

CHARLOTTE PLANNING COMMISSION

Charlotte Town Office

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Charlotte, VT 05445

Phone: 802.425.3533

December 14, 2018

Ariel Ballard
1535 Lime Kiln Road
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-18-160-SK

Dear Ms. Ballard,

The purpose of this letter is to summarize the Sketch Plan Review for a proposed 2-Lot Subdivision of your 18.57 acre property located at 1535 Lime Kiln Road within the Rural District (RUR) in the Town of Charlotte.

It is understood by the Planning Commission as displayed on the map within your application (see: <https://is.gd/XzwmEO>) and discussions from your public meetings that you propose to subdivide your property into two approximately nine (9) acre-sized lots, configured as a northern lot and a southern lot.

Two public meetings were held for the project. The first on Thursday October 18th, which was hence continued to Thursday November 1, 2018, pending a site visit to the property. In attendance at the November 1st hearing were Commissioners Peter Joslin (Chair), Charlie Pughe, Gerald Bouchard, Richard Eastman, Shawn Coyle, Marty Illick, and David Kenyon. Additional participants included the applicants Ariel Ballard and Sophia Channell; and the Town Planner. The site visit to the property took place on Saturday October 27, 2018 at approximately 9:00 AM, attended by the applicant and Planning Commissioners Peter Joslin (Chair) and Marty Illick.

The Planning Commission has classified your project as a “2-Lot Minor Subdivision” in accordance with **Sections 6.1(C)(1)** 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): A majority of the property contains Primary and Statewide soils, according to the *USDA Natural Resources Conservation Service (NRCS)* GIS database.

- b. Steep Surface Waters, Wetlands, and associated buffer areas: About 0.5 acre of wetland is estimated to exist along the northeastern portion of the parcel (according to the Vermont Department of Environmental Conservation's *Vermont Significant Wetlands Inventory (VSWI)*).
 - c. Wildlife Habitat: About 2.2 acres of *Significant Forest Habitat* exists on the northeastern portion of the property. About 0.6 acre of *Significant Aquatic Habitat* exists on the northeastern of the property (identified within the GIS layers of the "*Charlotte Significant Wildlife Habitat Map and Database*").
 - d. Water supply source protection areas (SPAs):
 - Ground water: N/A
 - Surface water: The entirety of parcel falls within the Champlain Water District – Zone 3 (System ID: VT0005092).
 - e. Conserved land on adjacent parcels: Lot #2 (1533 Lime Kiln Road - owned by Pierce) abutting to the north has designated Open Space upon its property as indicated in Volume 96, Pages 238-241 and Map Slide 110, Clip 3, Page 6 of the Charlotte Land Records.
2. When delineating the proposed boundary line for the new lots, the proposed survey for your forthcoming subdivision plat should indicate a minimum fifty (50) foot setback from any of the property boundaries for any of the current structures that exceed 250 square feet in area (according to **Table 2.5(E)** of **Section 2.3** of the Regulations, which address the dimensional standards for lots within the Rural zoning district). Furthermore, **Section 3.6(B)(1)** of the Regulations covering Lot, Yard, and Setback Requirements state:
- "No lot shall be so reduced in area that it cannot meet area, yard, setback, frontage, coverage and other dimensional requirements for the district in which it is located, except as approved by the Planning Commission for a planned residential or planned unit development under Chapter VIII."*
3. To protect the *Significant Forest Habitat* on the northern side of the property, the Planning Commission recommends the creation of a building envelope for the proposed northern lot of about one acre, more or less.
 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,

Daryl Benoit, Town Planner,
For the Charlotte Planning Commission