

Charlotte Conservation Commission
Draft Meeting Minutes
April 3, 2018
Charlotte Town Offices
7:00 PM

Members in attendance: Amos Baehr, Susan Blood,
Roel Boumans, Derk Bergquist, and Linda Radimer.
Guest: Kevin Burget and Jamey Gerlaugh

7:00 - Adjustments to agenda and public comment.

7:10 - Approve March Minutes

Motion made to accept minutes from the last meeting - seconded and approved.

7:15 - Roel's presentation on Ecological Principles

This is in the Charlotte Conservation Commission folder. Look here:

https://docs.google.com/presentation/d/1yYUXCu2tRYfIKQurth2itu8AksT_Z-OGTy_7YIIQAEM/edit#slide=id.p3

7:45 - Review subdivision background materials

We looked at the maps again focusing on where wildlife might be moving between Mt. Philo and Pease Mountain.

7:55 - Draft letter to planning commission on Ballek subdivision

These are the headwaters of the Kimball Brook and restricting the flow is a problem. Having animals on the land means more waste will be carried into the brook due to large impervious surfaces. Wetland is class 2 - wetland + buffer is about 40% of the property.

In letter to Planning Commission:

- Aquatic environment - impacting the headwaters of the Kimball Brook will affect properties downstream. The large roof will lead to concentrated runoff into the Kimball Brook. As we are needing more and more protection from extreme weather events compromising the Kimball Brook will be problematic both for this property and properties downstream. The culverts will restrict the flow of the brook. Kimball Brook flows into Lake Champlain and algae blooms are caused partly by nutrients flowing into the lake.
- Linkage habitat - all wetlands are linkages.
- Viewscape - the view from the top of Philo is a cultural experience here in Charlotte.
- The land around the property is protected from further development on three sides.
- Inconsistent with the character of surrounding properties.

Could they cluster? Possibly but they are not! Seems very spread out. What Charlotte really needs are some smaller, more reasonably priced houses.

Will this create some agricultural jobs? Is there an agricultural product? Is there a business plan and a manure management plan? Are more horse stalls needed in Charlotte? Is there a demand? It doesn't seem like there's much/any grazing land so hay will be brought in and manure in some form will flow out.

What about the solar farm that was denied a permit because it was in the Mt. Philo viewshed? Is this a similar kind of thing? Or since it's a horse barn would they say that fits in with Charlotte?

Motion made to have these points put into a letter by Amos and Derk for the Planning Commission. Seconded and approved.

The outline below is the one approved as the foundation of the letter.

Four meadows

Aquatic habit

Headwater vulnerability

Lake impact/ last years complaint

Storm water/ manure management

Pollutants

Animal waste

Parking / oil/

Restricted flows/ multiple wetland crossings

Linkage

Lake via kimble brook

Pease mountain

Viewscape

International guests

Solar farm

Barn design

Inadequate assessment

Ag business- what I the business plan

Business plan

demand

Inconsistent with surrounding property protections

Upstream conserved and open space

Protected property on three sides

This is from the Planning Commission agenda:

7:30 PM PC-18-21-SD Ballek - Echeverria – Application for a 3-Lot Subdivision for the undeveloped property located at 5114 Mt. Philo Road (across from Mt. Philo State Park). For further information, please visit: <https://is.gd/Z9KIPU>

8:30 - Sketch work plan for Conservation targets including presentations to Planning Commission and Charlotte Land Trust

Conservation Target Concept Model - do we want to explain this to the PC and the CLT?

Shall we invite both groups to a meeting?

It seems a bit premature to present this.

9:00 - adjourn

Motion made to adjourn! It was seconded and approved.

Minutes submitted by Susan Blood