

**TOWN OF CHARLOTTE
PLANNING COMMISSION
MARCH 21, 2013**

APPROVED

MEMBERS PRESENT: Jeff McDonald, Chair (arrived at 7:30 p.m.); Gerald Bouchard, Peter Joslin, Paul Landler, Linda Radimer, Jim Donovan (arrived at 7:10 p.m.).

ADMINISTRATION: Tom Mansfield, Zoning Administrator.

OTHERS: Louise McCarren, Jonathan Fisher, Erik Hoekstra, Jenny Cole, and others.

CALL TO ORDER

Mr. Joslin, Acting Chair, called the meeting to order at 7:01 P.M.

APPROVE REGULAR AGENDA AND CONSENT AGENDA

By unanimous vote the commission agreed to add one item to the Regular Agenda, discussion of a possible vote to re-open the 2877 Spear Street Associates Final Plat Hearing, this item to be discussed at the end of the scheduled regular agenda.

The Consent Agenda item, a Sketch Plan letter to Clark Hinsdale, III for a boundary adjustment at the Solar Farm property on Hinesburg Road, was moved to the end of the scheduled meeting for further discussion by unanimous vote.

PUBLIC COMMENT

Louise McCarren, member of the Governor's Commission on Siting of Electrical Generation Facilities, spoke briefly about the commission's desire to seek local planning input on the issue prior to concluding their committee work. Ms. McCarren asked for time at an upcoming meeting for this purpose. The members agreed to take up the matter for possible scheduling.

(Mr. Donovan arrived and assumed the Acting Chair seat.)

DOMINIQUE PECOR; REQUEST OF APPLICANT FOR CONTINUATION OF FINAL PLAT HEARING

A request for continuation of the final plat hearing was received by email correspondence from the applicant citing complications with the Act 250 application required of the project. Adjoining property owner, Whit Smith, asked the commission to accept into the record relevant Act 250 documents, including maps, for reference at any future hearings.

Mr. Donovan, Acting Chair, accepted the documents from Mr. Smith.

MOTION by Ms. Radimer, seconded by Mr. Bouchard, to continue the Dominique Pecor Final Plat application hearing to a future date not yet determined.

VOTE: 5 ayes; motion carried.

NEW ITEM; DISCUSSION ON RE-OPENING OF THE FINAL PLAT HEARING ON A 3 LOT SUBDIVISION WITH ASSOCIATED BOUNDARY ADJUSTMENT PROPOSED BY 2877 SPEAR STREET ASSOCIATES AND TIMOTHY HALVORSON

Present among the public for this discussion were Erik Hoekstra, representative of 2877 Associates, and Jonathon Fisher, adjoining property owner.

APPLICANT COMMENTS

Mr. Hoekstra stated that he was prepared to accept the decision of the commission and would prepare any additional documentation necessary for a re-opened final plat hearing.

PUBLIC COMMENTS

Adjoining property owner, Jonathan Fisher, asked that the commission re-visit the classification of the project and re-classify it as a Major Planned Unit Development in conformance with the town's Land Use Regulations.

Mr. Fisher further asked that the applicant address a septic easement befitting Mr. Fisher that encumbers the applicant's property at any future hearings.

PLANNING COMMISSION QUESTIONS/COMMENTS

The commission members determined that the following items, not previously acknowledged and discussed during the Final Plat Hearing, required additional review before deliberations and a decision on the application could occur:

- The denial by the Select Board of a portion of the applicant's curb cut request.
- The basis and regulatory reliance for the applicant's classification of the Hancock building as a primary single family residence with associated accessory apartment.
- Re-classification of the project.
- The need for a draft survey at a final plat hearing.
- The need for identification and notification of an adjoining property owner, Clark Hinsdale, III, heretofore not acknowledged by the applicant.
- The need to enlarge the proposed Open Space in conformance with the town's Land Use Regulations.
- The need to identify and depict easements on the applicant's property for a septic system replacement area to the benefit of adjoining property owner Jonathon Fisher and for a right-of-way easement to the benefit of adjoining property owner Bill Fraser-Harris.

MOTION by Mr. Landler, seconded by Mr. Joslin, to re-open the Final Plat Hearing on the application by 2877 Spear Street Associates and Tim Halvorson for a 3 lot subdivision with an associated boundary adjustment, the re-opened hearing to be held on May 2, 2013 at 7:15 PM.

VOTE: 5 ayes, motion carried.

Mr. MacDonald arrived and assumed the Chair seat.

WORK SESSION ON REVISIONS TO TOWN PLAN

Jenny Cole, among the public, in attendance.

CONSENT AGENDA ITEM

By unanimous vote, the commission approved the Sketch Plan Letter to Clark Hinsdale, III for a boundary adjustment at the Solar Farm property on Hinesburg Road.

ADJOURNMENT

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

VOTE: 5 ayes; motion carried.

The Planning Commission meeting was adjourned at 9:35 p.m.

Respectfully submitted, Thomas Mansfield, Acting Recording Secretary