

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

**TOWN OF CHARLOTTE
PLANNING COMMISSION
FEBRUARY 5, 2015**

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.

MEMBERS PRESENT: Peter Joslin, Acting Chair; Paul Landler, Gerald Bouchard, Linda Radimer, Marty Illick. **ABSENT:** Jeff McDonald, Donna Stearns.

ADMINISTRATION: Jeannine McCrumb, Town Planner/Zoning Administrator.

OTHERS: George Aube, Jason Barnard, James LaBerge, Carlie Krolick, Sue Smith, Jeremy Saxton, Hannah Smith, David Krolick, Sarah McGarghan, Cheryl Walker, Howard Seaver, and others.

AGENDA ITEMS:

- **PC-14-13 Continuation of Hearing for Nordic Holsteins/Hinsdale Testamentary Trust Final Subdivision/Boundary Adjustment for properties located at 1824 Hinesburg Road and portion of adjacent Bean Farm.**
- **PC-15-01 Sketch Plan Review for George & Claire Aube for a Minor Subdivision at 1052 Carpenter Road. (A site visit for this application on January 31, 2015 at 9 a.m. was cancelled due to weather and may be rescheduled to a later time.)**
- **PC-14-30 Continuation of Sketch Plan Review for Sue Smith for a Minor Subdivision at 5166 Lake Rd.**
- **2015 Work Plan Discussion**

CALL TO ORDER

Mr. Joslin, Acting Chair, called the meeting to order at 7:02 p.m.

APPROVE REGULAR AGENDA AND CONSENT AGENDA

The agenda was approved with the following additions:

- 7:15 p.m. replace PC-14-15, continuation of a hearing for Nordic Holsteins/Hinsdale Testamentary Trust Final review with a Work Plan discussion.
- Hudziak Mylar
- Branley/Larson Mylar

Consent Agenda: none.

PUBLIC COMMENT

None.

MINUTES: January 15, 2015

MOTION by Ms. Illick, seconded by Mr. Bouchard, to approve the Planning Commission minutes of January 15, 2015, as written, with edits:

- 47 • Globally correct the name “LaBarge” to read “LaBerge”;
- 48 • Page 2, line 56 – replace the word “agent” with “consultant”;
- 49 • Page 3, line 108 - insert the word “potential” between “there” and “were”;
- 50 line 120 – replace the word “was” with “would be”; line 131 – change to read
- 51 “...require flattening...”; line 136 – insert the word “would” between
- 52 “there” and “be”;
- 53 • Page 4, line 171 – replace the words “...the residents” with “the houses in the
- 54 area were”.

55 **VOTE: 5 ayes, 2 absent (Mr. McDonald, Ms. Stearns); motion carried.**

56

57 **PC-14-13 CONTINUATION OF HEARING FOR NORDIC**

58 **HOLSTEINS/HINSDALE TESTAMENTARY TRUST FINAL**

59 **SUBDIVISION/BOUNDARY ADJUSTMENT FOR PROPERTIES LOCATED AT**

60 **1824 HINESBURG ROAD AND PORTION OF ADJACENT BEAN FARM.**

61 Due to the applicant’s illness the hearing for PC-14-13 was continued to February 19,

62 2015, at 7:00 p.m.

63

64 **WORK PLAN DISCUSSION**

65 The Planning Commission reviewed an Excel spreadsheet regarding a Town Plan review

66 schedule related to categories and a land use/zoning review to align the regulations and

67 Town Plan, and a Planning Commission report to be presented with land use

68 amendments.

69

70 **TASKS:**

- 71 • Add the zoning piece to the next Planning Commission meeting on February 19
- 72 2015.
- 73 • Seek recommendations from the Charlotte Fire Chief, the Charlotte Road
- 74 Commissioner, and Lamoureux and Dickenson Engineering regarding driveway
- 75 and road standards.
- 76 • Staff to e-mail a draft Planning Commission report for review at the February 19th
- 77 meeting.
- 78

79 **PC-15-01 SKETCH PLAN REVIEW FOR GEORGE & CLAIRE AUBE FOR A**

80 **MINOR SUBDIVISION AT 1052 CARPENTER ROAD**

81 (NOTE: a site visit for this application scheduled on January 31, 2015 at 9:00 a.m. was

82 cancelled due to weather and may be rescheduled to a later time.)

83

84 George Aube, owner, and Jason Barnard, Consulting LLC, appeared on behalf of the

85 application.

86

87 **STAFF NOTES**

88 Mr. Joslin, Acting Chair, reviewed staff notes.

89

90 **APPLICANT COMMENTS**

91 Mr. Barnard explained that George Aube owned a 105 acre parcel. A 5.03 acre lot with

92 an existing farm house would be transferred to a daughter. The lot would be located in

93 the corner of Carpenter Road and Dorset Street. The existing farm house on the proposed
94 lot would be removed and replaced with a new house further to the west and up hill from
95 the old house site, said Mr. Barnard.

96

97 PLANNING COMMISSION QUESTIONS/COMMENTS

98 Ms. Radimer asked if the existing farm structures uphill along the driveway would
99 remain. Mr. Aube said that the main barn would stay and the other structures would be
100 removed.

101

102 Ms. Radimer noted that lots had been previously subdivided from the Aube property in
103 the past. The current application would result in a farm parcel of 100 acres and a 5.03
104 acre corner lot, said Ms. Radimer.

105

106 Mr. Joslin asked if there was a road, or bridge crossing the LaPlatte River that was
107 located on the 100 acres. Mr. Aube pointed to a farm road, and said that there was a
108 bedrock crossing at the river on the site map.

109

110 Mr. Joslin asked if a driveway on Carpenter Road was approved. Mr. Aube replied that
111 the driveway was his existing driveway. Mr. Barnard explained that the existing driveway
112 grade was 10 percent. The driveway would go to the new house, said Mr. Barnard.

113

114 In response to a question regarding a well noted on the site map, Mr. Barnard explained
115 that it was the Aube's existing well that was shared with the barn and existing residential
116 structure. A waste water area and well shield were identified on the site map, said Mr.
117 Barnard.

118

119 Ms. Radimer asked if there were any future agricultural uses planned. Mr. Aube
120 explained that his daughter and son-in law would continue raising beef and practice
121 organic grazing. His daughter was taking over the farm. His daughter looked at financing
122 for the house and 100 acres. The lender was not interested in financing a large amount of
123 land at an increased cost. Therefore, the plan was for a 5.03 acre lot and house, said Mr.
124 Aube.

125

126 Mr. Barnard noted that most of the farm buildings were located on the proposed 5 acre
127 lot.

128

129 Mr. Joslin suggested that the applicant consider a PRD as an option versus a 5 acre lot for
130 marketing purposes.

131

132 Ms. Radimer pointed out that if the applicant further subdivided the farm then a request
133 for conserved land in terms of agriculture and wildlife would come into play.

134

135 Mr. Aube said that he would do one more lot for his third daughter at some future time.

136

137 Mr. Landler explained that a building envelope location was usually requested when a lot
138 was subdivided. It made sense to make exception for the 100 acres in this case, said Mr.
139 Landler.

140

141 Mr. Joslin asked if a LaPlatte River tributary showing on the site map was named. Ms.
142 Illick said no.

143

144 There were no further questions.

145

146 **MOTION by Mr. Landler, seconded by Ms. Radimer, to classify PC-15-01, a Sketch**
147 **Plan Review for George & Claire Aube, 1052 Carpenter Road, as a Minor**
148 **subdivision.**

149 **VOTE: 5 ayes, 2 absent (Mr. McDonald, Ms. Stearns); motion carried.**

150

151 Ms. McCrumb said that a Sketch Plan letter would be mailed to the applicant.

152

153 **PC-14-30 CONTINUATION OF SKETCH PLAN REVIEW FOR SUE SMITH**
154 **FOR A MINOR SUBDIVISION AT 5166 LAKE RD.**

155 Sue Smith, owner, and Jason Barnard, Consulting LLC, appeared on behalf of the
156 application.

157

158 STAFF NOTES

159 Mr. Joslin, Acting Chair, reviewed staff notes.

160

161 APPLICANT COMMENTS

162 Mr. Barnard reviewed a revised site map as follows:

163

- 164 • A proposed driveway was moved further from the Krolick property line to an
165 existing opening and would pass along the open 'garden' area edge and into a tree
166 line. The driveway would curve up to the knoll.
- 167 • A proposed house site was moved 90'-92' north-northeast.
- 168 • A proposed building envelope has been identified on the revised site map.
- 169 • Trees 12" and more in diameter have been identified, including Shagbark Hickory
170 trees. The driveway was routed to try to avoid all significant trees.
- 171 • Power line options have been identified as either coming from across the road
172 from the Boynton property, or from the north of Sue Smith's lot. Lines would be
173 underground.
- 174 • A septic area has been drawn on the revised site map.
- 175 • A house design was still to be determined; the 'house' shown on the revised site
176 map was for representative purposes only.

176

177 PLANNING COMMISSION QUESTIONS/COMMENTS

178 Ms. McCrumb entered into the record an e-mail received from Andrea Fossati, dated
179 January 20, 2015, and a letter from David Scheuer, dated January 8, 2015, in support of
180 the application.

181

182 Ms. McCrumb said that an e-mail received from Liam Murphy, attorney for the
183 Krolick's, included comments regarding clarifications of the proposed application. The
184 actual building envelope and a (tree) clearing envelope should be clearly defined on the
185 site map to address those concerns, said Ms. McCrumb.

186

187 Mr. Barnard said that the applicant would hire a surveyor to identify lot lines. The last
188 survey was done in the 1990s. The applicant's daughter might want to add a garage, or
189 barn at the house site at some future point. The proposed driveway has a dip at the road
190 access that might require fill. The driveway grade was 8 percent, said Mr. Barnard.

191

192 PUBLIC COMMENTS

193 Mr. Krolick said that he supported a proposed house on the knoll versus lower down to
194 the south.

195

196 Ms. Radimer asked if a large maple tree would be avoided. Mr. Barnard said that a 36"
197 diameter maple tree was looked at. An effort was made to keep things away from the
198 maple and hickory trees. There may be one hickory that could have root damage due to
199 grading and filling for the driveway, said Mr. Barnard.

200

201 There was discussion regarding a proposed building envelope area, and impacts to trees.
202 Mr. Barnard said that having a 5' space around a house as a building envelope was too
203 tight. Mr. Joslin asked what the distance was between the proposed house and building
204 envelope on the revised site map.

205

206 Ms. (Hannah) Smith asked for a definition of a clearing envelope. She didn't intend to
207 clear beyond the 'blue' area, said Ms. Smith. Mr. Barnard said that a building envelope
208 and a clearing envelope were the same thing.

209

210 Ms. Krolick reported that she, Hannah, Jeremy and David had a cordial discussion at the
211 site. She and David welcomed Hannah and Jeremy and felt that the revised plan was a
212 better plan. She supported the application, said Ms. Krolick.

213

214 **MOTION by Ms. Radimer, seconded by Ms. Illick, to classify PC-14-30, a**
215 **continuation of a Sketch Plan Review for Sue Smith, 5166 Lake Road, as a Minor**
216 **Subdivision.**

217 **VOTE: 5 ayes, 2 absent (Mr. McDonald, Ms. Stearns); motion carried.**

218

219 Mr. Joslin explained that staff would send the applicant a Sketch Plan letter.

220

221 2015 WORK PLAN DISCUSSION

222 The Planning Commission Work Plan discussion continued at 8:15 p.m.

223

224 Howard Seaver met with the Planning Commission and discussed his participation with
225 the business community group. He indicated their two main interests were to stimulate /
226 maintain services in Charlotte and to think of ways to provide for more moderately priced
227 housing. There was considerable discussion on different ideas of ways to provide for

228 housing for both downsizing baby boomers and young families. Mr. Seaver will be part
229 of a small committee looking at conditional uses in the current zoning regulations.

230

231 **DELIBERATIVE SESSION**

232 The Planning Commission entered Deliberative Session at 9:10 p.m. regarding the Smith
233 sketch review. Ms. McCrumb would draft a letter for Planning Commission review.

234

235 **ADJOURNMENT**

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

237 **VOTE: 5 ayes, 2 absent (Mr. McDonald, Ms. Stearns); motion carried.**

238

239 The meeting was adjourned at 9:20 p.m.

240

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

242