

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

May 10, 2019

Eileen Schilling & Charlie Proutt
2109 Greenbush Road
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-19-22-SK

Dear Mr. Proutt & Mrs. Schilling,

The purpose of this letter is to summarize the Sketch Plan Review for a proposed Boundary Adjustment to modify boundaries between two adjacent parcels located at 2109 Greenbush Road; within both the Rural District (RUR) and partially within the Conservation District (CON) along the southeastern portion of the property (along the tributary). This application is a re-submission of an expired Sketch Plan Review from April 27, 2018 (i.e. PC-18-12-SK). The current application proposes a similar, but slightly more irregular shape to the 'residential parcel' than what was mapped for the PC-18-12-SK Sketch Plan Review. However, no significant development has been proposed, nor does there seem to be any potential impact to any Areas of High Public Value.

A public meeting for the application was held at approximately 7:30 PM on Thursday April 4, 2019 that was attended by Commissioners: Peter Joslin (Chair), Charlie Pughe (Vice Chair), Gerald Bouchard, Shawn Coyle, Marty Illick, and Dick Eastman. Additional participants included the applicants' representative Elizabeth Proutt and the Town Planner. The site visit to the property had taken place prior to the previous Sketch Plan Review meeting on March 15, 2018 (PC-18-12-SK).

It is understood by the Planning Commission as displayed on the proposed map within your application (see: <https://is.gd/biBVXc>) and discussions from the public meeting that you propose to adjust the boundary between two parcels (totaling 46.185 acres) into the following configuration:

1. **Increase** the 40.724 acre 'nursery parcel', currently labeled **Lot 1A & 2** to 41.165 acres.
2. **Reduce** the 5.461 acre 'residential parcel', **Lot 2A** to 5.02 acres.

The Planning Commission has classified your project as a "Boundary Adjustment" in accordance with **Sections 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:

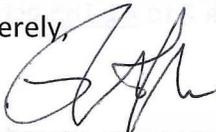
1. The following items should be updated in the draft survey:
 - a. Note 4 on the survey should reference the right-of-way deed number and/or the survey within the Charlotte land records.
 - b. The location of the wellhead and the footprint of the wastewater infrastructure for the residence on **Lot 2A** should be added to the survey.
 - c. The outbuilding to the northeast of the residence on **Lot 2A** should be added to the survey.
 - d. **Lot 1A** and **Lot 2** were merged into a single 35.694-acre parcel in 1987, as detailed within the Planning Commission minutes of September 22, 1987, and the recorded survey (Map Slide 59, Volume 8, Page 16) that also depicts the dissolved property boundary of the 8.59-acre **Lot 2**. The draft survey submitted with your sketch plan should therefore have the lot label "**Lot 1A & 2**" changed to "**Lot 1A**" (as **Lot 2** no longer exists).
 - e. In 1998, a 5.03-acre parcel from the adjoining "Joseph & Adrienne L. Gentile" subdivision was conveyed to you (please see: Map Slide 112, Clip 3, Page 13 and Volume 100, Pages 225-226 of the *Charlotte Land Records*), which may explain why **Lot 1A** is indicated to be "+/- 41 acres" on the draft survey that was submitted with your sketch plan, rather than the "35.694 acres" indicated in the 1987 survey.

Therefore, if the two parcels were merged then the acreage label for "**Lot 1A**" should be changed from "+/- 41 acres" to "40.724 acres". Your surveyor should confirm the acreage for **Lot 1A** and add a reference note to your draft survey to document it.

2. 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, 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