

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

April 4, 2019

Andrew Zins
1654 Prindle Road
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-18-211-SK

Dear Mr. Zins,

The purpose of this letter is to summarize the Sketch Plan Review for your request to rescind Condition #3 of Planning Commission decision PC-00-06, approved as a 2-Lot Subdivision/PRD on April 6, 2000. Condition #3 required a 50% open space designation for the property differed to any future subdivision application.

Notices of the public meeting were posted at the Town Office, the Old Brick Store, and the Spear Street Store on February 8, 2019. Electronic notice was also posted on the Town of Charlotte website "Meeting Calendar". The public meeting for the project was held at the Planning Commission meeting on February 21, 2019, which was attended by Planning Commissioners: Peter Joslin (Chair), Charlie Pughe (Vice Chair), Gerald Bouchard, Dick Eastman, Shawn Coyle, and David Kenyon. Also in attendance was the Town Planner, the applicant, et al. The public meeting was closed that evening.

The question of the validity of the open space deferral was addressed during your last Sketch Plan Review (**PC-18-136-SK**) and articulated in the Sketch Plan letter dated November 15, 2018 (please visit: <https://is.gd/aTLvPm>). During those proceedings, the Planning Commission agreed to obtain a legal opinion on the matter after you had contested the open space deferment. This is included with the above linked letter.

There was no new information presented nor discussed during this Sketch Plan Review proceeding and the Planning Commission remains in agreement with the legal opinion provided by the Town attorney. The Planning Commission therefore declines to rescind Condition #3 of the PC-00-06 subdivision decision.

Please let us know if we can answer any further questions.

Sincerely,



Peter Joslin, Chair
Charlotte Planning Commission