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**TOWN OF CHARLOTTE  
PLANNING COMMISSION  
APRIL 3, 2014**

*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:** Jeff McDonald Chair; Gerald Bouchard, Donna Stearns, Peter Joslin, Paul Landler, Linda Radimer, Marty Illick (arrived 7:05 p.m.).

**ADMINISTRATION:** Jeannine McCrumb, Town Planner/Zoning Administrator.

**OTHERS:** John Hauenstein, Lisa Hauenstein, Lane Morrison, Charles Russell, and others.

**6:00 P.M. SITE VISIT:** for the Hauenstein proposed 2-lot subdivision at 6373 Spear Street.

**AGENDA ITEMS:**

- **Consent Agenda: Sketch Plan Letters:**
  1. **Nordic Holsteins LLC/Tim & Martha Hunt for Subdivision Amendment to move house on Varney Farm Parcel.**
  2. **Gary & Mary Thibault for Minor 3-lot Subdivision at 1490 Carpenter Road.**
  3. **Nordic Holsteins LLC/Trust of Clark Hinsdale Jr for Minor 3-lot Subdivision at 1824 Hinesburg Road.**
- **PC-14-05 Sketch Plan Review for John Hauenstein for a 2-lot subdivision at 6373 Spear Street.**
- **Organizational Meeting**
- **Town Plan Work session**

**CALL TO ORDER**

Mr. McDonald, Chair, called the meeting to order at 7:04 p.m.

**APPROVE REGULAR AGENDA AND CONSENT AGENDA**

The Regular Agenda was approved with the removal of the Jeff and Tammy Hall minor subdivision decision for further discussion under Deliberative Session.

Consent Agenda:

SKETCH PLAN LETTERS:

**MOTION** by Mr. Bouchard, seconded by Ms. Radimer, to approve the Sketch Plan Letter regarding the Nordic Holsteins LLC/Tim and Martha Hunt subdivision amendment to move a house on the Varney Farm parcel.

**VOTE:** 6 ayes, 1 abstention (Mr. McDonald); motion carried.

**Gary & Mary Thibault for Minor 3-lot Subdivision at 1490 Carpenter Road.**

47 Mr. Bouchard asked for clarification of a requirement for wastewater and potable water.  
48 Ms. McCrumb explained that when a lot was subdivided there was an exemption if there  
49 was no structure within 500' of an existing structure. Is under state wastewater rules and  
50 if not needed would remove it from the letter. Ms. McCrumb said that she would get a  
51 clarification from Spencer Harris.

52

53 **Nordic Holsteins LLC/Trust of Clark Hinsdale Jr for Minor 3-lot Subdivision at**  
54 **1824 Hinesburg Road.**

55 **MOTION by Ms. Radimer, seconded by Mr. Joslin, to approve the Sketch Plan**  
56 **Letter for the Nordic Holsteins LLC/Trust of Clark Hinsdale Jr for Minor 3-lot**  
57 **Subdivision at 1824 Hinesburg Road.**

58 **VOTE: 7 ayes; motion carried.**

59

60 **PUBLIC COMMENT**

61 None

62

63 **MINTUES: March 20, 2014.**

64 **MOTION by Ms. Stearns, seconded by Mr. Landler, to approve the Planning**  
65 **Commission minutes of 03/20/2014 as written with edits:**

- 66 • **Page 6, line 269; insert the words "...two proposed easterly..." between**  
67 **"...on the..." and "...versus...".**

68 **VOTE: 6 ayes, 1 abstention (Mr. McDonald); motion carried.**

69

70 **PC-14-05 SKETCH PLAN REVIEW FOR JOHN HAUENSTEIN FOR A 2-LOT**  
71 **SUBDIVISION AT 6373 SPEAR STREET.**

72 Mr. Hauenstein, owner, appeared on behalf of the application.

73

74 **STAFF NOTES**

75 Mr. McDonald reviewed staff notes.

76

77 **SITE VISIT**

78 Ms. Radimer reported that the proposed fence boundary near the existing barn west to  
79 south would not meet setback requirements. There was discussion that a shed would be  
80 removed to improve the setback distance, said Ms. Radimer. Mr. Hauenstein explained  
81 that he measured the 50' setback distance off the main part of the barn. He would need to  
82 move the boundary fence back a few feet to meet the setback, said Mr. Hauenstein.

83

84 Ms. Radimer said that the location of the trackers up by the road and sensitive areas down  
85 by Lewis Creek limited where a potential house site could be.

86

87 **APPLICANT COMMENTS**

88 Mr. Hauenstein said that any house site should be a re-use of the existing barn versus a  
89 new house. He was not talking about any further subdivision of the property other than  
90 selling his existing house, said Mr. Hauenstein.

91

92 Mr. Hauenstein submitted a septic test pit map from the original ACT 250 application  
93 from the subdivision of the Dike Farm. His septic was a shared system with the  
94 Finkelsteins and another neighbor. The gravel soils in that area were excellent and went  
95 down 72" or more, said Mr. Hauenstein.

96

#### 97 PLANNING COMMISSION QUESTIONS/COMMENTS

98 There was a brief discussion regarding a Planning Commission suggestion to a PRD on  
99 the proposed 15 acre lot, and a Town regulation that a potential septic field would need to  
100 be identified for an agricultural lot of less than 25 acres. Mr. McDonald suggested that  
101 the Planning Commission could condition approval so that anyone in the future who  
102 wanted to build a house on that agricultural lot would be required to return before the  
103 Planning Commission.

104

105 Mr. Landler said that if the applicant requested a building envelope waiver as per Town  
106 regulations, the applicant would need to present a reason.

107

108 **MOTION by Mr. Joslin, seconded by Ms. Radimer, to classify the PC-14-05 Sketch**  
109 **Plan Review for John Hauenstein for a 2-lot subdivision at 6373 Spear Street as a**  
110 **minor subdivision.**

111 **VOTE: 7 ayes; motion carried.**

112

#### 113 ORGANIZATIONAL MEETING

114 **MOTION by Mr. Landler, seconded by Mr. Bouchard, to nominate and elect Jeff**  
115 **McDonald as Planning Commission Chair and Peter Joslin as Planning Commission**  
116 **Vice Chair.**

117 **VOTE: unanimous; motion carried.**

118

119 The Planning Commission members spoke in favor of continuing the meeting dates and  
120 time as follows: the first and third Thursdays of the month at 7:00 p.m.

121

122 The Planning Commission members asked staff to mail a larger sized colored ortho-map  
123 in the member packets in advance of meetings.

124

#### 125 TOWN PLAN WORKSESSION

126 The draft Town Plan was discussed.

127

#### 128 DELIBERATIVE SESSION

129

#### 130 ADJOURNMENT

131 The Planning Commission meeting was adjourned at 9:30 p.m.

132

133 Respectfully submitted, Kathlyn L. Furr, Recording Secretary

134