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**TOWN OF CHARLOTTE  
PLANNING COMMISSION  
AUGUST 4, 2016**

**APPROVED**

*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, Charles Pughe, Puspa Luitel. **ABSENT:** Marty Illick, David Kenyon, Gerald Bouchard.

**ADMINISTRATION:** Daryl Benoit, Town Planner.

**OTHERS:** Christine Souliere, Caryn Waxman.

**AGENDA ITEMS:**

- PC-16-93-BA 236 & 237 Lucy's Lane: Request for a Boundary Adjustment to convey 1 acre of land from 236 Lucy's Lane to 237 Lucy's Lane
- Continuance of Town Plan review

**CALL TO ORDER**

Mr. McDonald, Chair, called the meeting to order at 7:05 p.m.

**APPROVAL OF REGULAR AGENDA/CONSENT AGENDA**

Regular agenda approved with an addition: Letter from the Vermont Land Trust regarding Clark Hinsdale III.

Consent Agenda: none.

**PUBLIC COMMENT**

None.

**MINUTES: July 7, 2016**

Approval of minutes was deferred until the next meeting of the Planning Commission due to a lack of quorum.

**PC-16-93-BA 236 & 237 LUCY'S LANE: REQUEST FOR A BOUNDARY ADJUSTMENT TO CONVEY 1 ACRE OF LAND FROM 236 LUCY'S LANE TO 237 LUCY'S LANE**

Caryn Waxman and Christine Souliere, 237 Lucy's Lane, appeared on behalf of the application.

**STAFF NOTES**

Mr. McDonald, Chair, reviewed staff notes.

Mr. Joslin noted that a site visit had been done previously and the Planning Commission had held a Sketch Plan hearing on June 7, 2016.

**APPLICANT COMMENTS**

48 Ms. Waxman reviewed that the request is for a boundary adjustment that would transfer  
49 1-acre from Laura Lipton, 236 Lucy's Lane, to her property. A survey was completed and  
50 boundary points that followed a deep culvert (ravine) between properties have been  
51 marked out, said Ms. Waxman.

52

53 Ms. Waxman asked what next steps in the process were. Mr. McDonald explained that  
54 following a formal approval by the Planning Commission, which would be mailed to the  
55 applicants, the applicants would need to file a Mylar with the Town. Any deed  
56 adjustments are recorded by the Town, said Mr. McDonald.

57

#### 58 PLANNING COMMISSION COMMENTS/QUESTIONS

59 Mr. McDonald reported that this hearing was publicly warned and an official notice had  
60 been mailed to adjoining land owners on July 15, 2016.

61

#### 62 PUBLIC COMMENTS

63 None.

64

65 **MOTION by Mr. Joslin, seconded by Mr. Luitel, to close the hearing regarding PC-**  
66 **16-93-BA 236 & 237 Lucy's Lane: Request for a Boundary Adjustment to convey 1**  
67 **acre of land from 236 Lucy's Lane to 237 Lucy's Lane.**

68 **VOTE: 4 ayes, 3 absent (Ms. Illick, Mr. Bouchard, Mr. Kenyon); motion carried.**

69

#### 70 CONTINUANCE OF TOWN PLAN REVIEW

71 The Planning Commission discussed Town Plan proposals and changes.

72

#### 73 OTHER BUSINESS

##### 74 VERMONT LAND TRUST LETTER

75 Mr. Benoit reviewed a letter received from the Vermont Land Trust regarding an  
76 easement proposal on property owned by Clark Hinsdale III, located at Guinea Road and  
77 One Mile Road.

78

79 Mr. McDonald spoke in support of the proposal.

80

81 Mr. Joslin recused himself regarding comments to the proposal as an adjoining land  
82 owner.

83

#### 84 ADJOURNMENT

85 A MOTION was made and seconded to adjourn the meeting.

86

87 The meeting was adjourned at 8:30 p.m.

88

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

90