property owner. For your Final Plan Application, the boundary of the "no build zone" should be indicated on the proposed plat along with the proposed property boundary to be adjusted. The Planning Commission advises you to obtain a legal opinion on whether or not the proposed boundary adjustment would honor the deed restriction.
4. In accordance with the August 10, 1982 subdivision decision, the Planning Commission reserved the right to hold a site plan approval for the final placement of any buildings on the property. However, it is the staffs' opinion that all of the necessary provisions of the 1982 Site Plan Review are covered by the Subdivision Review Standards under Chapter VII of the Regulations.
5. Prior to construction of a dwelling on your subdivided parcel, a Vermont State Wastewater permit would be required.
6. Other issues may be considered during the review of your forthcoming Final Plan application. In accordance with Section 6.3(D) of the Charlotte Land Use Regulations, this Sketch Plan Review is valid for six months, but may be extended up to one year with permission from the Planning Commission.

The application and proposed maps for the Sketch Plan may be found on the Town's website under the Planning and Zoning page, or at the following link: <https://is.gd/xo0W93>

Please let me know if I can answer any further questions.

Sincerely,

Daryl Benoit
Town Planner,
For the Charlotte Planning Commission

Dated at Charlotte, Vermont this _____ day of August, 2017.