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**Town of Charlotte
Planning Commission Meeting
October 20, 2016**

APPROVED

BOARD MEMBERS PRESENT: Jeffrey McDonald, Chair; Charlie Pughe, Marty Illick, Gerald Bouchard, Peter Joslin, David Kenyon. **ABSENT:** Puspa Luitel.

ADMINISTRATION: Daryl Benoit.

OTHERS PRESENT: Freeda Powers (Recording Secretary).

SITE VISIT: PC-16-135 Hinsdale application – Boundary Adjustment.

AGENDA ITEMS:

- **PC-16-135-SKETCH PLAN REVIEW Hinsdale**
- **PC-16-133-SK ROMAN HARDY**

CALL TO ORDER: Jeffrey McDonald, Chair, called the meeting to order at 7:00 p.m.

ADJUSTMENTS TO THE AGENDA: There were no changes to the agenda.

PUBLIC COMMENTS: There were no public comments for non-agenda items.

MINUTES of 10/6/16: The following changes were made to the minutes of October 6th, 2016:
Line 68: change date to the 17th. Note discussion of the Lewis Creek Water Quality Report.
Also, the Town Plan is not going to be ready for that meeting and we should have an estimated timeline for Town Plan approval.

Marty Illick made a motion to approve as amended the minutes of 10/6/16. Gerald Bouchard seconded the motion. VOTE: 6 ayes, 1 absent (Mr. Luitel); motion carried.

PC-16-135-SKETCH PLAN REIVIEW - Hinsdale: There was a 6:00 p.m. Site Visit prior to the meeting. Present at the Site Visit were: Charlie Pughe, Peter Joslin, and Jeffrey McDonald.

The Board viewed a site map of the parcel as the Applicant explained that the survey shows an existing well (shown as a symbol) on the property line. The Applicant has been in discussions with the neighbors, the Whites, and has come to an agreement with a boundary line adjustment, which will allow the required 200' for the well shield to the septic. All other neighbors have been notified of this proposal and the Applicant has not heard back from any of them aside from the Whites who are in agreement.

The Wastewater design has been reviewed and approved.

35 The Board had no questions or concerns for the Applicant.

36 **Marty Illick made a motion to approve the Boundary Line Adjustment as proposed.**
37 **Gerald Bouchard seconded the motion. VOTE: 6 ayes, 1 absent (Mr. Luitel); motion**
38 **carried.**

39 **PC-16-133-SK ROMAN HARDY:** There will be a sound test on 10/29/16. There was a Site
40 Visit to this parcel on 10/15/16, present at the Site Visit were: Marty Illick, Charlie Pughe,
41 Gerald Bouchard, and Peter Joslin.

42 The Board reviewed this application for a Sketch Plan Review for Adaptive Review of a Barn.
43 The Applicant said the barn on site will be used for seasonal events. The aim is to retain the
44 exterior as much as possible to maintain the character of the area. The barn will need windows
45 and doors replaced. The Applicant would like to remove one shed on site, which is in poor
46 condition while cleaning up two other existing small sheds.

47 Parking was shown on the parcel map. Parking will be on a graveled lot, and gravel paths will
48 lead to the barn doors. The Applicant said they would like to have the double doors at the back of
49 the barn.

50 The Applicants have the septic and wastewater permits in and will need to drill a well (across the
51 street). Capacity will be the same as the plans, which were in place for two dwelling units. The
52 Applicant said they have no short or long term plans to develop the second lot.

53 Marty Illick encouraged the Applicants to avoid conflict with the residents in the area. The
54 Applicant said they are conscientious of this and are in conversation with the nearest neighbor
55 across the road.

56 Marty Illick said that visual impact is an important consideration as well. The Applicant said
57 they do not foresee a large outdoor presence at events, which will mainly be held inside the barn.
58 Event capacity will be 150 people, which the Applicants figure will be around 80 or so vehicles
59 at maximum.

60 Gerald Bouchard voiced his concerns with potential impacts from headlights into the
61 neighboring properties after events end and folks are leaving.

62 Peter Joslin said that while the site distance here is excellent, the Applicants should be aware of
63 the posted speed limit of 50mph on the main roadway as well as the proximity of the barn to the
64 road when considering possible alcohol consumption. The Applicant said they are cognizant of
65 these concerns and would like to plant a hedge row at some point to help with visual impacts and
66 safety.

67 The Board discussed lighting of the events themselves; the Applicant said they would like to
68 have hanging lights and string lanterns with downcast lights and no obstructions.

69 Charlie Pughe encouraged the Applicants to consider what happens if their events /event
70 planning “grows”. The Applicants said they would not be able to do more than 60 events per
71 year and they do not feel that is likely.

72 **Peter Joslin made a motion to approve and classify the application as a Sketch Plan Review**
73 **for an Adaptive Reuse of a Barn. Gerald Bouchard seconded the motion. VOTE: 6 ayes, 1**
74 **absent (Mr. Luitel); motion carried.**

75 **CONTINUANCE OF 2016 TOWN PLAN REVIEW:** The Board went into work session at
76 8:08 p.m.

77 **ADJOURNMENT:** The meeting adjourned at 8:30 p.m.

78 Respectfully Submitted, Freeda Powers (Recording Secretary)

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