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**TOWN OF CHARLOTTE
PLANNING COMMISSION
JUNE 19, 2014**

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

ADMINISTRATION: Jeannine McCrumb, Town Planner/Zoning Administrator.

OTHERS: Fritz Tegatz, Joanna Cummings, Peter Trono, David Miskell, Robert Mack

AGENDA ITEMS:

- Informal discussion with Bud Shriner Re: Pub
- Stormwater discussion with Charlotte Conservation Commission
- Vermont Shoreland Protection Act discussion
- Town Plan Schedule
 - Agricultural Roundtable summary (Bouchard / Stearns)
 - Breakout sessions defined
 - Breakout sessions scheduled
 - Status mtg outline for Selectboard Meeting 6/23

CALL TO ORDER

Ms. Radimer called the meeting to order at 7:01PM

APPROVE REGULAR AGENDA AND CONSENT AGENDA

The regular agenda was approved and there were no items on the consent agenda.

PUBLIC COMMENT

None.

MINUTES REVIEW

The minutes from 5/1/14 meeting were reviewed and the following edits were made:

Line 47 Vermont Land Trust changed to Preservation Trust of Vermont

Line 93 was viewed was struck

Line 127 added the word not between have and been (perk tests have not been done)

Line 226 snow was changed to show

Line 295 Historic Preservation Trust was changed to Preservation Trust of VT

Line 317 preview was changed to purview

Line 330 10' easement restriction changed to 10 foot height restriction

Line 332 Historic Preservation Trust was changed to Preservation Trust of VT

MOTION BY ILLICK, SECONDED BY LANDLER TO APPROVE 5/1/14 MINUTES AS EDITED. VOTE: 5 AYES, 2 ABSENT MOTION CARRIES.

48 **INFORMAL DISCUSSION WITH BUD SHRINER RE: PUB**

49 Mr. Shriner was not present so Commission moved onto next agenda item.

50

51 **STORMWATER DISCUSSION WITH CONSERVATION COMMISSION**

52 Joanna Cummings explained that the Conservation Commission was interested in
53 introducing more stormwater programming into their workplan. She referenced the
54 previous "Charlotte Watershed" project but indicated more interest in specific projects.
55 She was looking for suggestions for projects. Ms. McCrumb indicated an interest in
56 revisiting and perhaps strengthening stormwater regulations. She suggested projects
57 geared toward outreach on Low Impact Development and / or Green Infrastructure. Ms.
58 Illick suggested linking interested landowners with grant opportunities. Ms. Illick also
59 supported reevaluating stormwater regulations and referenced language previously
60 provided by J. Kenney of ANR regarding maintaining a site's preconstruction natural
61 hydrology. Mr. Landler noted that this is a very technical issue and he does not believe it
62 should be done by Commission. Ms. McCrumb explained that not all projects are
63 covered by state permits and that the town should consider requiring preconstruction
64 plans and post construction certification by a professional. There was discussion
65 regarding driveway issues, and road and bridge standards. Ms. Radimer and others
66 agreed that better design would result in less maintenance and cost in the long run. Mr.
67 Bouchard was concerned with too much regulation. Mr. Tegatz said that property owners
68 should be responsible for any damages resulting from improper drainage to neighboring
69 properties including town-owned lands and that there should be financial penalties. Ms.
70 Cummings commented that we should also work to address agricultural runoff and not
71 just that resulting from new development.

72

73 **VERMONT SHORELAND PROTECTION ACT DISCUSSION**

74 Ms. McCrumb gave a brief overview of the Act which becomes effective July 1, 2014.
75 The Act generally prohibits cutting of trees within 100' of mean high water level, no
76 more than 20% impervious coverage within the protected shoreland area (land area
77 between MHW and 250'), no development on slopes greater than 20% and a maximum
78 of 40% cleared area coverage within the protected shoreland area. She noted that for the
79 most part the town regulations were in her opinion functionally equivalent but did note
80 that the state's treatment of lawn areas was different. Mr. Landler opined that we should
81 not regulate if the state is. Ms. McCrumb responded that one of the advantages to
82 delegation was to prevent landowners from having to go through two permitting
83 processes. Ms. McCrumb stated that for Thompson's Point area, most lots would be
84 considered nonconforming under the Act. Mr. Tegatz added that because the Town is the
85 landowner for Thompson's Point, they are ultimately responsible for adherence to the
86 regulation.

87

88 **TOWN PLAN SCHEDULE**

89 **AGRICULTURAL ROUNDTABLE SUMMARY**

90 Mr. Miskell indicated he had emailed an edited copy to Ms. McCrumb that noted his
91 concerns with the current draft. Ms. McCrumb acknowledged receipt immediately
92 preceding the meeting and suggested Ms. Stearns and Mr. Bouchard present there bullet

93 points / notes from the meeting that was held last Thursday. Ms. Stearns read through her
94 list and noted the following:

- 95 • Desire for diversified farm outlets for direct sales
- 96 • Farm dinner tables (i.e. Bread and Butter Farm)
- 97 • 7.3E Don't want farm related businesses and housing as conditional uses
- 98 • Holding tanks for seasonal farm worker septic
- 99 • Lister assessment of property as agricultural versus developed property
- 100 • Farm buildings not taxed
- 101 • Fully funded Conservation Fund so it is there when you need it

102

103 Mr. Bouchard added "Rented land and input costs" – should rented land be considered in
104 51% of 'on farm' products.

105

106 Mr. Miskell stated that the economics need to work otherwise the plan is fluff. Mr.
107 Bouchard added the following notes:

108

109 7.1 The word shall -> should

110 7.2D Reword – discussion centered on idea that farmers didn't want to be restricted from
111 using renewable energy sources.

112 7.3B Add beverages (i.e. wine and beer)

113 7.3E Again, don't want as conditional use. Discussion on housing and septic.

114 7.3F No conditional use

115

116 There was additional suggestion of need to include horse farms and suggestion to contact
117 Heidi, Nancy or Sogoloffs for input.

118

119 Mr. Bouchard asked Mr. Trono for suggestions on forest related activities like maple
120 sugaring. There was also discussion on firewood businesses and fact that very little wood
121 was available in town for this purpose. Town needs to consider in regulations.

122

123 ADJOURN

124 MOTION BY LANDLER, SECOND BY BOUCHARD. VOTE: 5-0. MEETING

125 ADJOURNED AT 9:15PM.

126