

**TOWN OF CHARLOTTE  
SELECTBOARD MEETINGS  
FEBRUARY 19, 2007**

*DRAFT*

**MEMBERS PRESENT:** Eleanor Russell, Chairperson; Charles Russell, Jenny Cole, Ed Stone, Frank Thornton.

**OTHERS:** Carrie Spear, Karen Frost, Rachel Gill, Charlotte Citizen.

**1. CALL TO ORDER**

Ms. Russell, Chairperson, called the meeting to order at 7:05 p.m.

**2. BURNS PROPERTY – Work Session**

Ms. Russell handed out copies of a Burns Property list of items to consider and identify related to development of the Burns Property as follows:

- Construct affordable housing at the lowest cost per unit possible.
- Authorize an expanded engineering study to identify the best septic soils/capacity and location.
- Study well water supplies, identify water service area(s)/users, and if more water wells were needed.
- Explore access/roadways off Route 7 into the Flea Market lot.
- Discuss potential locations for affordable housing and impacts if units were located along Greenbush Road and address visual architectural designs, views from Route 7 and Greenbush Road, impacts to adjoining property owners, etc.
- Esthetic impacts, such as appearance of the proposed units, style, size and number of units.
- Proximity to the Village Core (rated a “7” in importance)
- Access to public transit currently on Route 7 for the winter and at the Train Station off Ferry Road in the summer).
- Conformity to the Town Plan (what sections of the Town Plan does an affordable housing project comply with)
- Coordinate with the Charlotte Conservation Committee related to Clay Plain Forest, wild life habitat and corridors, and potential trails.
- Explore future uses of the remaining infrastructure resources (septic needs/water needs were rated very important)
- Solicit neighbor acceptance and voter acceptance (rated very important).

The Selectboard reviewed points as outlined in a Memorandum of Agreement (MOA) between the Vermont Land Trust and Town; possible connection to the LeBoeuf property (Mr. Russell said that would not happen); potential uses that included municipal and school needs, industry (bank), and uses with economic development growth needs of the Village related to septic capacity; open undeveloped land related to connectivity to the Mack Farm; seeking clarification on what the expectations of the Vermont Land Trust were (would conserving 15 acres of the Clay Plain Forest be enough, or would locating

five affordable units at the Flea Market site be sufficient); clarify how the Burns property was viewed related to treating it as one whole 55-acre parcel, or as subdivided into three lots; and a potential location opposite from the Old Lantern, which was protected from road views by hedges/woods.

Ms. Russell reported that she wrote a letter to Gill Livingston of the Vermont Land Trust, dated 02/14/2007, regarding completion of the “public planning” process, and when conditions in the MOU would be completed. Mr. Livingston acknowledged receipt of the letter, said Ms. Russell.

There was discussion regarding the septic fields and capacity as described by the Civil Engineering study: Areas A with 500 gpd, B with 4,200 gpd, C with 2,880 gpd, D with 1,000 gpd, E with 900 gpd, F with 5240 gpd (for a future expansion area), G with 14600 gpd, and H with 200 gpd.

Carrie Spear asked if the Town wanted to see the Flea Market use gone. Mr. Thornton pointed out that once you went past the immediate (Flea Market) access the ground became soggy and wet.

Ms. Cole said that the Wildwood neighborhood is a private road, but had been asked to make the road a public access. There could have been trails and connectors (to other trails).

Karen Frost, neighbor to the proposed housing project, noted that the Town Plan included language for developing the Village Core, and a need to “study and resolve” water and wastewater issues in the West Village. Currently there was insufficient septic for West Village buildings, such as the Flying Pig. (She) was not against affordable housing, but nine units were too much and out of scale. Regarding the Burns property, said Ms. Frost, the next step should be to look at septic for developing the commercial potential of the West Village.

Ms. Cole asked what septic capacity Richard LeBoeuf had on the Mack Farm.

Robin Reid, resident, suggested looking at how to retain what the Town has now for affordable housing versus new construction. For example, Nancy Sabin could provide affordable units if the septic capacity was available.

Mr. Thornton pointed out that the Town would give the land to the organization and they would sell the affordable structures. Ms. Reid suggested leasing the land in a similar way that the Town leases the Thompson’s Point properties.

***ACTION PLAN:***

- Inviting Gill Livingston and Paul Bruhn to a Selectboard meeting to discuss what the Vermont Land Trust intentions are/were
- Solicit input on options for the Clay Plain Forest.
- Identify septic and water resources in more depth.

- Define location for affordable housing project(s).
- Clarify what the “Public Planning process” is as per the MOU.
- Consider setting aside septic capacity on the Burns property for future Village, or Town-wide, use.
- Explore potential for trails.
- Review the MOU, which spells out what to focus on.
- Consider three units opposite the Old Lantern on Greenbush Road that would connect to Area D septic, and Areas E and H as replacement septic fields.
- It was suggested to sell the 6,500 gpd capacity of Town ownership and to save Area F for future Town use. Civil Engineering would be asked how to maximize the Town ownership septic, and if it should be a mound system versus an in-ground system.
- There was more information needed on septic needs of the Village (residential versus office space).
- Determine the draw-down capacity of the Flea Market water well, keeping in mind that a 200’ protective shield buffer from septic was required.
- Gather information related to interest in accessible public transportation locations.
- Examine the question of lots on the Burns property

Ms. Russell asked the Selectboard members to review the Civil Engineering Burns Property Wastewater Master Plan report, dated 01/26/2007, before the next Board meeting.

### **3. ADJOURNMENT**

**MOTION by Mr. Stone, seconded by Mr. Thornton, to adjourn the meeting.**

**VOTE: 5 ayes; motion carried.**

The meeting was adjourned at 9:00 p.m.

Respectfully submitted, Kathlyn 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.*