

UNAPPROVED

Town of Charlotte

**Board of Selectmen
Minutes**

**Tuesday, January 11, 2005
3:00 PM, Charlotte Town Hall**

MEMBERS PRESENT: Chairman Charles Russell
Jennifer Steele Cole
Eleanor Russell
Ed Stone
Francis Thornton

OTHERS: Dean Bloch (Selectboard Assistant)

The meeting was called to order at 3:00 pm.

Discussion of Land Use Regulations

The Selectboard reviewed comments from public hearing January 10, 2005, as well as submitted written comments and staff notes. The following edits to the draft Land Use Regulations dated January 10th were approved for a public hearing on January 26:

1. Table 2.3(B)26., page 11—Allow drive through, reduce size limit to 2,500 square feet.
2. Table 2.5(E)(5), page 17—Delete “located on a working farm actively engaged in agriculture (as defined in these Regulations).”
3. Table 2.8—Correct heading for (C) Conditional Uses
4. Table 2.9(E)(1)—Edit as follows: “For properties with an existing conservation easement (as of the effective date of these regulations) or a building envelope(s) established by the Planning Commission, construction or expansion of new principal and accessory any structure or the expansion of existing structures allowed as a permitted use in the underlying zoning district shall be a permitted use, unless a driveway or road is proposed that is to be located outside of the approved building envelope or an approved driveway or road location, in which case the use will be reviewed as a Conditional Use.”
5. Section 3.1(B), page 27—Change to “fails to be substantially complete”.
6. Section 3.7(B)(2), page 34—Delete this requirement
7. Section 3.9(B)(3): “may only be structurally enlarged, extended, expanded, modified or moved in a manner that will ~~not~~ increase the degree of non-compliance by approval of the Board of Adjustment and subject to conditional use review under Section 5.4.”
8. Section 3.14(B)(8), page 43—Change to “Nonconforming signs may remain in use as long as they are in good condition.” Delete specific standard (5).
9. Section 3.14—Table 3.2—(A)(1): “...10 VSA Chapter ~~40~~ 21 .”
10. Section 3.16, page 44—riparian buffer: Change to “...buffer shall be maintained for a distance of 50 feet from the top of the stream bank of all named streams, and 25 feet from unnamed streams. No development, excavation, landfill, or grading shall occur within the buffer area. Vegetation shall be left in an undisturbed state to the extent that is feasible.”
11. Section 3.17(B): Replace “except as specifically provided in Section 7.7(A)(5)” with “or the proposed development site is located within either the West Charlotte Village District, the East Charlotte Village District, the Village Commercial District, or the Commercial/Light Industrial District, or if the proposed project meets the Planned Residential Development (PRD) standards (see Chapter VIII). The crossing of a Town right-of-way requires approval from the Selectboard in accordance with 19 V.S.A. 1111.”
12. Section 4.4, page 51—“Legal documentation to be approved by ~~town attorney~~ the Town...”
13. Section 4.5(A)(3), page 55—Delete “district setback areas”.
14. Section 4.8, page 56—(Also see definition in Chapter X) Delete prohibition. Also limit extraction to 5,000 cubic yards per year.
15. Section 4.8(E), page 57 “...the Charlotte Selectboard ~~shall~~ may be required...”
16. Section 4.8(F), page 57 “... ~~for use on site.~~”
17. Section 4.11(A)(1)—delete: “however the homeowner or resident establishing this type of home occupation shall submit a letter to the Zoning Administrator detailing the use, which will be kept on file for informational purposes only.
18. Section 4.11(B)(11)—delete entire provision
19. Section 4.11(C)(11)—delete entire provision
20. Section 4.13, page 63, 64—Delete requirement that open space not to include setbacks.
21. Section 4.17(B)(2): “Special events with an expected attendance of over 100 people ~~or~~ and extending more than seven (7) days within a 12 month period...”
22. Section 6.5(E)—add as follows: “**Installation of infrastructure and other improvements: Certificate of Compliance.** In order to facilitate the orderly build-out of a subdivision, the Planning Commission may require, as a condition of final subdivision approval, the installation of infrastructure (eg: roads, septic systems, and fire

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ponds) or other improvements (eg: landscaping) prior to the conveyance of lots or the submission of an application for a Zoning Permit or a Certificate of Occupancy. The Planning Commission may also require, as a condition of final subdivision approval, that a Certificate of Compliance be obtained...

23. Section 8.4(F)(7), page 118—delete: “which have the effect of removing development rights from those parcels.” Change “was” to “is”.
24. Section 9.2, page 122—“combined area of the structures do not exceed 250 square feet”; “...meets...”
25. Section 9.5, page 125—“New or changed wastewater system”
26. Section 9.9(A)(1)—Change to: “The Zoning Administrator will be appointed in accordance with State statute.
27. Chapter X, page 139—Definition of Camper and Section 4.5: Delete “tent & teepee” in Section 4.5
28. Chapter X, page 142—Definition of Density—Delete requirement that road right-of-way not be included in calculation.
29. Chapter X, page 142—Definition of Two Family Dwelling—Delete “detached”
30. Chapter X, page 143—definition of Elderly Housing—(2) delete “only”; also make “persons” singular, allowing a spouse to be less than 62.
31. Chapter X—Definition of Permit—add: “(Also see Municipal Land Use Permit)”.

Adjournment

Next selectboard meeting: Monday, January 17th at 7:00 PM.

Motion made by Ellie Russell, seconded by Francis Thornton:

“To adjourn the selectboard meeting”.

Vote: all in favor. Meeting adjourned at 5:30 PM.

Minutes respectfully submitted by Dean Bloch.