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**TOWN OF CHARLOTTE  
PLANNING COMMISSION  
JANUARY 7, 2016**

*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, Vice Chair; Gerald Bouchard, Charles Pughe, and Marty Illick.

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

**OTHERS:** John Barlow, Eli Barlow, Liz Poulsen, Robert & Sonja Ullrich, Denise Kessler, Jason Stockwell

**AGENDA ITEMS:**

- PC-15-25 Sketch Plan Meeting for Robert & Sonja Ullrich for a Minor Subdivision at 69 Ashe Road (M10B01L09)
- Minutes Review – 12/3 and 12/17
- Town Plan Responsiveness Summary - Chapter 9 Transportation

**CALL TO ORDER**

Mr. McDonald, Chair, called the meeting to order at 6:20 p.m.

**APPROVAL OF REGULAR AGENDA/CONSENT AGENDA**

No changes to agenda.

**PUBLIC COMMENT**

None.

**PC-15-25 SKETCH PLAN MEETING FOR ROBERT & SONJA ULLRICH FOR A MINOR SUBDIVISION AT 69 ASHE ROAD (M10B01L09)**

Mr. Ullrich introduced the project and indicated that he and Sonja would like to sell their property as a complete piece - 140 acres and house. He added that they'd also like to be prepared for a second option like selling the house with 10 acres and selling remaining 130 acres as a piece. Mr. Ullrich said that a few neighboring property owners had also contacted him about buying land.

Mr. McDonald provided a brief summary of the site visit that occurred on December 19<sup>th</sup>:

- Ashe Road is a town road
- Agreed with intent to use north / south hedgerow as boundary
- Commission walked a good bit of property and very attractive property, rich with resources

Mr. Joslin agreed with Mr. McDonald's characterization of property also commenting on beauty of property. Ms. Illick pointed out the primary agricultural soils in the field and importance of keeping them intact.

Mr. McDonald understood the applicant was interested in deferring development of the larger parcel at this time but noted that open space requirements associated with future development of deferred lot would take into account the total acreage of this subdivision (~140 acres). There was some discussion on this given that a Planned Residential Development (PRD) is not being proposed at this time. Mr. Bouchard asked how that might apply to a future landowner of the deferred lot. Mr. McDonald referenced recent application off Mt. Philo Road (Morse / Claflin) where larger, deferred lot carried burden of open space. Ms. Illick questioned whether this could be done under current regulations. Ms. McCrumb indicated this had been a policy as a means to keep resources intact. She agreed to look into this in the context of

51 applicable regulations and felt it could be addressed as a condition if approved. Ms. Illick agreed that this  
52 needed to be clarified. Ms. McCrumb confirmed that test pits indicating septic capacity needed to be  
53 provided as part of final subdivision application. Mr. and Mrs. Ullrich asked about the timeframe for  
54 completing subdivision to which Ms. McCrumb replied two months. The Ullrich's said they would list  
55 the property with subdivision to follow, if necessary. Mr. Joslin suggested the Ullrich's consider a PRD  
56 or smaller lot size as an alternative given the resources on the property. Ms. McCrumb asked about the  
57 access to the property. Mr. McDonald said the proposed driveway location was fine but Ashe Road was  
58 challenging. He added that this was not the responsibility of the applicant, however. Mr. Ullrich  
59 provided some history on this road noting that it used to be the means to go up and over the hill behind  
60 his house.

61

62 **Motion by Mr. Joslin to classify the project as a minor subdivision. Second by Mr. Bouchard.**

63 **Vote: 5-0 in favor, motion carried.**

64

65 **MINUTES REVIEW – 12/3 AND 12/17**

66 Ms. Illick noted Ms. Dubrul's first name is Mariana not Maria.

67 **Motion by Ms. Illick, Second by Mr. Joslin to approve 12/3/15 minutes as edited. Vote: 5-0 in favor.**

68 **Motion by Mr. Pughe, Second by Mr. Bouchard to approve 12/17/15 minutes as written. Vote: 4-0  
69 in favor (Joslin abstained).**

70

71 **TOWN PLAN RESPONSIVENESS SUMMARY – CHAPTER 9 TRANSPORTATION**

72 The Commission started with the markup provided by Mr. Donovan and then reviewed comments  
73 provided by Ms. Christie, Mr. Bloch and Mr. Brooks. Major themes discussed involved accommodations  
74 for modes of transportation other than automobiles and when and where to incorporate potential road  
75 improvements. Ms. Christie's comments centered on shortcomings related to Complete Streets design  
76 criteria. Ms. McCrumb understood Complete Streets to be more geared towards urban / suburban  
77 settings. Both Commission and staff agreed there was a need to review this legislation for consideration.  
78 Ms. McCrumb suggested adding information pertaining to village parking in this section.

79

80 **OTHER BUSINESS**

81 Ms. McCrumb distributed wildlife report prepared by Jeff Parsons for Krasnow property and Selectboard  
82 edits to proposed amendments. She noted that final hearing on proposed amendments is scheduled for  
83 Monday, January 11 at 6pm. Ms. McCrumb also provided a staffing update noting that the Selectboard  
84 had agreed to 3 positions in the P&Z Office with no change to total hours – Zoning Administrator (25  
85 hours), Planner (30 hours) and Administrative Assistant (20 hours) – and that positions would be  
86 advertised in coming week.

87

88 **ADJOURNMENT**

89 **Motion by Mr. Pughe to adjourn, second by Mr. Bouchard. Vote: 5-0 in favor. The meeting was  
90 adjourned at 8:50 p.m.**

91

92 Minutes respectfully submitted, Jeannine McCrumb, Town Planner.

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