

To: Charlotte Planning Commission

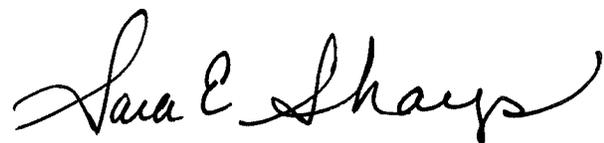
From: Sara Shays

Re: Landrigan Sketch Plan/Subdivision

Date: August 4, 2020

I own property to the south and have my home and agricultural land. Clark Hinsdale has a retained septic easement on the property as well. Our concerns are well represented in the Staff Report prepared by our Town Planner Larry Lewack.

- We believe, as the Town Planner has suggested, that the project be approached in a similar manner to the Shays (my) subdivision. In that project, more than 50% of the open land was protected, the back agricultural land was retained under a single ownership rather than fractured by a split going all the way to the back of the property, and the curb cut was shared.
- Because this is just Sketch Plan, there are no proposed septic and well plans. Because of the retained septic easement on the Shays property owned by Hinsdale, and the active agricultural use of the property, as well as the replacement septic fields on my former property (2225 Spear Street) we would be opposed to any overshadowing by wells or septic fields.
- We agree that the second home should be located near Spear Street and that the open space commitment assure that homes cannot be constructed further to the east in the future.
- We note that Planner Lewack observed that the property would not meet the requirement for two conforming under 5 – acre zoning. This issue may help justify more than the minimum requirement of 50% open space.

A handwritten signature in black ink that reads "Sara E. Shays". The signature is written in a cursive, flowing style with a large initial 'S' and 'E'.