

**CHARLOTTE PLANNING COMMISSION
MINUTES OF MEETING
TOWN HALL
SEPTEMBER 19, 2013**

APPROVED

ITEMS TAKEN UP:

7:05 p.m. Consent Agenda: Peter Trono Sketch Plan Letter re: 2 lot subdivision on Mandi's Way

7:15 PM David Scheuer and Katherine Arthaud; Final Plat Hearing; Boundary Adjustment; 5515 and 5261 Lake Road

7:30 PM Work Session on Revision to Town Plan

MEMBERS: Jeff McDonald, Chair; Donna Stearns, Gerald Bouchard, Peter Joslin, Linda Radimer, Marty Illick. Resignation: Jim Donovan.

STAFF: Dean Bloch, Town Planner; Tom Mansfield, Zoning Administrator.

OTHERS: David Scheuer, Heather McKim, Charlotte Citizen.

CALL TO ORDER

Mr. McDonald, Chair, called the meeting to order at 7:01 p.m., and noted that Jim Donovan had resigned and a replacement candidate would be interviewed by the Selectboard.

APPROVE REGULAR AGENDA AND CONSENT AGENDA

The Regular Agenda was approved.

Consent Agenda:

Ms. Stearns asked for further discussion on the Peter Trono Sketch Plan Letter related to a 200' setback question.

PUBLIC COMMENT

None.

MINUTES: September 5, 2013.

MOTION by Ms. Stearns, seconded by Mr. Joslin, to approve the Planning Commission minutes of September 5, 2013, as written with edits.

VOTE: 6 ayes, 1 resigned (Mr. Donovan); motion carried.

PETER TRONO, SKETCH PLAN LETTER – action item

There was discussion regarding a question related to a 200' setback requirement, Section 7.4. Mr. Bloch read the section related to a building envelope and well separation from agricultural uses that required a 200' setback. The second part of the regulation stated that the Planning Commission could determine that a 200' setback was not needed. The Planning Commission could state that determination in the decision, said Mr. Bloch.

Mr. Joslin noted that the subdivision could be done as a proposed PRD.

Mr. McDonald suggested that the term/definition 'right to farm', which was included in the Town Plan, should be added to the Town regulations.

MOTION by Mr. Stearns, seconded by Mr. Joslin, to approve the Peter Trono Sketch Plan letter with the addition of "right to farm" language to the Final Decision as a reason to reduce the 200' setback requirement as referenced in Section 7.4.

VOTE: 6 ayes, 1 resignation (Mr. Donovan); motion carried.

DAVID SCHEUER AND KATHERINE ARTHAUD; FINAL PLAT HEARING; BOUNDARY ADJUSTMENT; 5515 AND 5261 LAKE ROAD

David Scheuer, owner, appeared on behalf of the application.

STAFF NOTES

Mr. McDonald reviewed staff notes

APPLICANT COMMENTS

Mr. Scheuer reviewed a proposed boundary adjustment of Lot 5 of the former Black Willow subdivision:

- 7.5 acres of Lot 5 would be conveyed to him.
- 2.5 acres of Lot 5 would be conveyed to Ms. Arthaud.
- A re-specification of an easement would be done.
- The driveway would remain a shared driveway.
- There were no changes to the existing open space.
- A current farming operation going on across several of the lots would continue with no changes to that operation.

PLANNING COMMISSION QUESTIONS/COMMENTS

Mr. Bloch suggested that the application should be a subdivision amendment versus a boundary adjustment.

MOTION by Mr. Joslin, seconded by Ms. Illick, to close the David Scheuer and Katherine Arthaud Final Plat hearing for a boundary adjustment, location at 5515 and 5261 Lake Road.

DISCUSSION:

In response to a question, Mr. Scheuer said that there was a previous right of way that predated Ms. Arthaud's ownership of the lot. The entire right of way was never noted on a Plat to his knowledge, said Mr. Scheuer. Mr. McDonald suggested that if it was never shown on the Plat then it might be cleaner to leave it off.

VOTE: 6 ayes, 1 resignation (Mr. Donovan); motion carried.

DELIBERATIVE SESSION

MOTION by Ms. Illick, seconded by Mr. Joslin, to enter Deliberative Session.

VOTE: 6 ayes, 1 resignation (Mr. Donovan); motion carried.

The Planning Commission entered Deliberative Session at 7:30 p.m.

WORK SESSION ON REVISIONS TO TOWN PLAN

The Planning Commission reviewed a draft of the Town Plan revisions.

ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Minutes respectfully submitted, Kathlyn L. Furr, Recording Secretary