

**TOWN OF CHARLOTTE
PLANNING COMMISSION
FEBRUARY 21 2013**

APPROVED

MEMBERS PRESENT: Jeff McDonald, Chair; Ellie Russell, Gerald Bouchard, Peter Joslin, Paul Landler.
Absent: Linda Radimer, Jim Donovan.

ADMINISTRATION: Dean Bloch, Town Planner.

OTHERS: Scott LaBerge, Amanda LaBerge, Pat O'Brien, Robert Hyams, Gary Pittman, and others.

CALL TO ORDER

Mr. McDonald, Chair, called the meeting to order at 7:00 p.m.

APPROVE REGULAR AGENDA AND CONSENT AGENDA

The Regular Agenda was approved with an addition to approve the February 7, 2013 minutes.

Consent Agenda: none.

PUBLIC COMMENT - None.

APPROVE MINUTES FROM: February 7, 2013

Approval of the 02/07/2013 minutes was deferred until the next Planning Commission meeting.

**LaBERGE BROTHERS, SCOTT & AMANDA LaBERGE; SKETCH PLAN REVIEW; 2 LOT
SUBDIVISION; 1904 LIME KILN ROAD**

Scott LaBerge and Amanda LaBerge, owners, and Patrick O'Brien, agent, appeared on behalf of the application.

STAFF NOTES

Mr. McDonald reviewed staff notes. A site visit was conducted on Saturday, February 16, 2013, said Mr. McDonald.

SITE VISIT:

Mr. O'Brien reviewed that the applicant was asked to consider better sight distances along Lime Kiln Road at the February 7th meeting. During the site visit a rise of ledge along the road was noted. A previously proposed driveway access can't go in that spot if improved sight distances were the objective. An access might need to go further west where 300' the sight distances were achievable.

Mr. Landler said that a concern was a proposed lot that was not directly located along the Lime Kiln Road. Mr. O'Brien explained the LaBerge brothers also had input where the proposed lot would go.

APPLICANT COMMENTS

Mr. O'Brien pointed out a ledge area on the site map and explained that was pasture land and trees. That area was the only area where the cows could have shade in the summer. It was ledge with slopes and not flat land. Any yard that the LaBerge's have would be restricted by that topography, said Mr. O'Brien.

PLANNING COMMISSION QUESTIONS/COMMENTS

Mr. McDonald asked where Scott's father's house was in relation to the proposed lot. Mr. O'Brien showed the location of Mr. LaBerge's house on the other side of Lime Kiln Road. There were four curb cuts that serviced existing houses, said Mr. O'Brien.

Mr. O'Brien pointed out a high point in the road and location of an existing utility pole. A route for underground utilities from that pole would be identified when test pits were dug, said Mr. O'Brien.

Mr. McDonald reviewed Land Use regulations regarding 5 acre zoning. The highest and best use for the land was an agricultural use. However, there might be room for 2 or 3 more houses where the proposed lot was

located some time in the future. Those houses could be clustered. The Town could defer the 5 acre zoning and open space requirements for the first time house. That way the LaBerge's could have a non-contiguous PRD option with the ability to sell the density for development elsewhere, suggested Mr. McDonald.

Mr. O'Brien clarified that the applicant could have a PRD and a come back with a smaller lot with the open space requirement deferred if there was further subdivision at some future time. Mr. McDonald replied yes.

Mr. Bloch suggested that the Planning Commission could have language in the decision that it was a minor PRD subdivision.

Mr. Bloch asked if the existing utilities were located on the south side of the road. Ms. LaBerge relied yes.

Mr. Bouchard asked for clarification on the geometry of the proposed lot. Ms. LaBerge said that it was an irregular shaped lot but they could angle it so it was more square with the road. Mr. O'Brien said that the applicant would return with a less than 5 acre lot.

Mr. Joslin asked how the pasture land along the road impacted the north boundary of the lot. Mr. O'Brien reiterated that there would be animals in the front pasture area. Their father and uncle wanted to make sure the cows could have shade. The proposed house location would be south and back from the road where there was no ledge. The front land along the road was a high knob of land that was ledge, said Mr. O'Brien.

Mr. McDonald asked if there was sufficient area in the proposed house location to cluster a few more houses. Mr. O'Brien replied that if the lot was moved further south of the current proposed house location and far enough from the ledge then a few more houses might fit into the landscape.

Mr. Bloch said that if it was a small lot then the setbacks would create the building envelope.

PUBLIC COMMENTS

None.

MOTION by Ms. Russell, seconded by Mr. Bouchard, to classify the LaBerge Brothers, Scott & Amanda LaBerge Sketch Plan for a 2 lot subdivision, located at 1904 Lime Kiln Road, as a minor subdivision with a possible PRD.

VOTE: 5 ayes, 2 absent (Ms. Radimer, Mr. Donovan); motion carried.

WORK SESSION ON REVISIONS TO TOWN PLAN

The Planning Commission discussed potential Town Plan revisions

ADJOURNMENT

The Planning Commission meeting was adjourned at 10:00 p.m.

Respectfully submitted, Kathlyn L. Furr, Recording Secretary