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

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: Peter Joslin, Acting Chair; Gerald Bouchard, Charles Pughe, David Kenyon. **ABSENT:** Jeff McDonald, Marty Illick.

ADMINISTRATION: Jeannine McCrumb, Town Planner/Zoning Administrator.

OTHERS: Jed Dousevicz, Kelly Dousevicz, Marvin Fishman, Jason Bushey, Jensa Bushey.

SITE VISIT: 6:40 p.m.: 2687 Greenbush Road and 2663 Greenbush Road.

AGENDA ITEMS:

- 16-29-RE Reaffirmation of PC-14-22 a previously approved 2-lot subdivision by Jason & Jensa Bushey for property located at 648 Bingham Brook Road. 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.
- 16-32-SA Subdivision Amendment (Boundary Adjustment) for Ben & Nan Mason and Jed & Kelly Dousevicz for properties located at 2687 Greenbush Road (M05B01L42.0) and 2663 Greenbush Road (M05B01L41.0).

CALL TO ORDER

Mr. Joslin, Acting 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: 03/17/2016

MOTION by Mr. Bouchard, seconded by Mr. Pughe, to approve the Planning Commission minutes of 03/17/2016 as written, with edits.

VOTE: 4 ayes, 2 absent (Mr. McDonald, Ms. Illick); motion carried.

16-29-RE REAFFIRMATION OF PC-14-22 A PREVIOUSLY APPROVED 2-LOT SUBDIVISION BY JASON & JENSA BUSHEY FOR PROPERTY LOCATED AT 648 BINGHAM BROOK ROAD. 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.

Jason Bushey and Jensa Bushey, owners, appeared on behalf of the reaffirmation application.

STAFF NOTES

Mr. Joslin, Acting Chair, reviewed staff notes.

51 **MOTION by Mr. Bouchard, seconded by Mr. Kenyon, to approve 16-29-RE, a request by**
52 **Jason Bushey and Jensa Bushey for a reaffirmation of PC-14-22, a previously approved 2-**
53 **lot subdivision for property located at 648 Bingham Brook Road to allow recording of the**
54 **Mylar in the Town land records and does not involve any newly proposed changes to the**
55 **subdivision.**

56 **VOTE: 4 ayes, 2 absent (Mr. McDonald, Ms. Illick); motion carried.**

57

58 Mr. Joslin signed and dated the Bushey document as of April 7, 2016.

59

60 **16-32-SA SUBDIVISION AMENDMENT (BOUNDARY ADJUSTMENT) FOR BEN &**
61 **NAN MASON AND JED & KELLY DOUSEVICZ FOR PROPERTIES LOCATED AT**
62 **2687 GREENBUSH ROAD (M05B01L42.0) AND 2663 GREENBUSH ROAD**
63 **(M05B01L41.0).**

64 Jed Dousevicz and Kelly Dousevicz, owners, appeared on behalf of the application.

65

66 **STAFF NOTES**

67 Mr. Joslin, Acting Chair, reviewed staff notes. A site visit was conducted this date.

68

69 **APPLICANT COMMENTS**

70 Mr. Dousevicz explained a proposal for a new garage structure to replace an existing garage. The
71 water well is on an adjacent lot as noted on the site plan. The septic is across Greenbush Road.
72 The request was a boundary adjustment of 0.2 acres from the 2687 Greenbush Road property
73 (Mason lot) to the applicant's lot at 2663 Greenbush Road. The Mason's lot would still have 5
74 acres, said Mr. Dousevicz.

75

76 **PLANNING COMMISSION QUESTIONS/COMMENTS**

77 Mr. Bouchard suggested moving the northeast line to keep the boundary line. That way the
78 Mason's northwestern boundary edge would not change, said Mr. Bouchard. Mr. Dousevicz said
79 that he would hire a surveyor to do the line adjustment.

80

81 Ms. McCrumb asked if the Mason's needed a boundary adjustment as well in order to keep 5
82 acres. Both boundary line changes should show on the same Plat for filing, said Ms. McCrumb.

83

84 Mr. Pughe asked for clarification regarding the new garage structure square footage. Mr.
85 Dousevicz replied that the total size of the existing garage would be increased. The boundary
86 adjustment and addition of the 0.2 acres was necessary since the lot coverage was max'd out 12
87 years ago, said Mr. Dousevicz.

88

89 **MOTION by Mr. Bouchard, seconded by Mr. Kenyon, to classify 16-32-SA, Subdivision**
90 **Amendment (Boundary Adjustment) for Ben & Nan Mason and Jed & Kelly Dousevicz for**
91 **properties located at 2687 Greenbush Road (M05B01L42.0) and 2663 Greenbush Road**
92 **(M05B01L41.0) as a Minor Subdivision Amendment.**

93 **DISCUSSION:**

94 **Ms. McCrumb noted that the application was warned as a Final Plat. Mr. Joslin confirmed**
95 **that the hearing could be closed with the following condition: pending that the Mylar**
96 **showed and noted two boundary adjustments – the Dousevicz boundary adjustment adding**
97 **0.2 acres from the Mason lot to the Dousevicz lot, and a boundary adjustment between the**
98 **two existing Mason lots taking 0.2 acres from the second Mason lot and adding it back to**
99 **the first Mason lot to retain 5 acres as required.**

100 **AMENDMENT to the motion by Mr. Bouchard, seconded by Mr. Kenyon, to add a**
101 **condition as follows:**

102 pending that the Mylar showed and noted two boundary adjustments – the Dousevicz
103 boundary adjustment adding 0.2 acres from the Mason lot to the Dousevicz lot, and a
104 boundary adjustment between the two existing Mason lots taking 0.2 acres from the second
105 Mason lot and adding it back to the first Mason lot to retain 5 acres as required.
106 **VOTE: 4 ayes, 2 absent (Mr. McDonald, Ms. Illick); motion carried.**
107

108 **OTHER BUSINESS**

109 **REQUEST FOR AN EXTENSION**

110 Ms. McCrumb explained a request for a 6 month extension for the Krasnow Sketch Plan, PC-15-
111 02 for KR Properties, 9-lot PRD subdivision application as per Section 6.3(b).
112

113 **MOTION by Mr. Bouchard, seconded by Mr. Pughe, to approve a request for a 6 month**
114 **extension for the Krasnow Sketch Plan, PC-15-02 for the KR Properties, 9-lot PRD**
115 **subdivision application, property located off 1 Mile Road.**

116 **VOTE: 4 ayes, 2 absent (Mr. McDonald, Ms. Illick); motion carried.**
117

118 **OTHER**

- 119 • Ferry Road Solar Update
 - 120 • Edgewater Center, LLC Update – none
 - 121 • LaBerge Shooting Range – jurisdictional opinion
- 122

123 **UPCOMING AGENDA:**

- 124 • April 21, 2016, 6:30 p.m. – Informational meeting with Marjorie Gale of VT Geological
125 Survey RE: Geology and Hydrogeology of Charlotte (Groundwater Mapping). The
126 meeting would be live-streamed via VCAM.
 - 127 • May 5, 2016 6:30 p.m. – Joint Planning Commission/Selectboard meeting RE: Town
128 Plan Update and proposed Land Use Regulation Amendments
- 129

130 **ADJOURNMENT**

131 **MOTION by Mr. Bouchard, seconded by Mr. Pughe, to adjourn the meeting.**

132 **VOTE: 4 ayes, 2 absent (Mr. McDonald, Ms. Illick); motion carried.**
133

134 The meeting was adjourned at 7:29 p.m.

135

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

137