

**TOWN OF CHARLOTTE
SELECTBOARD MEETINGS
MARCH 3, 2008**

APPROVED

MEMBERS PRESENT: Charles Russell, Chairperson; Jenny Cole, Winslow Ladue, Ed Stone, Frank Thornton.

OTHERS: Ellie Russell, Peter Schneider, Jessica Donovan, Martha Perkins.

1. CALL TO ORDER

Mr. Russell called the meeting to order at 7:00 p.m.

2. SCHNEIDER AND DONAVAN SUBDIVISION

Peter Schneider and Jessica Donovan, appellants, appeared before the Board. Mr. Schneider handed out copies of a Final Plat, dated 03/03/2008, and a State of Vermont Environmental Court document with proposed changes attached for Board review.

Ms. Cole noted that clarification was needed regarding each lot setback, for example, the northerly edge of Lot 1 related to Open Space E. (page 2).

Ms. Donovan explained that the northern edge of Lot 1 to Open Space E was defined as "...at approximately the 440 contour in the northern boundary", which is the setback for three other lots.

The Board suggested adding language that it "is 75' from the septic southerly, and 100' between building envelopes." Lots 6-8 would have the same language.

There was further discussion on the following:

- "C", northerly boundaries of Lots 6-8 would shift 25' northerly (to replace the word "southerly");
- "B" shift the line between Lots 5 and 6 so that the two lots are equalized, and change 150' to 125';
- "C" move Lots 2-5 25' to the south as well.
- The appellants goal was to have a 25' setback, but were agreeable to 10' setbacks if necessary;
- Homeowners could cut trees up to one-half acre on the lots, but could not clear cut in front of the lots;
- Height restrictions as per covenants was 35';
- "D", Lot 1, originally a 43-acre parcel, would be swapped with Lot 3 to make Lot 1 central. Lot 1 would be a 43-acre lot. Boundaries would change to read "...at approximately the 440 contour line." Open Space C abuts Lot 1 with a setback of 50' from an un-named stream, and the building envelope would have a 100' setback. The "10'" setback would be changed to "50"
- "F", page 3, add "western" edge of Lot 1;

- “C.b”, Mr. Ladue suggested deleting the words “or other appropriately certified consultant” and “have been made so”;
- “D”, Condition 26, “the applicants shall minimize blasting;” Mr. Ladue suggested mitigation versus re-design and spoke in support of avoiding significant exposed fractured bedrock conditions to preserve, or prevent any contamination of the surrounding water wells.
- Regarding a proposed location of the driveway to Lot 1, the Board suggested language that “blasting for a driveway must be pre-approved”, and that “blasting was necessary due to no reasonable alternatives.” The appellants were agreeable to have the Town Planner or the Charlotte Road Commissioner visit the site to view a proposed driveway site and make recommendations to be brought before the Selectboard. Mr. Schneider pointed out that the lot design was the result of a Town decision.
- “E”, Mr. Ladue expressed concern regarding the slope/grade of the property. It appears that the contour is substantial, and lot owners might blast the bedrock in order to put in basement foundations. Would slabs be an alternative to basements, asked Mr. Ladue.
- “G”, page 4, Mr. Ladue suggested a secondary containment system if there was going to be any storage of oil or fuels.

3. EXECUTIVE SESSION

MOTION by Mr. Ladue, seconded by Ms. Cole, to enter Executive Session for the purpose of discussing the Appeal of the Final Plat Application of the Schneider and Donovan Subdivision.

VOTE: 5 ayes; motion carried.

The Board recessed the regular meeting and entered Executive Session at 8:10 p.m.

MOTION by Mr. Stone, seconded by Mr. Ladue, to adjourn Executive Session and reconvene the meeting.

VOTE: 5 ayes; motion carried.

The Board adjourned Executive Session and reconvened the meeting at 9:00 p.m.

Mr. Schneider and Ms. Donovan joined the Selectboard for further discussion of the draft stipulation and order.

4. ADJOURNMENT

MOTION by Mr. Stone, seconded by Mr. Ladue, to adjourn the regular meeting.

VOTE: 5 ayes; motion carried.

The meeting was adjourned at 9:10 p.m.

Respectfully submitted, Kathlyn L. Furr, Recording Secretary.

These minutes are subject to correction by the Charlotte Selectboard. Changes, if any, will be recorded in the minutes of the next meeting of the Board.