

## MINUTES OF SPECIAL TOWN MEETING

August 25, 1969

The polls were declared open at 10:00 A.M. Murray Foote acted as presiding officer, assisted by Forrest Carpenter, Albert Gecewicz, and Richard Jensen.

Serving as ballot clerks were: Grace Cole, Edith Laberge, Mildred Roscoe, and Theresa Palmer. Assisting clerks were: Ruth Palmer and Marie Laberge.

The results of the ballot, which were declared closed at 7:00 P.M. were:

Article 1	Yes 175	No 144
Article 2	Yes 148	No 166
Article 3	Yes 156	No 161
Article 4	Yes 170	No 141
Article 5	Yes 180	No 133
Article 6	Yes 164	No 151

Therefore; Articles 1,4,5, and 6 were in the affirmative; and Articles 2 and 3 in the negative. 327 votes were cast.

Respectfully submitted,

*Priscilla L. Spear*

Priscilla L. Spear, Town Clerk

TOWN OF CHARLOTTE  
SPECIAL TOWN MEETING  
AUGUST 25, 1969

The legal voters of the Town of Charlotte are hereby notified and warned to meet at the Charlotte Town Hall in said Town on Monday, August 25, 1969 at 10:00 o'clock in the forenoon, at which time the polls will open, until 7:00 o'clock in the afternoon, at which time the polls will close, to vote by Australian ballot upon the following Articles, to wit:

If in favor vote YES

If not in favor vote NO

- |            |   |                |               |
|------------|---|----------------|---------------|
| Article 1) | Shall the proposed "Subdivision Regulations" for the Town of Charlotte as approved by the Board of Selectmen on July 16, 1969, be adopted.  | Yes ( )<br>175 | No ( )<br>144 |
| Article 2) | Shall Section 4 of the Charlotte Zoning Ordinance be amended by adding the following paragraph to be designated "E"<br>"Outside storage of property on land where the use of such property is prohibited by the Ordinance without the approval of the Board of Adjustment."   | Yes ( )<br>148 | No ( )<br>166 |
| Article 3) | Shall Section 12 of the Charlotte Zoning Ordinance be amended by adding the following paragraph to be designated "D"<br>"Any authorization or approval given under this section applies only to the construction or use as granted by said Board and no modification is permitted without the approval of the Board." | Yes ( )<br>156 | No ( )<br>161 |
| Article 4) | Shall Section 11A of the Charlotte Zoning Ordinance be amended by adding the following after the word "ordinance" in the second sentence thereof<br>"Or where such has been authorized by the Board of Adjustment."   | Yes ( )<br>170 | No ( )<br>141 |
| Article 5) | Shall Section 3 of the Charlotte Zoning Ordinance be amended by adding the following paragraph to be designated A11, B3 and C3<br>"Signs advertising the premises for sale. One sign is permitted, unlighted, not to exceed four feet square in size."  | Yes ( )<br>180 | No ( )<br>133 |
| Article 6) | Shall the Zoning Ordinance of the Town of Charlotte be amended by adding to said Ordinance paragraph 9A containing proposed cluster zoning regulations for single family dwelling units.  | Yes ( )<br>164 | No ( )<br>151 |

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Copies of the proposed amendments and additions to the Zoning Ordinance together with the Ordinance and prior amendments thereto are available for examination at the Town Clerk's Office. Subdivision regulations are also available for examination at the Town Clerk's Office.

TOWN OF CHARLOTTE  
CLUSTER ZONING REGULATIONS  
FOR SINGLE FAMILY DWELLING UNITS

In order to promote the health and general welfare of the community and to preserve and make available open space for recreation and conservation, the planning and zoning commission may grant a developer the option to vary the lot size requirements in the areas zoned R-40 (1-acre lots), leaving a substantial area free of building lots. Any variation in density shall be subject to the following requirements.

- A. The minimum size of plot to be considered for variation as stated above shall be 25 acres.
- B. The maximum number of building lots shall not exceed the number permitted in an R-40 zone and shall be determined by subtracting 15% of the gross acreage of the tract (for streets) from the gross acreage of the tract, and dividing the remainder by the lot area specified for an R-40 zone. The gross area of the tract shall include only land that is not encumbered with easements or other restrictions that will prevent the full use of the area.
- C. The land area not allocated to building lots and streets shall be permanently reserved as open space. Such areas shall be in areas designated as open space or greenbelts on the Comprehensive Plan or, where the subdivider proposes open space in other areas, such proposals shall be subject to the approval of the planning commission.
- D. No proposed cluster subdivision shall be considered or approved unless the dwelling units in the proposed lots are to be serviced by public water supply, state approved community sewage disposal, or public sewage disposal. In cases where the proposed cluster subdivision is to be serviced by a public or community water supply system, and private sewage disposal, the developer shall submit proper percolation tests and other soil data in accord with applicable provisions of the subdivision regulations.
- E. In cluster subdivisions the lots shall satisfy the following requirements with regard to area, width, setback, etc.

Minimum Lot Area	28,000 sq. ft.
Minimum Lot Width	130 ft.
Maximum Lot Coverage	30%
Minimum Side Yard	16 feet
Minimum Both Side Yards	32 Feet
Minimum Rear Yard	30 feet
Minimum Parking	2 spaces
Maximum Building Height	30 feet
Minimum Setback Required	40 feet

- F. The balance of the land not contained in building lots shall be in such condition, size and shape as to be readily useable for recreation or conservation. Such land shall be reserved by one of the following means:
1. Deeded to the Town.
  2. Held in corporate ownership by the owners of the lots within the subdivision and such other nearby landowners who may wish to become members of the corporation. However, membership in said corporation shall be mandatory for all residents of the proposed subdivision. In the case of a corporate ownership, the developer shall include in the deed to the owners of the Building lots the membership stipulation and the beneficial right in the use of the open land.
  3. Held in ownership by the developer subject to a legal agreement with the Town regarding the developer's responsibility for maintenance of the balance of the land as noted above.
  4. Governed by a Special Tax District.
  5. A combination of the above.

TOWN OF CHARLOTTE  
CLUSTER ZONING REGULATIONS  
FOR MULTI-FAMILY STRUCTURES

In order to promote the health and general welfare of the community and to preserve and make available open space for recreation and conservation, the planning and zoning commission may grant a developer the option to vary the lot size requirements in the areas zoned R-40 (1-acre lots), leaving a substantial area free of building lots. Any variation in density shall be subject to the following requirements:

- A. The minimum size of plot to be considered for variation as stated above shall be 25 acres.
- B. The maximum number of dwelling units shall not exceed the number permitted in an R-40 zone and shall be determined by subtracting 15% of the gross acreage of the tract (for streets) from the gross acreage of the tract, and dividing the remainder by the lot area specified for an R-40 zone. The gross area of the tract shall include only land that is not encumbered with easements or other restrictions that will prevent the full use of the area.
- C. The land area not allocated to building lots and streets shall be permanently reserved as open space. Such areas shall be in areas designated as open space or greenbelts on the Comprehensive Plan or, where the subdivider proposes open space in other areas, such proposals shall be subject to the approval of the planning commission.
- D. No proposed cluster subdivision shall be considered or approved unless the dwelling units in the proposed lots are to be serviced by public water supply or state approved community water supply, and state approved community sewage disposal or public sewage disposal.
- E. In cluster subdivisions the lots shall satisfy the following requirements with regard to area, width, setback, etc.

Minimum Lot Area	25 acres
Maximum Lot Coverage	30%
Minimum Side Yard	16 feet
Minimum Both Side Yards	32 feet
Minimum Rear Yard	30 feet
Minimum Parking	2 spaces per dwelling unit
Maximum Building Height	30 feet
Minimum Setback Required	40 feet

Minimum horizontal distance between facing walls of a court and between buildings on a lot or on separate lots:

- 1. Where both facing walls contain a window or windows: such distance shall be no less than one and one-half feet for each foot of height of the higher facing wall above the lowest adjacent ground elevation.
- 2. Where only one of the facing walls contains a window or windows: such distance shall be no less than one foot for each foot of height of the facing wall with no windows, above the lowest adjacent ground elevation.
- 3. Where neither of the facing walls contains a window or windows: such distance shall be no less than twenty feet.
- 4. Between corners of two buildings where no exterior wall of one building lies such that it can be intersected by a line drawn perpendicular to any exterior wall of the other building, other than such a line that results from colinear exterior walls: ten feet.

F. The balance of the land not contained in building lots shall be in such condition, size and shape as to be readily useable for recreation or conservation. Such land shall be reserved by one of the following means:

- 1. Deeded to the Town.
- 2. Held in corporate ownership by the owners of the lots within the subdivision and such other nearby landowners who may wish to become members of the corporation. However, membership in said corporation shall be mandatory for all residents of the proposed subdivision. In the case of a corporate ownership, the developer shall include in the deed to the owners of the building lots the membership stipulation and the beneficial right in the use of the open land.
- 3. Held in ownership by the developer subject to a legal agreement with the Town regarding the developer's responsibility for maintenance of the balance of the land as noted above.
- 4. Governed by a Special Tax District.
- 5. A combination of the above.