

CHARLOTTE PLANNING COMMISSION

Charlotte Town Office

PO Box 119

Charlotte, VT 05445

Phone: 802.425.3533

Peter and Patricia Post
1706 Carpenter Road
Charlotte, VT 05445

January 16, 2020

Re: Sketch Plan Review – Application Number PC-19-174-SK

Dear Mr. and Mrs. Post,

The purpose of this letter is to summarize the Sketch Plan Review for a proposed subdivision of your 26.4 acre property located at 1706 Carpenter Road. This application is a modified resubmission of an expired Sketch Plan Review (PC-18-50-SK), dated June 18, 2018. The information contained within this letter relays the Planning Commission's understanding with regard to the status of your property located within the Rural (RUR) zoning district. This letter also cites the Charlotte Land Use Regulations (LURs) pertinent to the proposed development of your property.

It is understood by the Planning Commission (as displayed on the map within your application - <https://is.gd/nHa2uU>) that you propose to subdivide your property into two parcels in two possible alternatives:

1. A symmetrical boundary between Lots #1 and #2, where:
Lot #1: 13.93 acres on the eastern side of the property with a road frontage of 310'.
Lot #2: 12.27 acres on the western side of the property with a road frontage of 476'.
2. A boundary following the topography between Lots #1 and #2, where:
Lot #1: 16.34 acres on the eastern side of the property with a road frontage of 521'.
Lot #2: 9.92 on the western side of the property with a road frontage of 266'.

A public meeting for the project was held at the Planning Commission meeting on December 5, 2019. In attendance were Commissioners Charlie Pughe (Vice Chair), Gerald Bouchard, Marty Illick, and David Kenyon; the Town Planner; and the applicant Peter Post. The site visit to the property took place prior to the public meeting for the expired Sketch Plan Review hearing held on May 17, 2018. Jim Faulkner, who was not serving on the Planning Commission at the time visited the property at a later date.

The Planning Commission has classified your project as a "2-Lot Minor Subdivision" in accordance with **Section 6.1(C)(1)** of 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.

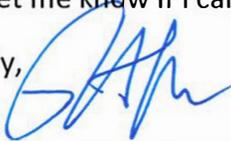
The Planning Commission is providing the following observations and recommendations for the subsequent Final Plan Review of your anticipated subdivision application that should be addressed, in addition to the standard submission requirements outlined within the Regulations;

1. In accordance with **Section 2.3(E) - Table 2.5** Rural District (RUR) Dimensional Standards listed the Regulations, with respect to the two alternatives listed above:
 - a. For *Alternative #1*, the property conforms the Rural (RUR) district dimensional standards. The Planning Commission prefers this option. At the public hearing, you had stated that you indicated that *Alternative #1* was your preference.
 - b. For *Alternative #2*, the property does not conform to the Rural (RUR) district dimensional standards, particularly with the Minimum Frontage requirement of 300 ft. The only way to approve such a design would be to classify the project as a PRD.
2. In accordance with **Section 7.2** of the Regulations, the following Areas of High Public Value (AHPV) were identified on the property:
 - a. Land in active agricultural use: The land on the property is not enrolled in the "current use" program.
 - b. Primary Agricultural Soils (Prime and Statewide - PAS): About half of the parcel comprises Statewide soils, most of which is within the meadows (according to the *USDA Natural Resources Conservation Service (NRCS) GIS database*).
 - c. Steep slopes (equal to or greater than 15%): About 0.7 acres of 15-20% slope has been identified along the central tributary within the property, primarily on proposed **Lot #1**.
 - d. Flood Hazard Areas: A large portion of the southern area of the property has been identified by the Vermont Agency of Natural Resources (ANR) as River Corridor and within "Area of Minimal Flood Hazard" of the FEMA *National Flood Hazard Layer (NFHL)*. About 7-acres of Fluvial Erosion Hazard (FEH) area are estimated to exist along the LaPlatte River that runs along the southern boundary of the property (identified within *ANR's 2015 River Corridor data*). The corollary [Phase II Stream Geomorphic Assessment \(SGA\)](#) study for this tributary was published in February 2006.
 - e. Surface waters, wetlands and associated setback and buffer areas: The property is traversed by two tributaries, and the LaPlatte River that runs along the southern boundary, [which is impaired](#). About 2-acres of estimated Class II wetland adjoin the northern brooks along the eastern and western sides of the parcel (according to the Vermont Department of Environmental Conservation's *Vermont Significant Wetlands Inventory (VSWI) "Wetlands Class Inventory Layer"*).

- f. Wildlife Habitat: Identified within the GIS layers of the "Charlotte Significant Wildlife Habitat Map and Database" there are: **1.** 16.3 acres of *Significant Aquatic Habitat* has been identified on the property. **2.** 1.5 acres of *Significant Shrubland Habitat* exists along the brook at the northeastern area of the parcel. **3.** 6.1 acres of *Significant Forest Habitat* exists on the southern portion of the property.
 - g. Water Supply Source Protection Areas (SPAs): There are no *Groundwater Source Protection Areas*. However, the parcel is entirely within the *Surface Water Source Protection Area* for the Champlain Water District.
 - h. Scenic Views and Vistas: Carpenter Road has been identified as a 'most scenic public road' within the Charlotte Town Plan.
 - i. Conserved land on adjacent parcels: There are 48.7 acres of easement with the Vermont Land Trust (VLT) upon the property adjoining to the west of the property.
3. With respect building envelopes (per **Section 7.2(E)**), the map submitted with your application proposes a 50 ft. x 50 ft., 2,500 sq. ft.(0.057-acre) building envelope for **Lot #2**, which is intended as a site for a 4-bedroom dwelling. This is likely too small for a house and accessory structures, and would most likely trigger an amendment from a future land owner seeking a larger sized house, an accessory dwelling, garage, or other outbuildings. You should update the proposed survey map with a building envelope measuring approximately one-acre for **Lot #2**. Although no building envelope has been proposed for **Lot #1**, an approximately one-acre sized building envelope should be added to your proposed survey that contains all of the existing development on **Lot #1**. Each building envelope should remain outside of river corridor lands and tributaries (indicated in item **2(d)** and **(e)** above).
 4. Pertinent to water supply and wastewater permitting; the submitted maps indicate that you have already designed a water supply and wastewater system for the newly proposed **Lot #2**. For **Lot #1**, a 2009 septic determination letter indicated an available [capacity for a 4-bedroom home](#) based on the original [1981 septic permit](#) for the property. However, the *Designated Replacement Mound Disposal System* in the southeastern area of the parcel should be verified to be clear of the ANR delineated *Fluvial Erosion Hazard Area*, as delineated by the 2006 SGA discussed in item **2(d)** above.
 5. Additional 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, unless an additional six-month extension is formally requested from the Planning Commission before the expiration date.

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

Sincerely,



Peter Joslin, Chair, Charlotte Planning Commission