

**TOWN OF CHARLOTTE  
PLANNING COMMISSION  
JANUARY 17, 2013**

**APPROVED**

**MEMBERS PRESENT:** Jeff McDonald, Chair (arrived 7:20 p.m.); Ellie Russell, Gerald Bouchard, Peter Joslin, Paul Landler, Linda Radimer, Jim Donovan (arrived 7:07 p.m.).

**ADMINISTRATION:** Dean Bloch, Town Planner; Tom Mansfield, Zoning Administrator.

**OTHERS:** David Miskell, Karen Champney, Fran Calawgia, Roel Boumans, Dick Knowles, Bob Hyams, Joann Cummings, and others.

**CALL TO ORDER**

Mr. Joslin, Acting 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 consider re-opening the Jonathan Couture application related to the written decision following the Theresa Knowles application review.

Consent Agenda: the Clark Hinsdale III, subdivision, the James and Theresa Hudziak subdivision, and Beldock and Holmes boundary adjustment sketch plan letters were pulled for further discussion during Deliberative Session.

**PUBLIC COMMENT** - None.

Mr. Donovan took over the Acting Chair role from Mr. Joslin.

**APPROVE MINUTES FROM: December 20, 2012 and January 3, 2013**

**MOTION** by Mr. Joslin, seconded by Mr. Landler, to approve the Planning Commission minutes of 01/03/2013 as written, with corrections/additions.

**VOTE:** 6 ayes, 1 absent (Mr. McDonald); motion carried.

**THERESA KNOWLES; SKETCH PLAN REVIEW; 2 LOT SUBDIVISION; 1324 FERRY ROAD**

David Miskell, agent, appeared on behalf of the applicant.

STAFF NOTES - Mr. Donovan reviewed staff notes.

**APPLICANT COMMENTS**

Mr. Miskell explained that a 2008 2-lot subdivision never went to final review. The applicant has now come back with the same 2 lot subdivision plan. Lot 1 would be 5.01 acres with a boundary change, and Lot 2 would be 99.46 acres. Existing farm land would be preserved by the Vermont Land Trust (VLT). A 2008 change in the boundary line, shown as a black line on the site map, delineated a VLT exclusion. Septic rules in force in 2008 required a replacement septic field that was located one-half on Lot 1 and one-half on Lot 2. The current septic field would all be on Lot 1. The VLT funding to purchase the development rights was federal dollars and the easement can't be changed. The applicant was proposing the original VLT exclusion of 5 acres, shown in red on the site plan. The wastewater permit will need an amendment. The septic would stay the same; one half on Lot 1 and one half on Lot 2 with a septic easement. Ms. Knowles and the VLT were fine with the application, said Mr. Miskell.

**PLANNING COMMISSION QUESTIONS/COMMENTS**

Mr. Joslin asked if there were any changes to a trail easement along Ferry Road on Lot 1 and Lot 2, or to the VLT easement on Lot 2 for farm land. Mr. Miskell replied there were no changes to either the trail or farm land easements.

**PUBLIC COMMENTS**

Mr. Troy asked if there was a full orientation map of the application that would show the easements. Would a Mylar recorded in the Town records show the easements, asked Mr. Troy. Mr. McDonald said that the easements were noted on the site map and would be shown on the Plat.

Ms. Radimer asked if a farmer who might lease the farm land also share the use of Ms. Knowles' barn. Mr. Miskell said that part of the barn was rented out to a cell tower company and the barn was located on the 5 acre lot.

**MOTION by Ms. Radimer, seconded by Ms. Russell, to classify the proposed Theresa Knowles Sketch Plan for a 2 lot subdivision located at 1324 Ferry Road as a minor subdivision.**

**VOTE: 7 ayes; motion carried.**

Mr. McDonald took over as the Chair from Mr. Donovan, Acting Chair.

**CONSIDER TO RE-OPEN THE JONATHAN COUTURE DECISION**

Mr. Bloch explained that Planning Commission decisions must be in writing, not by voice vote, and signed either in favor, or not in favor, of the decision.

**MOTION by Ms. Radimer, seconded by Mr. Donovan, to re-open the Jonathan Couture public hearing, subject to pending confirmation by the Town Attorney that the re-signing of the decision can't be done administratively.**

**VOTE: 7 ayes; motion carried.**

**WORK SESSION ON REVISIONS TO TOWN PLAN**

The Planning Commission discussed potential Town Plan revisions.

**DELIBERATIVE SESSION**

The Planning Commission entered Deliberative Session.

**ADJOURNMENT**

**MOTION by Mr. Donovan, seconded by Ms. Radimer, to adjourn the meeting.**

**VOTE: 7 ayes; motion carried.**

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

Respectfully submitted, Kathlyn L. Furr, Recording Secretary