

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

August 23, 2018

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

Re: Sketch Plan Review – Application Number PC-18-105-SK

Dear Mr. Fishman & Mrs. Kraft,

The purpose of this letter is to summarize the Sketch Plan Review for a proposed 2-Lot Subdivision in tandem with a Boundary Adjustment of your 10.5 acre property located at 197 Oak Hill Road within the Rural District (RUR) in the Town of Charlotte. A previous Sketch Plan Review (**PC-17-86-SK Fishman**) was undertaken for this property in 2017, but had expired on March 22, 2018.

It is understood by the Planning Commission (as displayed on the map within your application - <https://is.gd/TpHj19>) that you propose to subdivide your parcels into the following configuration:

1. **Lot #1:** a 5.07 acre parcel on the western side of the property, which includes the existing house, garage, and a shed.
2. **Lot #2:** a 5.03 acre undeveloped parcel on the eastern side of the property.

Furthermore, a Boundary Adjustment on the southern side of the property will adjust a one (1) acre exchange of land between the existing Fishman/Kraft property and the neighboring Schofield property to accommodate the installation of a septic system and a proposed driveway that would access proposed **Lot #2** from Oak Hill Road.

A public meeting for the project was held at the Planning Commission meeting at 7:00 PM on Thursday July 19, 2018. In attendance were Commissioners Peter Joslin (Chair), Charlie Pughe (Vice Chair), Gerald Bouchard, Marty Illick, Shawn Coyle, and David Kenyon; the Applicants Marvin Fishman and Doreen Kraft; and the Town Planner. The site visit to the property took place prior to the Planning Commission meeting of the previous (now expired) Sketch Plan Review hearing held on August 3, 2017, which was attended by the applicant Marvin Fishman; the Town Planner; and Planning Commissioners Peter Joslin (Vice-Chair), Dick Eastman, David Kenyon, and Charlie Pughe.

The Planning Commission has classified your project as a "2-Lot Minor Subdivision and a Boundary Adjustment" in accordance with **Sections 6.1(C)(1) and 6.1(C)(3)** of the 2016 Charlotte Land Use Regulations (hereafter referred to as "the Regulations").

The Planning Commission is providing the following observations on your proposed application:

1. The following Areas of High Public Value (AHPV) were identified on the property:
 - a. Primary Agricultural Soils (Prime and Statewide - PAS): About 1-2 acres of Statewide soils exist on the property to the south and east, according to the *USDA Natural Resources Conservation Service (NRCS)* GIS database.
 - b. Steep slopes (>=15%): About 3 acres of 15-20% slope are identified along the south and the north of the parcel.
 - c. Flood hazard areas: The property has been identified within the "Area of Minimal Flood Hazard" within the FEMA National Flood Hazard Layer (NFHL).
 - d. Special Natural Areas: Lewis Creek exists about 800 feet to the north.
 - e. Wildlife Habitat: *Significant Forest Habitat* comprises the majority of the property (identified within the GIS layers of the "*Charlotte Significant Wildlife Habitat Map and Database*").
 - f. Scenic Views and Vistas: Roscoe Road, to the east, is the nearest Town Highway and is classified as a "*Most Scenic Public Highway*" according to the Charlotte Town Plan.
2. **Section 3.2(D)(2)** of the Regulations covering Road, Driveway and Pedestrian Access Requirements state that all roads, driveways, and intersections shall be designed and constructed in accordance with the Town of Charlotte "Road and Driveways Standards". Your subdivision proposes to create two lots, which would increase the number of house sites or driveways served by Oak Hill Road to six (6) lots. The "*Recommended Standards for Developments and Homes*" (adopted September, 1997) state:

"They are to be a minimum of 18 feet wide with 2 foot wide shoulders with a minimum of 18" of gravel with a 4" crusher run stone wearing surface. The usable road must bear the weight of a 29,000 lb. fire truck on all 18' of road."

The improvement would only apply to the length of road from the Roscoe Road intersection to the first driveway, which is proposed to be constructed for **Lot #2** (but not further as the road curves northward). Furthermore, since the road is greater than 800' in length, an emergency vehicle turnout will need to be constructed somewhere near its halfway point. Please be advised that where the 1997 standards recommend the turnout be 12' wide by 35' long, the Charlotte Volunteer Fire & Rescue Services recommend 15' wide by 50' long. However, as the 1997 standards has not yet been updated, the Planning Commission may only require you to follow those standards according to the Regulations.

3. To protect the *Significant Forest Habitat* and the old growth oak tree identified on the eastern side of the property, the Planning Commission recommends the creation of building envelopes for each of the two proposed lots. At the July 19th public hearing, the Planning Commission stated that the envelopes should measure about a half-acre in size.
4. Other issues may be considered during the review of your forthcoming Final Plan application. In accordance with Section 6.3(D) of the 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', is written over the word 'Sincerely,'.

Peter Joslin, Chair
Charlotte Planning Commission