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**TOWN OF CHARLOTTE
PLANNING COMMISSION
FEBRUARY 19, 2015**

DRAFT

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: Paul Landler, Gerald Bouchard, Linda Radimer, Marty Illick, Donna Stearns. **ABSENT:** Jeff McDonald, Peter Joslin.

ADMINISTRATION: Jeannine McCrumb, Town Planner/Zoning Administrator.

OTHERS: Clark Hinsdale III, Howard Seaver

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.**
- **Work Plan Update**
- **Town Plan Responsiveness Summary**

CALL TO ORDER

Motion by Mr. Landler, second by Ms. Stearns to appoint Ms. Radimer as Acting Chair. Vote: 5-0 in favor.

Ms. Radimer, Acting Chair, called the meeting to order at 7:02 p.m.

APPROVE REGULAR AGENDA AND CONSENT AGENDA

There were no proposed changes to the agenda.

PUBLIC COMMENT

None.

MINUTES: February 5, 2015.

Minutes were reviewed and discussed by the Commission.

MOTION by Ms. Illick, seconded by Mr. Bouchard, to approve the Planning Commission minutes of February 5, 2015, as corrected.

VOTE: 4-0 in favor (Stearns abstaining).

**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.**

Mr. Hinsdale reintroduced the project providing a brief history of the Bean Farm and adjacent properties. Mr. Hinsdale explained that in May 2014, he had initially proposed to merge the 5-acre mobile home lot with the 25-acre excluded area of the Bean Farm. He added that he is still involved in litigation associated with the solar lot and that he had been working with David Raphael on a master plan for a few of his properties in East

48 Charlotte. Mr. Hinsdale wanted more time to think about alternatives for this property
49 which might include 1) leaving as is for one lot, 2) creating a 2 acre lot from the mobile
50 home lot or 3) others previously discussed. Mr. Hinsdale had sketched out his idea
51 regarding the 2 acre lot which had the southern property line ending at the tree line.
52

53 There was some discussion on how to proceed. Ms. McCrumb suggested that the
54 application be continued and that Mr. Hinsdale submit a letter of withdraw. Ms.
55 McCrumb indicated that a credit towards a future application would be permitted
56 recognizing that the plans are evolving and going back to sketch review made sense at
57 this time. Mr. Hinsdale concurred with this approach.
58

59 **Motion by Ms. Radimer, second by Ms. Stearns to continue the application to April**
60 **2, 2015 at 7pm. Vote: 5-0 in favor.**

61
62 Ms. Radimer departed at 7:40pm.
63

64 **Motion by Mr. Bouchard, second by Ms. Stearns to appoint Ms. Illick as Acting**
65 **Chair. Vote: 4-0 in favor.**

66
67 **WORK PLAN DISCUSSION**

68 Ms. McCrumb suggested tabling this item due to reduced number of Commissioners
69 remaining at the meeting. Commission agreed.
70

71 **TOWN PLAN – discussion**

72 The Planning Commission continued work on a Responsiveness Summary to the draft
73 Town Plan and comments on Chapter 4, Natural Resources. Howard Seaver partook in
74 this discussion and noted his groups continued interest in the Economic Development
75 Chapter, the Housing Chapter and the Land Use Chapter. Ms. McCrumb indicated she
76 would include the title of the chapter under discussion on future agendas. The
77 Commission completed their review of Natural Resource comments and will move on to
78 Chapter 5 – Agriculture and Forestry on April 16 and possibly on April 2.
79

80 **ADJOURNMENT**

81 **MOTION by Mr. Landler, seconded by Ms. Illick, to adjourn the meeting.**

82 **VOTE: 4-0 in favor.**
83

84 The meeting was adjourned at 9:25 p.m.
85