

Planning Commission  
Minutes of the meeting held June 23, 1987, at the Charlotte Town Clerk's office.

Present: Kate Bortz-Chairman, Al Moraska, Eric Silman, Andy Marshall,  
Larry Forcier, Gill Barlow, Dan Raabe, Zoning Administrator  
James Olson, Planning Coordinator Terry Silva.

Request of Raymond and Margaret Aube for 2nd Major Subdivision, 3 lots from 70.7 acres, east side of Greenbush Road, under Article V of Charlotte Subdivision Regulations.

This is a continuation of a hearing held June 9, 1987.

Septic plans reviewed. Clark Hinsdale III appeared for discussion along with Mr. Aube. Changes include a note on the layout and elevations. Maps are all signed, mylar reviewed. K. Bortz notes that there will be an open space contract with the town for the open land.

Eric Silman moves to approve a 3 lot subdivision. Lot 1 is 10.12 acres, lot 2 is 10.12 acres, and lot 3 is 50.46 acres. Lots 1, 2, & 3 are to be served by a 60' right of way from Greenbush Road, which consists for the first 300' of an existing right of way and the balance will be a right of way through the center of the property running east and west. Lots 1 & 2 will have no build zones and building envelopes as shown on the mylar. Final filing is subject to the open space agreement and delineation of the no build zones as shown on the mylar, and recreation fee of 2,000 due.

If the applicant does not appeal this approval and sells any lots in the subdivision approved hereby, applicant shall be deemed to have agreed to subdivide and develop this project in full conformance with this approval, and shall further be deemed to have waived any right it has a challenge any aspect of this approval, including the validity of any of the conditions contained herein.

The sewer easement for lot 3 is to serve lots 1 & 2. Motion seconded and vote is five in favor, Kate abstains because she was not present for the initial discussion on this project and Dan Raabe had not yet arrived. 0 opposed, motion passes. Mylar and survey filed.

Request of Clark Hinsdale III for a four lot Planned Residential Development on 30.01 acres, plus possible boundary adjustment, west side of Route 7, 2nd Major Subdivision under Article V.

This is a continuation of a hearing held June 9, 1987.

Signed mylar reviewed. Septic has been done, no build zone shown. No build zone discussed. Discussion of Amblo's view to the northwest - this is the reason the "no build" zone has the septic located there, to preserve neighbor Amblo's view, per Hinsdale.

Kate moves approval of a 4 lot Planned Residential Development on the west side of Route 7. Lot 1 is 4.0 acres with an existing two unit dwelling, lot 2 is 2.01 acres, lot 3 is 2.07 acres, lot 4 is 21.93 acres, and lot 4 will have a building area of 4.27 acres and a "no build" zone of 17.66 acres. Served by a single existing curb cut on Route 7. Final filing will be subject to receipt of open space contract (recreation fee is being negotiated by the Selectmen). Lot 3 to include the "no build" zone as shown but is not a part of the open space requirements for the Planned Residential Development. This approval supercedes the previous Planned Residential Development.

If the applicant does not appeal this approval and sells any lots in the subdivision approved hereby, applicant shall be deemed to have agreed to subdivide and develop this project in full conformance with this approval,

and shall further be deemed to have waived any right it has to challenge any aspect of this approval, including the validity of any of the conditions contained herein.

Motion seconded, vote is 5 in favor, 0 opposed, Andy Marshall and Dan Raabe abstaining. Motion passes.

Request of Allan & Trudi Jordan for a Minor Subdivision, 2 lots from a total of 183 + acres, on land owned by Felicitas Gecewicz, west side of Spear St. Ext, under Article IV, Section 410 of the Charlotte Subdivision Regulations.

This is a continuation of a hearing held June 9, 1987.

Signed survey reviewed. Map filed.

Eric Siman moves to approve a 2 lot subdivision. Lot 1 is 178 acres, lot 2 is 5 acres in the northeast corner of the property. Mylar has been received, no recreation fee is due because the 5 acre lot is going to a family member. Motion seconded and vote is unanimous in favor.

COPY:  
ABUTTING PROPERTY  
OWNER AND/OR  
INTERESTED PERSONS

Request of C. John Holmes for 2nd Major Subdivision, an eight lot Planned Residential Development on the south side of Church Hill Road from a total of 50.12 acres, under Article V.

Chris Dunn appeared with David Holmes for discussion. Site plan reviewed. Preliminary plat reviewed. Road profile reviewed, shows grades, center line, cut and fill required areas. Chris Dunn has spoken to David Schermerhorn early on and says he had no problem with the subdivision then with regard to the road. It is part of the ACT 250 process to get a letter from Schermerhorn. Grade will be up to 11½ % on the road. The road is proposed to go on to the berm of the pond. Al advises that the state will require a paved road on grades of 11%.

Gill Barlow unhappy with preliminary design - there is no drainage shown, no guard rails, no pavement. Al sees a future runoff problem. Discussion of state road standards. Gill Barlow says the plan should have finished contours, he wants to see test pits at the cuts to make sure it's not in bedrock. Kate Bortz asked for a letter from Dave Schermerhorn specifically addressing grade on the road.

Community septic will serve lots 1,4,5, & 7. The best soils are on lot 5 per Dunn. Lot 2, and 3 will have individual septic systems. Also, lot 6 will have an individual septic system. Test pit information reviewed. ACT 250 has not yet been applied for. Mounds are in a 12% to 15% slope per Dunn. Gill Barlow wants more detail on septic showing 100 scale with 5' contours or 40 scale with 2' contours. Jim Olson questions the integrity of the professional engineer registered with the state and some of the state's decisions, but generally this looks capable of handling discharge. He notes there is a danger in changing the natural contours of the land. Gill wants to see one foot contours on the mounds, and Gill and Jim want to see further design on the mound system.

Common land is 34 acres. Al Moraska wants to know how far back the historic district goes from the road.

Kate moves a continuance of this matter to July 14th meeting for receipt of further design on septic and road, grading section and test pits at the cuts, and the design on the community system to fulfill state requirements, and a breakdown of the land use. Seconded and vote is unanimous in favor.