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**TOWN OF CHARLOTTE  
PLANNING COMMISSION  
FEBRUARY 18, 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, Gerald Bouchard, Charles Pughe, David Kenyon, Marty Illick.

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

**OTHERS:** Kurt Fischer, Harold Abilock (via telecommunication), Jeff Small.

**AGENDA ITEMS:**

- 16-06-SA: Final Plan Hearing for Harold & Jill Abilock and Kurt & Patricia Fischer for a Minor Subdivision Amendment at 2467/2087 Ferry Road. The amendment involves a boundary adjustment between two parcels.
- 16-07-SA: Final Plan Hearing for Roberta D. Wood Family Trust and Steve Dickens & Myra Handy for a Minor Subdivision Amendment at 317/3119 Guinea Road. The amendment involves moving lower portion of driveway serving Lots 2 and 3 to achieve required grade.

**CALL TO ORDER**

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

**APPROVAL OF REGULAR AGENDA/CONSENT AGENDA**

Regular agenda approved as presented.

Consent Agenda: none.

**PUBLIC COMMENT**

None.

**MINUTES: 11/19/2015**

**MOTION by Mr. Joslin, seconded by Mr. Bouchard, to approve the Planning Commission minutes of 02/04/2016 as written, with edits.**

**VOTE: 6 ayes; motion carried.**

**16-06-SA: FINAL PLAN HEARING FOR HAROLD & JILL ABILOCK AND KURT & PATRICIA FISCHER FOR A MINOR SUBDIVISION AMENDMENT AT 2467/2087 FERRY ROAD. THE AMENDMENT INVOLVES A BOUNDARY ADJUSTMENT BETWEEN TWO PARCELS.**

Kurt Fischer, owner, appeared on behalf of the application. Harold Abilock, applicant, testified via telecommunication.

**STAFF NOTES**

Mr. McDonald reviewed staff notes.

48

## 49 APPLICANT COMMENTS

50 Mr. Fischer explained a straight forward boundary adjustment on his 37.06 acre lot and  
51 the adjoining 3.33 acre Abilock lot. The east and west corners of the Abilock lot would  
52 be moved straight back 90'. The Abilock lot would change to 3.99 acres and his lot  
53 would become 36.5 acres. The additional land would allow Harold to plant trees and  
54 landscape behind the Abilock house, which the Atwood's had built at the back of the lot,  
55 said Mr. Fischer.

56

57 There were no further comments or questions.

58

59 **MOTION by Ms. Illick, seconded by Mr. Bouchard, to close the hearing regarding**  
60 **16-06-SA, Final Plan Hearing for Harold & Jill Abilock and Kurt & Patricia**  
61 **Fischer for a Minor Subdivision Amendment at 2467/2087 Ferry Road for a**  
62 **boundary adjustment between two parcels.**

63 **VOTE: 6 ayes; motion carried.**

64

65 **16-07-SA: FINAL PLAN HEARING FOR ROBERTA D. WOOD FAMILY TRUST**  
66 **AND STEVE DICKENS & MYRA HANDY FOR A MINOR SUBDIVISION**  
67 **AMENDMENT AT 3117/3119 GUINEA ROAD. THE AMENDMENT INVOLVES**  
68 **MOVING LOWER PORTION OF DRIVEWAY SERVING LOTS 2 AND 3 TO**  
69 **ACHIEVE REQUIRED GRADE.**

70 Jeff Small, agent, appeared on behalf of the application.

71

## 72 STAFF NOTES

73 Mr. McDonald reviewed staff notes.

74

## 75 APPLICANT COMMENTS

76 Mr. Small explained a revised site plan regarding a relocation of a curb cut and 50' of the  
77 lower driveway 75' further north to avoid ledge. The Selectboard has approved the new  
78 location. Sight distances were fine. The culvert would be re-installed 6" deeper in the  
79 ditch and the driveway grade changed to 3 degrees so that water runoff would not flow  
80 out onto Guinea Road. The work would be completed in three weeks, said Mr. Small.

81

82 **MOTION by Ms. Illick, seconded by Mr. Joslin, to close the hearing regarding 16-**  
83 **07-SA, Final Plan Hearing for Roberta D. Wood Family Trust and Steve Dickens &**  
84 **Myra Handy for a Minor Subdivision Amendment at 317/3119 Guinea Road move**  
85 **the lower portion of a driveway serving Lots 2 and 3 to achieve the required grade.**

86 **VOTE: 6 ayes; motion carried.**

87

## 88 OTHER BUSINESS

89 **Fishman request for a 6-month extension**

90 Ms. McCrumb reported that Marvin Fishman, Oak Hill Road, has requested a 6-month  
91 extension regarding a septic application.

92

93 The Planning Commission members asked the Zoning Administrator to approve the  
94 request administratively.

95

96 **Solar discussion**

97 Ms. McCrumb reported that a solar application was before the Public Service Board  
98 (PSB). The Selectboard has submitted written comments to the PSB regarding concerns  
99 related to undue adverse impacts to the Mt Philo and Route 7 view sheds.

100

101 Mr. Pughe reported on a meeting last week with the Town of Charlotte and Public  
102 Service Board regarding the Charlotte Solar Farm located on Hinesburg Road. All the  
103 landscaping plants would be in place by the end of June, said Mr. Pughe.

104

105 Ms. McCrumb reported that the PSB has denied a megawatt solar installation in  
106 Bennington. The proposal did not comply with the Bennington Town Plan, said Ms.  
107 McCrumb. Ms. McCrumb added that Charlotte should review the plan in the context of  
108 our town plan updates.

109

110 **Proposed Legislation: H.799 and H.584**

111 There was lengthy discussion regarding proposed legislation, H.779, Regulation of Raw  
112 Agricultural Commodities, Value-added Agricultural Products and Agricultural  
113 Accessory Uses on a Farm; concerns related to impacts by Charlotte farmers on  
114 residential neighbors that included increased truck traffic, smells and/or noise; a question  
115 if a farm operation could possibly become a commercial operation with proposed changes  
116 to the required percentage farm produce grown on-site versus products brought in from  
117 off-site; and H. 584, Forestry, that redefined "Forest Product".

118

119 Mr. Pughe asked if LaPlatte River Beef opened a slaughter house on site did that mean  
120 the farm only needed to slaughter 25 home-grown cows and the other 75 cows could  
121 come from off-site, which was more of a commercial operation than a farm operation.

122

123 Ms. McCrumb suggested that for other activities, an event permit versus a conditional use  
124 might be a solution. The issue was how to craft the language, or how many events to  
125 allow per year. Alternatively "agricultural working zones" could be considered in which  
126 these types of events would be permitted.

127

128 There was further discussion regarding demographics existing in Charlotte related to the  
129 location of existing farms and residential areas in Town, which were widely spread out,  
130 or if farming operations, a.k.a, farm stands, should be concentrated in one area; issues  
131 identified as the lack of water in Town and/or municipal water supplies and septic  
132 capacity necessary for concentrated and commercial development.

133

134 Ms. McCrumb asked if the Planning Commission was interested in submitting comments  
135 to the legislature regarding the agricultural and forestry bills. Mr. McDonald suggested  
136 discussing the issues with Michael Yantachka.

137

138 *TASKS:*

- 139       • Seek comments from the Selectboard regarding the proposed agricultural and  
140 forestry bills  
141       • Invite the Charlotte agricultural community for an open discussion  
142       • Ask Michael Yantachka for a report on the agricultural and forestry bills for the  
143 next Planning Commission meeting.  
144

145 **Vermont Railway Update**

146 Mr. McDonald reviewed an update regarding a proposed Vermont Railway salt storage  
147 site in Shelburne. Charlotte had a commercial district along Ferry Road at the railroad  
148 crossing where there are wetlands. It could be a concern if Vermont Railway moved the  
149 operation to Charlotte if it was blocked by Shelburne, pointed out Mr. McDonald. Ms.  
150 McCrumb said that Vermont Railway was looking at a storage site in Ferrisburgh as well.

151  
152 Ms. Illick reported that the Nature Conservancy was in discussions with David Wulfson  
153 regarding the Shelburne site.  
154

155 *ISSUES IDENTIFIED:*

- 156       • Charlotte's commercial area incorporated a known wetland area  
157       • The Charlotte rail station and parking lot were owned by the state  
158       • Federal rail exemption issues.  
159

160 *TASKS:*

- 161       • Conduct a site assessment/inventory on the property and map the environmental  
162 resources  
163       • Identify the property ownership.  
164

165 **ADJOURNMENT**

166 **MOTION by Mr. Joslin, seconded by Mr. Bouchard, to adjourn the meeting.**

167 **VOTE: 6 ayes; motion carried.**  
168

169 The meeting was adjourned at 8:10 p.m.  
170

171 Minutes respectfully submitted, Kathlyn L. Furr, Recording Secretary.  
172