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**TOWN OF CHARLOTTE  
PLANNING COMMISSION  
APRIL 16, 2015**

**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.*

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

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

**OTHERS:** Gunner McCain, Ed Cafferty, George McCain, Kristen Howell, Susan Krasnow, Tom Walsh, Eddie Krasnow, Larry Sommers, Gary Thibault, Mary Thibault, Matt Richardson, JoAnne Dannel, and others.

**AGENDA ITEMS:**

- PC-15-02 *Continuation of Sketch Plan Review for KR Properties LLC for a 9-lot Planned Residential Development off One Mile Road. (SE corner of intersection with Mount Philo Rd). A second site visit for this application occurred on April 11 at 9 a.m.*
- PC-15-05 Final Plan Hearing for Marilyn Richardson for a Boundary Adjustment between properties at 2757 Greenbush Rd and 150 Ferry Rd.
- PC-15-06 Reaffirmation of PC-01-15 which was an amendment to the Plouffe Farm Subdivision. The reaffirmation is necessary to allow recording of the Mylar in the town land records and does not involve any newly proposed changes to the subdivision.

**CALL TO ORDER**

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

**APPROVE REGULAR AGENDA AND CONSENT AGENDA**

The agenda was approved.

Consent Agenda: None.

**PUBLIC COMMENT**

Gary Thibault explained that he sold his farm and sold his house. He was adding an accessory apartment to his mother's house across the road and was seeking an access to the apartment and the land in the rear of the property, said Mr. Thibault.

Mr. Thibault pointed to a potential curb cut access location near an existing telephone pole on a site map.

Mr. McDonald reviewed the Highway Access Permit process that was heard by the Selectboard as a first step, and that a subdivision amendment heard by the Planning Commission was required.

48

49 **PC-15-02 CONTINUATION OF SKETCH PLAN REVIEW FOR KR PROPERTIES**  
50 **LLC FOR A 9-LOT PLANNED RESIDENTIAL DEVELOPMENT OFF ONE MILE**  
51 **ROAD. (SE CORNER OF INTERSECTION WITH MOUNT PHILO RD).**

52 Peter Joslin, a neighbor of the applicant, recused himself.

53

54 Gunner McCain, McCain Consultants, and Eddie Krasnow, co-owner, appeared on behalf  
55 of the application.

56

#### 57 STAFF NOTES

58 Mr. McDonald reviewed staff notes, and noted that an April 11, 2015 site visit had been  
59 conducted.

60

#### 61 SITE VISIT:

62 Mr. Bouchard reported that a site visit conducted on April 11, 2015, was attended by Mr.  
63 McDonald, Ms. Stearns, Ms. Illick, and Mr. Bouchard, Planning Commission members.  
64 Eddie Krasnow and Michael Krasnow, property owners, and Ed Cafferty and Peter  
65 Joslin, neighbors, Gunnar and George McCain, McCain Consultants, were also present.  
66 Planning Commission members and others hiked the entire property. The location of  
67 proposed driveways, house sites, topography, core forest and wildlife signs were  
68 observed. Concerns included the number of curb cuts requested, a spread-out  
69 development plan versus a Planned Residential Development, impacts to the State Park  
70 related to water drainage, wildlife migration between properties, and impacts to core  
71 forest areas, said Mr. Bouchard.

72

#### 73 APPLICANT COMMENTS

74 Mr. McCain reviewed proposed house site locations for nine lots and proposed access  
75 driveways on the site map. The applicant would consider reducing the number of access  
76 driveways to the two house sites off of Half Mile Road, suggested Mr. McCain.

77

#### 78 PLANNING COMMISSION QUESTIONS/COMMENTS

79 Mr. McDonald noted that he saw a lot of deer sign during the site visit hike. He hiked on  
80 the State Park land the following day. There was a substantial gravel road along the south  
81 park edge near the applicant's border, said Mr. McDonald.

82

83 Mr. McCain explained that the prior Allmon property owner was the abutting property to  
84 the Krasnow's. That property owner put in the gravel road about five years ago, and then  
85 donated the land to the State Park. That made the Krasnow's an abutter to the State Park,  
86 said Mr. McCain.

87

88 There was discussion regarding ANR maps showing streams and drainage flows on the  
89 State Park land and wet areas on the Krasnow's land.

90

91 Mr. McDonald suggested locating housing sites so that they wouldn't impact the wet  
92 areas and seeps. Curb cuts should be consolidated off of One Mile Road. Tree cutting to  
93 open vistas from the upper lots sites were a concern. Clustering the lots, or providing an  
94 open space buffer along the State Park border was preferable. The applicant should fix

95 the building envelopes on the lots. A shared driveway to the southwest lots should be  
96 considered, said Mr. McDonald.

97

98 PUBLIC COMMENTS

99 Mr. Joslin said that he agreed with the shared driveway suggestion. He was in favor of  
100 keeping the core piece open and re-locating 2-3 lots from the southwest area closer to the  
101 lots at the east and northeast area along One Mile Road, said Mr. Joslin. Mr. Bouchard  
102 noted that the east to west contours of the property may be steep and not a good area for a  
103 house. Mr. Joslin replied that there were greater westerly views along the existing power  
104 line on the northern contours.

105

106 Mr. (Eddie) Krasnow said that when he built his house there were open pasture fields that  
107 have been continuously hayed in the Southwest area. The northeast meadow was planted  
108 in corn until it was let go. Now that meadow has overgrown. He wants to preserve the  
109 wildlife movement of deer, but deer were not endangered animals. The proposed  
110 development was planned with attention to the families own interests and tried to impact  
111 the existing neighbors the least with the layout of house sites. When his family first  
112 purchased the property from Neal Raymond the family had promised that the Raymond's  
113 well line would be protected. Putting houses in the northeast area would impact  
114 neighbors. The proposed plan was to mimic the development pattern in Charlotte. There  
115 was a total of 113 acres: 88 acres to be developed into 9 lots and 24+ acres to be added to  
116 the three existing Krasnow lots, said Mr. Krasnow.

117

118 Mr. McDonald asked if there was a Conservation Commission member attending this  
119 meeting. He would like to have input from the commission, said Mr. McDonald. Ms.  
120 McCrumb replied no.

121

122 Kristen Howell, applicant's wildlife and ecological biologist, reviewed a written report  
123 regarding seasonal drainages coming off Mt Philo and wildlife sign. The habitat from Mt  
124 Philo onto the subject property was poor and was not critical core habitat. The meadow  
125 was mapped as prime agricultural land. The forest was early succession forest. The  
126 brown snake was an uncommon species listed on Mt Philo. The snake hunted in wet  
127 drainages and meadows. The project was consistent with the development around Mt  
128 Philo and surrounding areas. The nine lots proposed should be possible without  
129 impacting the wildlife, clarified Ms. Howell.

130

131 Mr. McDonald pointed to the location of lots 1, 2, 3, 4 and 5 on the west side of the  
132 Krasnow property and noted that those lots would pinch off wildlife movement from the  
133 State Park through the subject property. Ms. Howell said that the movement linkage was  
134 north to south. The forest that represented a core habitat was no different from  
135 surrounding forested areas. Cedars could tolerate marginal conditions; for example, old  
136 corn fields and ledge slopes. The Krasnow property had nothing special from an  
137 ecological point other than the cliffs on Mt Philo. The thick cedars represented more  
138 recently cut areas versus areas undisturbed for 20 years, explained Ms. Howell.

139

140 Ms. McCrumb asked if the cedars were the deer wintering areas. Ms. Howell said that she  
141 didn't see thick cedar stands, which would be prime deer yards. A neighbor had a deer  
142 feeding station that contributed to enticing deer into that area. There were not many core  
143 forest areas in the Champlain Valley, which were valued differently by Charlotte  
144 standards. Looking at a lack of development as a priority for core forest was not an  
145 ecological way of valuing such areas, said Ms. Howell.

146

147 Mr. McCain said the applicant would provide an analysis paper to the Town. The  
148 applicant wished to move the process forward to a Preliminary Review, said Mr. McCain.

149

150 Mr. McDonald reviewed that the Planning Commission would draft a Sketch Plan Letter  
151 to be sent to the applicant. The project was considered a major subdivision classification.  
152 The Planning Commission would like to meet with the Conservation Commission, and  
153 possibly with an independent consultant. There might be another site visit. The process  
154 would continue through a Preliminary Review and Final Review, said Mr. McDonald.

155

156 Mr. McCain said that the applicant would want a copy of the Town's independent  
157 consultant report if one was done. Ms. Howell said that a summary of her report would be  
158 available by next week.

159

160 Mr. Sommers asked if there was any way to explore conservation by the Charlotte Land  
161 Trust or Vermont Land Trust of the Krasnow parcel to protect the flank of Mt Philo and  
162 the vista. Mr. Krasnow stated that would be the first choice for the Krasnow family. At  
163 this point there have been no offers from anyone, said Mr. Krasnow. Ms. McCrumb  
164 explained that it was not the Planning Commission's role to initiate that conversation.

165

166 **MOTION by Ms. Stearns, seconded by Mr. Landler, to classify PC-15-02, a**  
167 **continuation of Sketch Plan Review, for KR Properties LLC for a 9-lot Planned**  
168 **Residential Development off One Mile Road. (SE corner of intersection with Mount**  
169 **Philo Rd) as a major subdivision.**

170 **VOTE: 5 ayes, 1 absent (Ms. Radimer), 1 recused (Mr. Joslin); motion carried.**

171

172 Mr. Joslin rejoined the Planning Commission.

173

174 **PC-15-05 FINAL PLAN HEARING FOR MARILYN RICHARDSON FOR A**  
175 **BOUNDARY ADJUSTMENT BETWEEN PROPERTIES AT 2757 GREENBUSH RD**  
176 **AND 150 FERRY RD.**

177 Matt Richardson, applicant representative, appeared on behalf of the application.

178

179 STAFF NOTES

180 Mr. McDonald reviewed staff notes. Ms. McCrumb clarified that the applicant had done a  
181 previous boundary adjustment of the two lots. A potential buyer of a lot wants the septic  
182 easement on the same lot.

183

184 APPLICANT COMMENTS

185 Mr. Richardson explained a proposed boundary adjustment of an existing lot would keep  
186 a septic easement on that lot, an existing house and pond shown on a site map. A 'pink'

187 line indicated a change to two lots as a 1.85 acre lot and a 2.3 acre lot. Access was off of  
188 Ferry Road behind the Fire Station and Senior Center. There was access off Greenbush  
189 Road as well. His mother would sell her existing house on the smaller lot, said Mr.  
190 Richardson.

191

192 **PLANNING COMMISSION QUESTIONS/COMMENTS**

193 Mr. McDonald reviewed new technology for retreatment systems, and asked if the septic  
194 could serve a house.

195

196 Mr. Landler asked if the ‘pink’ outlined lot was a viable building lot. Ms. McCrumb  
197 pointed out that there was no current wastewater or development proposed for the lot  
198 with the two barns. Ms. Richardson talked about putting something there at one time, said  
199 Ms. McCrumb.

200

201 There was brief discussion regarding an existing pond.

202

203 Mr. Richardson said that his mother wished to make her existing house and lot more  
204 salable. The potential buyer didn’t want to own someone else’s septic. In the future if the  
205 Town developed a village septic system then that would make the second lot developable.  
206 It was not his mother’s intent now, said Mr. Richardson.

207

208 Mr. Bouchard asked if the boundary line between the two lots met a 25’ setback. Mr.  
209 Richardson replied yes. The property was surveyed to make sure it met all requirements.

210

211 **MOTION by Mr. Joslin, seconded by Ms. Illick, to close the hearing regarding PC-**  
212 **15-05 Final Plan Hearing for Marilyn Richardson for a Boundary Adjustment between**  
213 **properties at 2757 Greenbush Rd and 150 Ferry Rd.**

214 **VOTE: 6 ayes, 1 absent (Ms. Radimer); motion carried.**

215

216 **PC-15-06 REAFFIRMATION OF PC-01-15 WHICH WAS AN AMENDMENT TO**  
217 **THE PLOUFFE FARM SUBDIVISION. THE REAFFIRMATION IS**  
218 **NECESSARY TO ALLOW RECORDING OF THE MYLAR IN THE TOWN**  
219 **LAND RECORDS AND DOES NOT INVOLVE ANY NEWLY PROPOSED**  
220 **CHANGES TO THE SUBDIVISION.**

221 Ms. McCrumb noted that a representative appearing on behalf of the application was not  
222 in attendance. Did the Planning Commission wish to precede, asked Ms. McCrumb.

223

224 **STAFF NOTES.**

225 Mr. McDonald reviewed staff notes.

226

227 Ms. McCrumb reported that the applicant had paid the fees and there were no changes to  
228 the application. She had spoken to the attorney. The Planning Commission would need to  
229 sign the Plat, said Ms. McCrumb.

230

231 Mr. McDonald signed the Notice of Recording and the Reaffirmation Plan documents.

232

233 **MINUTES: March 19 and April 2, 2015**

234 **MOTION by Ms. Illick, seconded by Ms. Stearns, to approve the Planning**  
235 **Commission minutes of March 19, 2015 as written.**

236 **VOTE: 6 ayes, 1 absent (Ms. Radimer); motion carried.**

237 **MOTION by Ms. Illick, seconded by Mr. Bouchard, to approve the Planning**  
238 **Commission minutes of April 2, 2015 as written with the following edits:**

- 239 • **Line 81, second sentence amended to correctly note that water flows from a**  
240 **tributary behind Fortin's to Holmes Creek;**
- 241 • **Line 151 inserted 'is' between 'parking' and 'not';**
- 242 • **Line 187 'document' changed to 'documented';**
- 243 • **Line 214 'as' changed to 'was';**
- 244 • **Line 271, Mr. Landler changed to Mr. Joslin and Mr. Landler clarified that**  
245 **he supported Ms. Illick's belief that development of existing areas was**  
246 **appropriate but he did not support new development along Route 7.**

247 **VOTE: 6 ayes, 1 absent (Ms. Radimer); motion carried.**

248

#### 249 **OTHER BUSINESS**

250 Mr. McDonald signed the Chris and Sara Larson Mylar.

251

252 Ms. McCrumb discussed 'mail' or items that she wanted to make the Commission aware  
253 of. She asked if any PC members were planning on attending the DRB Summit to be  
254 hosted by CCRPC on 5/27. No members indicated they had signed up but Mr. McDonald,  
255 Ms. Illick and Ms. Stearns said they'd be interested if opportunity was still available. Ms.  
256 McCrumb said she'd check with Regina Mahoney of CCRPC.

257

258 Workplan discussion and upcoming meeting schedule were not discussed.

259

260 Mr. Joslin recused himself as an abutter to the Krasnow application deliberation and  
261 departed the meeting.

262

#### 263 **DELIBERATIVE SESSION**

264 **MOTION by Mr. Landler, seconded by Ms. Stearns, to enter Deliberative Session.**

265 **Vote: 5 ayes, 2 absent (Mr. Joslin, Ms. Radimer); motion carried.**

266

267 **MOTION by Mr. Landler, seconded by Mr. Bouchard, to exit Deliberative Session**  
268 **and adjourn.**

269 **Vote: 5 ayes, 2 absent (Mr. Joslin, Ms. Radimer); motion carried.**

270

#### 271 **ADJOURNMENT**

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

273

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

275

276

277