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**TOWN OF CHARLOTTE
SELELCTBOARD/PLANNING COMMISSION
JOINT MEETING
CHARLOTTE TOWN HALL
MAY 5, 2016**

APPROVED

Minutes are subject to correction by the Charlotte Planning Commission. Changes, if any, will be recorded in the minutes of the next Planning Commission meeting.

PLANNING COMMISSION MEMBERS PRESENT: Jeff McDonald, Chair (arrived at 6:54 p.m.); Peter Joslin, Gerald Bouchard, Charles Pughe, David Kenyon, Marty Illick, Puspa Luitel.

SELECTBOARD MEMBERS PRESENT: Lane Morrison, Chair; Carrie Spear, Fritz Tegatz, Matt Krasnow, Jacob Spell.

ADMINISTRATION: Daryl Benoit, Town Planner; Dean Bloch, Town Administrator.

OTHERS: Jeannine McCrumb, consultant; David Marshall, Karen Frost, Michael Russell, Nancy Wood, Robin Reid, Robert Mack, Amos Bachr, Bruce Barr, and others.

AGENDA ITEM:

- 6:30 PM Town Plan – Land Use section (Chapter 11)

CALL TO ORDER

Mr. Morrison, Selectboard Chair, called the meeting to order at 6:30 p.m., and introduced Jeannine McCrumb, Town Planning consultant.

TOWN PLAN – LAND USE SECTION (CHAPTER 11)

Ms. McCrumb reviewed notes from a September 4, 2014 Land Use workshop presentation.

Ms. McCrumb presented a meeting outline, dated May 5, 2016, that included the following points:

- Future land uses
- Railroad safety issues
- Value added agriculture
- Energy siting
- Village center designation(s)
- Commercial uses on the east side of Route 7
- Water and septic issues
- Duplexes

There was discussion regarding the following:

- Projected 115 new residential units into the future (2014-2030), which are ‘natural’ growth estimates for East Charlotte Village, Mutton Hill area, West Charlotte Village (potential senior housing), in-fill in both East and West villages,

- 47 potential development along existing roads and south of State Park/Route 7,
48 possible businesses at the Ferry Road dock and/or the Ferry Road industrial area
49 at the railroad track.
- 50 • Concerns and issues related to septic capacity in the West Village area and in
 - 51 developed areas throughout Charlotte
 - 52 • Water challenges in Charlotte – a water recharge area was identified in the Pease
 - 53 Mountain area feeding down toward Route 7 and into the West Village area
 - 54 • Recognize that the land use map was for ‘visioning/defining’ versus as a zoning
 - 55 map
 - 56 • Transferring density related to issues/concerns (Ms. McCrumb said that the trick
 - 57 is how to market it and administer it)
 - 58 • Understand water and septic resources and how it connects to development
 - 59 • Acknowledge two separate issues: a ‘fairness’ issue (how it impacts people)
 - 60 related to the current Charlotte population that is based on 5 acre zoning versus an
 - 61 ‘artificial’ land value/density based on density rules (Mr. McDonald pointed out
 - 62 that lot sizes can be reduced via PRD application and use of density transfer)
 - 63

64 **TASKS:**

- 65 • Feedback regarding higher density in the village areas and the Mutton Hill area
- 66 • Improved communication needed between the Planning Commission and
- 67 Selectboard regarding the drafting of regulations or Town Plan amendments to
- 68 alleviate misunderstandings or delays to the approval processes
- 69 • Draft Land Use amendment language to be consistent with the Town Plan
- 70 • Identify priority issues in Town; for example, conservation versus development,
- 71 or how both could be done
- 72 • Create a method of recording transfer of density from one lot to another, or create
- 73 a list of available density for ‘sale’
- 74 • Identify Town and village parameters/boundaries and create an inventory of large
- 75 farms, small farms, open space, conserved land, bike/pedestrian path connections,
- 76 etc. Consider the Mount Philo area and Charlotte Central School as historical
- 77 village areas in addition to the East and West villages. Find out if farmers have
- 78 future plans for their land.
- 79 • Consider reducing 2 acre lots to 1 acre in the village district(s)
- 80 • Continue discussion and study of a possible septic system district, determine costs
- 81 to develop a system, and fees for hookup/service, which should be consistent with
- 82 the Town Plan (a study committee was currently working on the issues and costs)
- 83

84 **PUBLIC COMMENT**

85 Mr. Mack stated that the Town needed voter approval to move forward on a municipal
86 septic system, or even to know if the citizens want it.

87
88 Ms. Reid asked why encourage more development when there were many properties for
89 sale in Town. Taxes are high, home prices were high, and not many people could afford
90 to move to Charlotte, said Ms. Reid. Ms. McCrumb pointed out that the estimated 115
91 new homes were a future projection out to the years 2030, or 2040 based on population
92 trends.

93

94 Mr. Marshall noted that water and septic issues would control development growth. Ms.
95 McCrumb explained that a lot needed to be an average of 2-3 acres to fit a house, well
96 and septic. A solution could be community systems. A question is, could there be smaller
97 lots with clustered housing, said Ms. McCrumb.

98

99 In response to a question related to Design Review for areas outside of Thompson's
100 Point, Mr. Marshall said that Dana Hanley was working on 'form base' zoning for
101 another community. This could apply to Church Hill Road, Ferry Road, Route 7,
102 suggested Mr. Marshall.

103

104 *NEXT STEPS:*

- 105 • Create a full draft of the Land Use section for review by June 2, 2016
- 106 • Ms. McCrumb would forward maps to the Planning Commission and Selectboard
107 members for review and comment
- 108 • Continue discussion regarding the existing commercial/industrials zones: north of
109 Ferry Road and the railroad tracks; a commercial/industrial area behind the
110 CVFRS station; and the east side of Route 7/Church Hill Road
- 111 • Schedule a second joint Selectboard/Planning Commission meeting
- 112 • Schedule a Planning Commission public hearing by September 15, 2016
- 113 • Consider additional informational public hearings prior to September
- 114 • Utilize public media such as Front Porch Forum, VCAM at public meetings,
115 Charlotte News and Charlotte Citizen articles

116

117 **OTHER BUSINESS**

118 Ms. Frost asked the Selectboard to write a letter of support and authorize submission of a
119 Village Center Designation application for the West and East villages.

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121 **ADJOURNMENT**

122 The meeting was adjourned at 8:50 p.m.

123

124 Minutes respectfully submitted, Kathlyn L. Furr, Recording Secretary.

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