

**TOWN OF CHARLOTTE
SELECTBOARD MEETINGS
January 29, 2009**

APPROVED

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

OTHERS: Ellie Russell, Ron Purdum, Gerald Bouchard, Gary Farnsworth.

1. CALL TO ORDER

Mr. Russell called the Selectboard meeting to order at 7:04 p.m.

2. LAND USE REGULATIONS

Mr. Bloch reviewed proposed changes to a draft Land Use Regulation revision as follows:

- “Significant Wildlife Habitat” has been changed to read “wildlife habitat or field delineated” throughout the draft regulation document and the Town Plan; for example, page 134, definitions, and Chapter 7 and 8 (page 82), Table 7.1.
- Section 4.11, page 47, Home Occupation I, there was potential to use the entire dwelling and/or within accessory structure. Home Occupation II, line 41, and Home Occupation III, page 48, refers to Section 4.18, page 64. There is a requirement that a structure of more than 2,000 square and 25 feet in height would require a Conditional Use.
- Corrections of typos.

Mr. Bloch reviewed a public hearing and adoption process, noting that if the Selectboard made any substantive changes to the draft then another public hearing was required. The Board can accept feedback at this public hearing (01/29/2009).

Mr. Purdum, resident, asked for clarification regarding “wildlife habitat” and how that applies to the new regulations. Mr. Russell explained that a new wildlife habitat map would be incorporated in the Town Plan. The Land Use Regulations refers to the Town Plan on page 82.

Mr. Bouchard, resident, asked if there was a list of wildlife. For example a woodchuck would be considered wildlife by some, but to a farmer was a nuisance. Mr. Russell replied that the definition of wildlife would be worked on over the next year. The current regulations included a list of wildlife, but that has been eliminated in the draft regulations. Mr. Bloch pointed out that wildlife was not defined in the Town Plan.

Mr. Russell said that a discussion on wildlife would begin at the next Selectboard meeting, 02/09/2009 at 7:00p.m.

MOTION by Mr. Ladue, seconded by Ms. Cole, to close the public hearing regarding Land Use Regulations.

VOTE: 3 ayes, 2 absent (Mr. Stone, Mr. Thornton); motion carried.

3. ARTICLES FOR TOWN MEETING, 2009

Mr. Bloch handed out a revised draft Town Meeting Warning. Wording in red are suggestions by the Town Attorney.

MOTION by Mr. Ladue, seconded by Ms. Cole, to approve a Warning for articles for the Town Meeting, 2009, as amended.

DISCUSSION:

Mr. Bouchard noted that some one will request paper ballots on some of the articles, and asked that the Board consider having more than one ballot box available to expedite the process.

Ms. Russell asked why the wording “creation of a fire district” was crossed out. Mr. Russell replied that the Town Attorney recommended the change. The thought was that the Thompson’s Point model would be better, and that there should be discussion regarding possible options.

Mr. Bloch explained that Article 6 involved three acres. It was thought that rights for sewer capacity identified on a parcel would be conveyed along with the parcel. If the well at the Flea Market was used for other parcels then that would raise a question of a public water supply. Wording such as “convey an easement on adjoining town property to provide...” could be used as a possibility. It may not require another hearing just to convey water. If necessary the Town could hire Civil Engineering to create a water well plan for 2-3 homes.

A map of the proposed three-acre site with septic capacity identified would be provided at the Town Meeting for attendees.

There was further discussion regarding on site septic within the proposed three acres, which was implied to convey with the parcel; a meaning of the article that allows the Town to convey three-acres for affordable housing; an existing map that identifies 1,000 gpd sewer capacity on the three acres as per Civil Engineering study; and a question if 150 gpd sewer capacity would be sufficient for three three-bedroom homes. Mr. Ladue replied that was sufficient capacity for three two-bedroom homes.

Ms. Russell suggested changing the word “development” in Article 8 to “use”.

VOTE: 3 ayes, 2 absent (Mr. Stone, Mr. Thornton); motion carried.

The Selectboard members present signed the draft Warning document.

4. FIRE AND RESCUE BUDGET UPDATE

Mr. Bloch reported that the proposed Fire and Rescue budget was still being revised. The Town Clerk was ready to send a draft Town Report to be published on Tuesday, 02/03/2009. It was not clear how changes to the Fire and Rescue budget would affect the draft Town Report.

Mr. Ladue asked that if the draft Fire and Rescue budget was an issue could the budget be issued separately from the Town Report.

5. ADJOURNMENT and EXECUTIVE SESSION

MOTION by Ms. Cole, seconded by Mr. Ladue, to adjourn the meeting and to enter Executive Session for the purpose of discussing Litigation Matters, and to invite the Selectboard Clerk to attend.

VOTE: 3 ayes, 2 absent (Mr. Stone, Mr. Thornton); motion carried.

The meeting was adjourned and the Board entered Executive Session at 7:45 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.