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**TOWN OF CHARLOTTE
PLANNING COMMISSION
February 4, 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, Marty Illick and David Kenyon.

ADMINISTRATION: Jeannine McCrumb, Town Planner/Zoning Administrator.

OTHERS: Mark Moser and Luke Adler

AGENDA ITEMS:

- Welcome new member, David Kenyon
- Minutes Review – 1/21
- Responsiveness review / status
- Survey status
- Comprehensive Town Plan status

CALL TO ORDER

Mr. McDonald, Chair, called the meeting to order at 7:00 p.m.

APPROVAL OF REGULAR AGENDA/CONSENT AGENDA

No changes to agenda.

WELCOME NEW MEMBER

Ms. McCrumb introduced new member, David Kenyon. David introduced himself and noted that he now lives in the house next to the Old Brick Store (formerly Richardson's house). He works for Birdseye Building in Richmond and is completing his degree in Architecture.

PUBLIC COMMENT

None.

MINUTES REVIEW – 1/21/16

Motion by Ms. Illick, Second by Mr. Bouchard to approve 1/21/16 minutes as written. Vote: 5-0 in favor (Kenyon abstained).

TOWN PLAN RESPONSIVENESS SUMMARY STATUS

Ms. McCrumb said that the summary was incomplete and that she would have by 2/18.

Mr. Moser and Mr. Adler noted that the recent amendments proposed by the Community Development group were the first time they had heard of plans for future development in the West village area. He noted that there have been historic issues with both drinking water and wastewater within the village and added that the current plan seems to have two opposing viewpoints expressed in terms of conserving natural resources including groundwater while encouraging development in the village. Both he and Mr. Adler felt that the infrastructure discussion needed to be resolved before encouraging more development in the village area. Mr. Moser referenced the recent groundwater study (2010) and noted that the West village area is mapped as having both low yields and low recharge. Mr. Adler said he was not necessarily opposed to some new development if the water is available and existing water supplies are not affected.

50 Mr. McDonald explained that the current plan encourages more density within the village areas and noted
51 that the groundwater study actually came about as a result of the last plan. The point of the study was to
52 determine what could be accommodated and if future infrastructure may be needed. Mr. Joslin asked Mr.
53 Moser and Mr. Adler what they'd like to see happen. Mr. Moser replied with his understanding that past
54 discussions about hooking into Champlain Water District were abandoned due to cost. He added that a
55 community well might be an option but where? He also noted that recent discussions on development of
56 a wastewater system proved too costly (\$20-\$40K per hookup). Ms. McCrumb noted that a new mound
57 system could run upwards of \$20K so not entirely out of line. Mr. Moser added that the broader
58 citizenship of the town may not be interested in supporting infrastructure within the village. Mr. Joslin
59 noted that alternatively we could change the plan. Mr. Moser felt it was disingenuous to businesses to
60 make it easier for them to locate here without addressing the problem. Ms. Illick responded by saying
61 that she felt a level of comfort knowing that a state wastewater and potable water supply would be
62 necessary for any new use. She added that the Commission had discussed the need to make sure
63 neighbors were aware of such projects as may not be notified during water / wastewater review. She
64 asked what happens when folks lose water? Mr. Moser noted that the old 'Cedars' house well had run dry
65 and they had to drill a new well. Mr. Moser spoke about the legislation for water resources management
66 and suggested the Commission consider adopting similar language in the Land Use Regulations. Ms.
67 McCrumb said that she had reached out to Marjorie Gale of the VT Geologic Survey and had asked her to
68 come and discuss the groundwater study results. Ms. McCrumb added that development falls along a
69 spectrum in terms of water usage and several of the proposed changes were actually lower users of water
70 than residential development. Ms. Illick suggested Ms. Gale might be able to help the Commission with
71 what to do next. Mr. McDonald added that the Community Development group presented changes based
72 on what they felt to be an underutilized commercial base. He added that these types of discussions would
73 work into the town plan update. Mr. Moser agreed that the town plan should be the guiding document
74 and suggested the Commission resurrect what appear to be disparate goals. Mr. Bouchard asked about the
75 location of the wells with great amounts of water. Ms. McCrumb noted that one was on the Burns
76 property but she didn't know of others that had been discussed. All agreed that future discussion with
77 Ms. Gale would be helpful.

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79 SURVEY STATUS

80 Ms. McCrumb asked for suggestions on how to distribute survey. She indicated her intention to have a
81 draft completed by 2/18. The Commission liked the idea of having available for Town Meeting and also
82 to include as an insert in The Citizen and The Charlotte News. Mr. Pughe asked if would also be
83 available online to which Ms. McCrumb replied yes.

84

85 FUTURE LAND USE DISCUSSION

86 The Commission discussed ways to review future land use in light of water / wastewater concerns and
87 current zoning. Mr. McDonald felt we needed to reevaluate village zoning along Route 7 and questioned,
88 for instance, why so much along west side of Route 7. Mr. Pughe thought it might be to allow
89 development given current lot coverage requirements. Ms. Illick brought up East Charlotte Village study
90 and need to pull that into discussion as well.

91

92 EXECUTIVE SESSION

93 **Motion by Mr. Joslin, second by Mr. Kenyon to enter executive session at 8:15PM. Vote: 6-0 in**
94 **favor.**

95

96 ADJOURNMENT

97 **Motion by Mr. Pughe to adjourn, second by Mr. Bouchard. Vote: 6-0 in favor. The meeting was**
98 **adjourned at 8:25 p.m.**

99

100 Minutes respectfully submitted, Jeannine McCrumb, Town Planner.