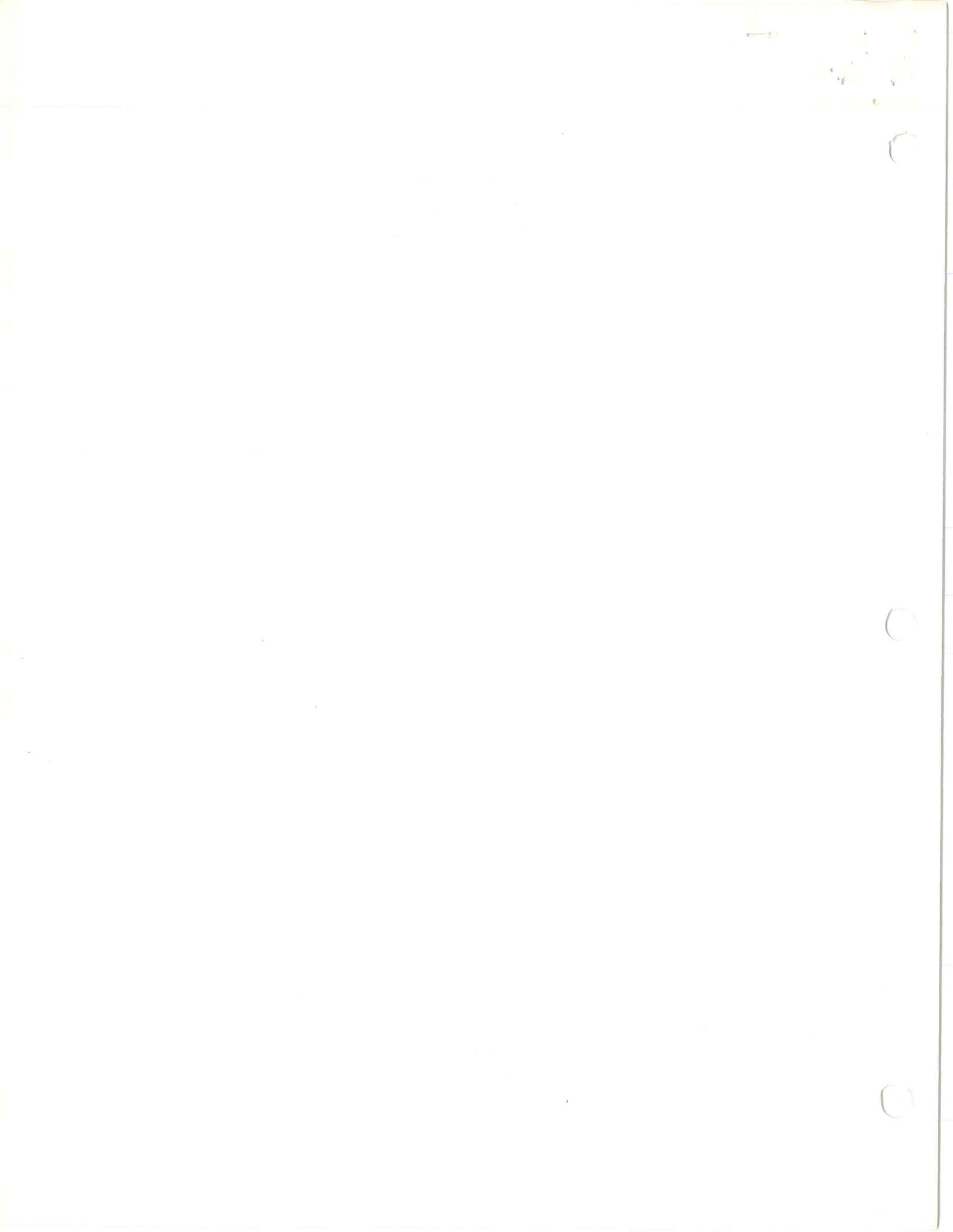


COMPREHENSIVE PLAN
FOR TOWN OF
CHARLOTTE, VERMONT

APPROVED
June 4, 1984



CHARLOTTE COMPREHENSIVE PLAN

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I. INTRODUCTION

A. GENERAL

For over two centuries, Charlotte had been a small, self sufficient town with primarily an agricultural economy. A decreasing population during the first half of this century suddenly changed during the 1960's decade. Rapid growth has been occurring and is changing the physical, social, economic and visual characteristics of the town.

Planning for this continuing change is critical if the citizens of Charlotte hope to direct growth pressures created by forces outside of their control. The Comprehensive Plan is a broad policy document which presents general guidelines and specific recommendations for the management of continued growth in Charlotte.

The broad scope of this Comprehensive Plan is outlined below. The Plan:

- a. Reviews Charlotte's past, present and future.
- b. Identifies community goals and priorities.
- c. Identifies trends, projections, problems, assets and needs.
- d. Evaluates the social, economic, physical and visual characteristics.
- e. Evaluates Charlotte as a district community and as a part of a regional network.
- f. Develops objectives, policies, specific plans and implementation programs.
- g. Provides a comprehensive source of information concerning the potential directions, problems and assets facing the community; and encourages open discussion among community members.

This plan serves as the basis for three (3) types of implementation activities. First, the plan is the basis for future growth control through local zoning and subdivision regulations. Second, the plan will review public expenditures providing a basis for future development of a capital budget. Third, the plan is a locally adopted legal document for use in the Act 250 process.

Throughout this process the Planning Commission and Selectmen have made a concerted effort to act in the best interests of the community. Factors which are the basis for making policy decisions, however, are continually changing due to shifts in the social, economic or political climate, changes in public priorities and perspectives, and technological advancements. For this reason,

continued review and updating of this plan is vital and will be done at least every five years.

B. THE SITUATION IN CHARLOTTE TODAY

The development of policy decisions for this Comprehensive Plan presents the citizens of Charlotte with numerous hard decisions concerning the direction and degree of future growth and development. Continuing rapid growth and spiraling community costs threaten to change Charlotte's social, economic and aesthetic character. In truth, many serious inroads have already occurred over the past decade as Charlotte has become more involved with the growing Burlington Urban Area. This change has brought a mixture of new opportunities as well as the potential for significant problems.

Charlotte is fortunate to have maintained its rural character due to its geographic location within the county, the difficulty in obtaining water, the severe limitations for on-site sewage disposal and the absence of a municipal sewer and water system.

Since 1960 however, there has been a significant increase in population and residences. The impact of this growth is becoming evident and trends suggest increasing development pressure in Charlotte as Chittenden County continues to grow and available space in the urban core becomes more scarce. It is clear that continued undirected growth could easily result in the destruction of a sensitive natural environment, a sudden overloading of the existing rural service system and the transformation of Charlotte's rural character.

Viewed in the regional perspective of Chittenden County, higher density settlement is most appropriately located in the communities immediately surrounding Burlington which already have a pattern of urban development and municipal services which are readily expandable to accommodate growth. Charlotte should remain a rural residential community with the emphasis on agricultural use while not excluding other compatible uses. This goal, which is supported by the Chittenden County Regional Plan, is the guiding principle upon which this plan is based.

C. GOALS AND OBJECTIVES

Critical to the success of this plan is the identification of local goals and priorities. The primary importance of preserving Charlotte's present rural character and high quality of life is reflected in the following list of major goals.

Goal 1: Maintain Charlotte's rural character and heritage:

Objectives

- a. Manage and direct population growth to prevent uncontrolled and unsupportable development

- b. Encourage the continuation and expansion of active agriculture.
- c. Discourage strip development along town highways.
- d. Develop a "Town Center" which will provide for the concentration of local commercial and retail services.
- e. Control of development while encouraging cluster housing as an alternative to conventional subdivision.

Goal 2: Protect Charlotte's sensitive natural environment:

Objectives

- a. Restrict development within floodplains.
- b. Provide for a conservation strip along all streams.
- c. Encourage sound conservation practices in all land uses.

Goal 3: Continue to provide a high level of quality in community services:

Objectives

- a. Develop a capital budget which links future development with the town's ability to provide expanded services.
- b. Carefully evaluate educational demands as they relate to population growth and national requirements.
- c. Encourage the use of private lands for establishing a recreational trail network.

II. CHARLOTTE'S PAST

Benning Wentworth, royal governor of New Hampshire, granted charter on June 24, 1762, to a group of proprietors, mostly from Dutchess County, New York, few if any of whom settled here. These proprietors met, on July 29, 1762, at the house of Daniel Merritt, in Dutchess County, to appoint a committee to settle boundary lines between "Charlotta" and adjoining towns.

Subsequent meetings recorded the "patent of sd. Charlotta" and provided for "surveying and lotting" the town. The first meeting after the Revolutionary War took place on March 29, 1785, at the home of Jonathan Robinson in Bennington.

Derick Webb, a German, was the first to attempt to settle in Charlotte in March, 1776. He soon left, returning again the following March and left again in May.

Webb and Elijah Woolcott, in 1784, were the first permanent settlers, followed by James Hill, on Holmes Bay, where the first gristmill was established.

Other early settlers, who came here before 1800, included: Dr. James Towner, John Hill, Soloman Squier, Moses Fall, Daniel Hosford, James Palmer, Asa Narramore, Abel Leavenworth, Micheal Read, Samuel Prindle, Reuben Martin, James Squier, Col. William Williams, Preserved Wheeler, Eljah Alexander, Joseph Hoag, Eliphal Gillette, Walter Farriss, William Niles, Gideon Prindle, John Clark, Elijah Powell, John Thorp, William Pease, Elijah and George Pease, Caleb Barton and Gad Root.

While most of the early arrivals were farmers, some operated taverns, tanneries, a ferry, gristmills, brickyards, general stores and blacksmith shops.

The town was organized on March 13, 1787 and, when the first complete census was taken after Vermont became a state, Charlotte was the most populous town in the north half of Vermont, its inhabitants numbering 635.

The first church organized in town was the Congregational on January 3, 1792. the original edifice was built in 1798 and was replaced in 1848 with the present brick building.

The first Methodist Society in western Vermont was formed in 1798 and in all probability itinerants began preaching here that year. The first church building, a wooden structure on South Greenbush Road, was completed in 1823, burned down in 1827, and was replaced by a brick building in 1840. This building, now at the Shelburne Museum, was purchased by the Breezy Point Library Association in 1903 and for many years served not only as a library, but as the scene of amateur theatrical, motion picture showings, etc. The building was badly damaged by the hurricane in 1950, at which time it was decided to offer it to the Museum.

The Catholic Church in East Charlotte, formerly a Quaker meeting house, was brought here by ox teams from Starksboro during the winter of 1858-59. Previously, Masses were said in private homes. This church is now the oldest continuous Catholic Church in Vermont.

The Baptist Church was organized on May 6, 1807, and the first church edifice was built the following year. It was replaced in 1840 by the brick building located near Baptist Four Corners in East Charlotte.

Charlotte Female Seminary, located on Greenbush Road south of the Four Corners, was organized in 1835 and the building erected the following year. It was purchased in 1840 by the Methodist Episcopal Society, to be used for the Troy Conference. After the building burned, a new one was built by volunteer subscription, and was opened as Lakeview Seminary, John Dewey its principal. It became part of the Charlotte School System in 1895 and remained in use as a school until the Central School was built in 1949.

Another interesting old building in Charlotte houses the Charlotte Memorial Museum. Built in 1850 as a Town House, it was used as such until 1939 when the present Town Hall was built. It was turned over in 1943 to the Museum Society, to be used as a war memorial and to house suitable arts and crafts, historical documents, and valuable records of the early history of the town. In 1978, the museum was turned over to the Charlotte Historical Society who operates it during the summer months, although the Town retains ownership of the museum.

Visitors to the Shelburne Museum will see the Stagecoach Inn, built in Charlotte in 1783 by Captain Hezekiah Barnes, an officer in the U.S. Militia, who came here with his wife and four children from Lanesboro, MA. Captain Barnes also built a trading post across the road from the Tavern (now the Storehouse Gallery) and continued both successful enterprises until his death in 1813.

The Inn was in constant use until 1948, at which time Museum officials visited it and marvelled at its structural excellence. It was moved to Shelburne piece by piece, and completely restored to correspond as nearly as possible in appearance to New England inns of the Period.

Included in the list of business interests in Charlotte in 1886 were Alanson Edgerton's Cider Mill, Winfield Scott's saw and grist mill, and H.D. Alexander's Vineyard and Fruit Farm. There were three stores: one at the "center", conducted by Swain and Williams; one at Charlotte Village and one at Baptist Four Corners, both owned by S.E. Russell, who came to Charlotte from Burlington in 1878.

The military spirit was rife in Charlotte from earliest days, probably not surpassed by any town in the state. There were no less than five military companies in the town; two infantry, one light cavalry, one cavalry and one artillery.

Interesting anecdotes abound in Charlotte, especially about the origin of such names as Mutton Hill. Legend has it that it was so named when a group of church-goers were alerted to the fact that a bear was hidden in the bushes nearby. W. W. Higbee's account goes on to say: "In those days, as now, it was deemed good policy to kill bears when they were around and so the meeting was suddenly adjourned and everybody joined in a surround". The "bear" turned out to be a large black ram and the territory in question henceforth became known as Mutton Hill.

The startling fact that Charlotte and surrounding areas were at one time completely under water was brought to light in 1849 when workmen laying the road-bed for the Rutland and Burlington Railroad, came across some bones they assumed to be those of a horse. Subsequently investigation by scientists and historians revealed that the skeleton was that of a marine animal, thought to be a small, northern white whale. These interesting remains are now on exhibit at the University of Vermont.

A whipping post and stocks once stood at Charlotte Four Corners. History does not record how many times they were used, but on at least one occasion a transient who had stolen a cow from Capt. James Hill was sentenced by Daniel Griswold to receive nine lashes and pay costs. After the whipping, administered by Constable Clark, the fees were returned but the culprit was ordered to cut wood for Griswold. Griswold allowed the man to sleep in the kitchen that night and woke up the next morning to find the fellow had absconded with his new pair of boots.

The first ferry service across Lake Champlain originated from Charlotte and was established by John McNeil in 1801. For many years passengers between Cedar Beach and Essex, N.Y. were transported by sailboat, but around 1830 McNeil and his partner, Ross, built an ingenious contraption operated by six horses on a treadmill. This horseboat made the trip back and forth across the lake three times a day for some 20 years. Finally the ferry collapsed one day under a heavy load of cattle and the cargo had to swim to safety... the ferry was hauled to shore and "beached forever".

The above is a resume of articles which have been published in the Charlotte News -- Marjorie L. Coleman, editor. Principle sources are The History of Chittenden County, published in 1886, and W. W. Higbee's Around the Mountain.

III. INVENTORY AND ANALYSIS

A. PHYSICAL RESOURCES

1. General Description - The town of Charlotte is located in the southwestern corner of Chittenden County and encompasses approximately fifty square miles (32,320 acres), almost 20 percent of which is water. The town is bounded by Lake Champlain to the west and by the towns of Shelburne, Hinesburg and Ferrisburg to the north, east and south respectively. Located in the 'Champlain Valley' Charlotte's overall physiographic character is one of small rolling hills with numerous flat terraces and bisecting streams. Three general regions can be identified. Between Lake Champlain and Route 7 the land slopes gradually from an elevation of 100 feet at lake level to approximately 250 feet. East of Route 7 a chain of hills rise more steeply to a maximum elevation of 980 feet on Mount Philo. East of these hills the land is characterized by gently rolling terraces ranging in elevation from 300 to 400 feet. In the southeast corner the land becomes more rugged with steep stream valleys and elevations of up to 800 feet.

Numerous small drainage basins are formed by Thorp Brook, Pringle Brook and Holmes Creek in the west, and Lewis Creek, Bingham Brook, Mud Hollow Brook and the La Platte River in the east.

2. Geology - The bedrock formations of Charlotte consist principally of dolomite which interbeds with limestone near the southwestern side of Route 7. Surrounding this dolomite - limestone is a belt of shale. East of this shale belt lies a bed of quartzite mixed with dolomite which eventually turns into mainly dolomite in the most eastern part of Charlotte.

The two stream valleys, (Mud Hollow and Bingham), include a thin belt of limestone that grows wider in the north and Shelburne area. The hills and low mountains mark the western edge of a low angle thrust fault where the overlying bedrock has been moved to the west. The hills and low mountains are erosional remnants caused by this folding and faulting. They dip eastwards with their steeper sides to the west.

These hills are covered with glacial till in contrast with the majority of Charlotte which is covered with Lacustrine and Marine Clays and Silts. Tills are usually poorly drained and include gravels instead of silts. One long belt of this silt lies on the western side of Pease Mountain stretching north-south. In the northeast corner lies a section of ice contact gravel. It is well sorted and well drained above the high water level. A gravel quarry is located in this area. Other surfacial materials include peat and muck in swamps and poorly drained areas. These areas lie in the mideastern edge of the town and also in the southwest corner of the town.

3. Limitations and Opportunities for Development - An evaluation of various natural resource characteristics is critical in determining potential locations and acceptable levels of development. Consideration must be given to soils, slopes, high water table, flooding and groundwater availability. As the number and severity of limitations increase on a particular site, it becomes more costly to develop, both in terms of the direct costs of construction and maintenance, and indirect cost such as environmental degradation. Resource evaluations in this section should be used as a guideline in determining the overall pattern and intensity of development. In all cases however, detailed site inspection should be used in making final land use decisions.

a. Soils - Soil characteristics are an important consideration for all development. Extreme stoniness, shallow depths to bedrock, low permeability and poor drainage create especially severe limitations on septic systems. Much of Charlotte consists of silts and clays with very low permeability. Development requiring on site sewage disposal should only be permitted at low densities in these areas. More intense development should be directed toward those areas which can handle the disposal of sewage efficiently and safely. A number of such areas are identified, on the map Soil Suitability, for On-site Sewage Disposal (map 1). More detailed information is available from the maps and text found in the Soil Survey of Chittenden County, Vermont.¹ Reference to this map should be made in conjunction with on-site inspections.

b. Slopes - Steep slopes also present a significant limitation to development. In addition to increasing construction and maintenance costs, development on steep slopes introduce significant environmental hazards such as erosion. A general guideline of 15 percent is accepted as a standard limit for conventional development. Charlotte has numerous hillside areas and stream valleys where slopes exceed this limit. The U. S.G.S. 15" topographic map series and the Soil Survey of Chittenden County should be used in conjunction with on-site inspection to determine the appropriateness of development with respect to steep slopes.

c. Groundwater Potential - The availability of groundwater becomes an important consideration where development is dependent on individual wells as a water source. The Groundwater Potential Map delineates a general pattern of groundwater availability. Much of Charlotte is considered to have very low groundwater potential with low water yields originating from bedrock sources to a depth of 300 feet. Only one small location is identified as having good groundwater potential. Water availability becomes a more important consideration where intense development is planned.

¹ All maps not numbered in the text are working maps available for inspection at the Town Clerk's Office.



Till over 25' thick. Low to medium permeability. Suitable for septic tanks with leaching fields at least 200' long.



Thin till over bedrock. Bedrock commonly exposed at the surface. Septic tanks with at least a 200' leaching field only in areas where till is over 10' in thickness.



Permeable sands and gravels. Suitable for septic tank use if deposit is over 15' thick and water table is over 25' below ground surface. Silt, clay or till below at least 6' of sand or gravel is desirable to prevent downward movement of effluent.

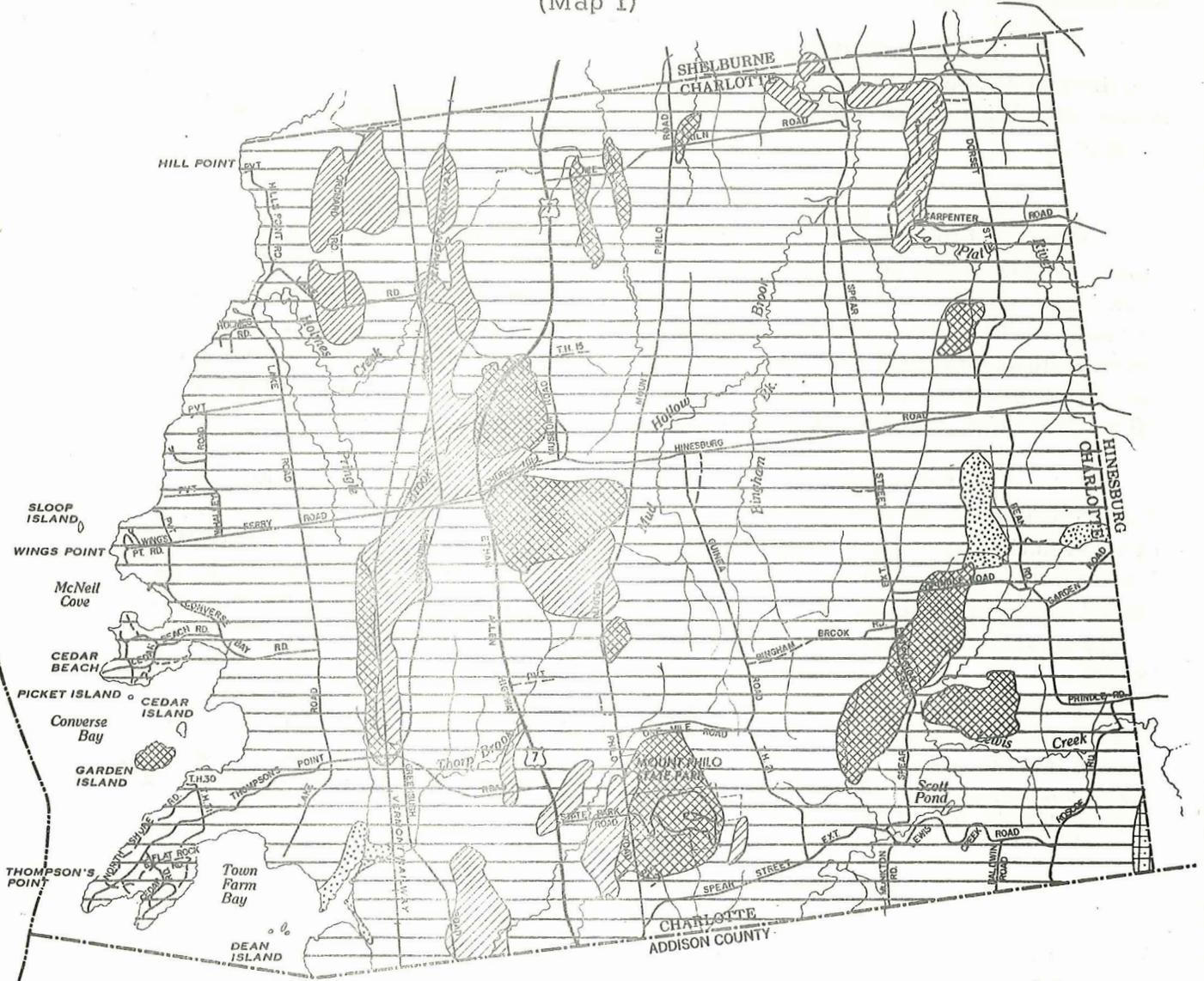


Low, poorly drained, frequently flooded stream floodplains covered with alluvium and/or swamps. Unsuitable for septic tanks.



Silts and clays with very low permeability. Septic tanks will not function properly in these areas.

(Map 1)



SOIL SUITABILITY FOR ON-SITE SEWAGE DISPOSAL



DATA SOURCE: David P Stewart, GEOLOGY FOR ENVIRONMENTAL PLANNING IN THE BURLINGTON-MIDDLEBURY REGION, VERMONT, 1973 Vermont Water Resources Department

Interstate Highways	State Boundary	Dec. 31, 1967	1:1
U.S. & State Highways	County Boundary	Revised: 3/78 10/78	
State and Town Highways	Municipal Boundaries		
Seasonal Roads	Village Boundaries		
Roads	Public Area		

TOWN OF CHARLOTTE

The preparation of this map was financially aided through a subgrant from the Department of Housing and Urban Development, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1968, as amended, and through a grant from the Vermont Planning and Community Services Agency.

CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION

d. Flooding - Flooding presents a severe limitation to all development which requires permanent structures. It is therefore recommended that all potential flood areas be reserved for open space uses. The Flood Hazard Boundary Map delineates the boundaries of the 100 year flood zone. This includes the entire Charlotte shoreline on Lake Champlain and a strip of land either side of Lewis Creek. There may be other areas which are locally recognized as flood prone. Some of these are identified in the Soil Survey of Chittenden County.

e. High Water Table - High water table is often associated with flooding or low permeability and presents the same limitations to development. Areas with high water tables are identified in the Soil Survey of Chittenden County.

f. Opportunities for Development - Areas not subject to the limitations listed above are considered to have a potential for development. These areas are identified on the Soil Survey Map and include those soil groups which have only slight to moderate limitations as identified in table 8 of the Soil Survey. Based on these criteria, only a very small portion (less than 5%) of Charlotte's total area possesses a significant potential for intense development. These natural limitations will significantly effect the type, pattern, and intensity of future growth in Charlotte.

4. Natural Areas - In Charlotte there are places which because of their wildlife, plants or geological features are quite unusual. Often because of the remoteness, quiet, or beauty of these places they have been known and frequented for generations by local townspeople and visitors alike. Both increasing ecological awareness and the accelerating pace of land development of the past decade have made these natural areas more important than ever before.

The Charlotte Planning Commission has identified a number of Natural Areas within the Town using the above description in addition to the Vermont Natural Area Inventory. A map of locations and additional information on these sites are available from the town offices.

NATURAL AREAS IN CHARLOTTE

1. Area: Charlotte Road Cut (5 Acres)
Area Type: Geologic Structures & Dikes
Ownership: State Government
2. Area: Pease Mountain (640 Acres)
Area Type: Natural exposure of Champlain overthrust
Ownership: Educational Institution

3. Area: Barber Hill (160 Acres)
Area Type: Exceptional Rock Exposure
Ownership: Private Individual
4. Area: Mt. Philo (700 Acres)
Area Type: Geologic Exposures of Champlain overthrust
Ownership: Private Individual & State Government
5. Area: Town Farm Bay (10 Acres)
Area Type: Fossil Area
Ownership: Private Individual
6. Area: Lewis Creek (30 Acres)
Area Type: Whitewater
Ownership: Private Individuals
7. Area: Charlotte landfill (50 Acres)
Area Type: Pleistocene Marine Fossils & Beach
Ownership: Local Government
8. Area: Thorpe Point (Williams Farm) (50 Acres)
Area Type: Fossil Locality
Ownership: Private Individual
9. Area: Charlotte Fossil Area (20 Acres)
Area Type: Fossil Locality
Ownership: Private Individual

5. Historic Sites - Historic sites and structures in Charlotte provide insight into the lifestyle of the town's early settlers, and the growth of the town. The surviving structures and sites serve as a link to Charlotte's heritage and as such, are both valuable and interesting resources. A comprehensive list of Historic Structures has been compiled by the State Division For Historic Preservation (Appendix 3). In addition to the buildings listed in the State Historic Survey, Charlotte has three covered bridges on the National Register.

B. POPULATION

Population trends serve as an important indicator of the potential pressures and demands which a community must take into consideration in planning for the future. A decreasing population such as Charlotte exhibited up to 1960 (table 1), required little planning. Since 1960, however, Charlotte experienced an increasing rate of growth which peaked in the late 1960s and early 1970s. Although the growth rate has decreased since this period, Charlotte's population is still increasing at a significant rate and projections suggest a continuation of this trend through the end of the century.

POPULATION HISTORY
(table 1)

CHARLOTTE

CHITTENDEN COUNTY

Year	Population	Annual ² Increase (in %)	% in Charlotte	Population	Average Annual Increase in %
1900	1,254	-	3.16	39,600	-
1910	1,163	-0.75	2.73	42,447	0.70
1920	1,160	-0.03	2.65	43,708	0.29
1930	1,089	-0.70	2.29	47,471	0.83
1940	1,082	-0.03	2.07	52,098	0.93
1950	1,125	0.39	1.94	62,570	1.05
1960	1,271	1.28	1.70	74,425	1.75
1970	1,802	3.50	1.82	99,131	2.91
1980 ¹	2,561	3.58	2.22	115,534	1.54
1985 ¹	2,969	3.00	2.39	124,293	1.47
1990	3,442	3.00	2.59	132,799	1.33
1995	3,856	2.30	2.73	141,309	1.25
2000	4,321	2.30	2.87	150,364	1.20

*Source: U.S. Census, 1980

¹1983 State Planning Office Estimates for 1985 to 2000.

²% increase is calculated logarithmically.

Appendix I offers a comparison of Charlotte's growth between 1960 and 1975 with the rest of Chittenden County. On a regional basis Charlotte is below the average growth rate for Chittenden County. As might be expected, most of the faster growing areas are adjacent to the regional core, with the exception of Richmond which is occasional by the location of Interstate 89.

Population estimates since the 1970 Census have been conducted by the State Planning Office and Health Department. Chittenden County Regional Planning Commission has officially adopted the 1976 State Planning Office estimates as a best fit for the county as a whole (table 2). Different methodologies, however, have resulted in various estimates of growth in Charlotte ranging from a low average annual growth rate of 2.6 percent to a high of 4.9 percent. Using these various estimates in combination with additional local data an adjusted estimate of 3.5 percent average annual growth has been derived. Applying this estimate to the 1970 population gave a 1975 population of 2,140 and a 1978 population estimate of 2,293.

Projections of future population can be made for the near and long range future. All population estimates and projections, however, are suspect and should be used cautiously. The short range population growth can be expected to follow recent trends. For long range projections, where uncertainty concerning future conditions exists, it is advisable to review a range of potential growth rates.

Calculations were made for 2, 3.5, and 5 percent rates of growth (table 2). Five percent is the maximum conceivable rate of growth since 1970 as based on listers report and building permits. Two percent represents a growth rate under relatively stable conditions and represents a desired growth rate for the town in order to maintain the existing character.

POPULATION GROWTH POTENTIAL

(table 2)

Growth Rate	1975	1980	1985	1990	1995	2000
2% Growth	2140	2362	2607	2878	3177	3507
Annual Increase		44	49	54	60	66
3.5% Growth	2140	2542*	3019	3586	4259	5058
Annual Increase		80	95	113	134	159
5% Growth	2140	2731	3486	4449	5678	7247
Annual Increase		118	151	192	246	313

*1980 Census = 2561

POPULATION by AGE DISTRIBUTION

(table 3)

AGE	CHARLOTTE				CHITTENDEN COUNTY	
	1970		1980		1970	1980
	Count	%	Count	%		
Under 5	208	13%	187	7%	10%	6%
5 - 14	414	25%	511	20%	21%	15%
15 - 24	319	17%	376	15%	22%	25%
25 - 34	227	12%	514	20%	14%	18%
35 - 44	218	12%	367	14%	11%	12%
45 - 54	163	9%	247	10%	9%	9%
55 - 64	119	6%	178	7%	6%	7%
65 and over	134	7%	181	7%	7%	8%
Total count	1,802		2,561			

1980 CHARLOTTE AGE - SEX DISTRIBUTION

(table 3a)

AGE	MALE	%	FEMALE	%	TOTAL
0 - 4	103	4.0 %	84	3.3%	187
5 - 14	240	9.4	271	10.6	511
15 - 24	212	8.3	164	6.4	376
25 - 34	261	10.2	253	9.9	514
35 - 44	187	7.3	180	7.0	367
45 - 54	132	5.2	115	4.5	247
55 - 64	86	3.4	92	3.6	178
65+	88	3.4	93	3.6	181
TOTAL	1309		1252		2561

ECONOMIC STATUS

The economic status of a town's residents has numerous implications for the social character of a community. Economic status is reflected in a review of the 1980 and 1981 Vermont Personal Income Tax Returns (table 4, revised.).

The distribution can be examined in three ranges. Below 10,000 dollars Charlotte's distribution parallels Chittenden County. Between 10 and 25,000 Charlotte has a relatively smaller number of returns relative to Chittenden County, while it has a higher number above 25,000.

VERMONT PERSONAL INCOME TAX RETURNS (1980 and 1981)

(table 4, revised)

(Source: CCRPC distribution of state returns)

Dollars Range:		3999	4000	6000	8000	10,000	15,000	25,000	50,000+
			5999	7999	9999	14,999	24,999	49,999	
Charlotte -----	1980	15%	7%	8%	8%	13%	19%	22%	8%
	1981	15.6%	7.4%	6%	5.4%	13.8%	19.3%	23.5%	9%
Chittenden County -----	1980	18%	8%	7%	8%	15%	21%	20%	3%
	1981	15.5%	7.6%	6.9%	7.2%	14.3%	21.3%	23.2%	4%
Vermont -----	1980	18%	9%	9%	9%	17%	22%	14%	2%
	1981	16.5%	8.3%	7.9%	8.1%	16.6%	22.6%	17.4%	2.6%

C. ECONOMICS

An evaluation of Charlotte's economic character must address employment, town revenues and municipal expenditures. Statistics and analysis for each of these categories are presented below.

1. Employment Characteristics - Table 5 reflects the 1960-1970-1980 overall trend in employment of Charlotte residents. Significant increases for 1960-1970 are in the areas of Wholesale-Retail Trade (+103%), Services (+97%), Manufacturing (+176%) and Construction (+458%). The only figure decreasing is the number of people involved in agriculture and forestry. The 1970-1980 period reflects continued increases in the same four types of employment but at noticeably lower rates.

Speculation can be made with regard to the significance of these figures. However, much of it is unsupported. In Charlotte's case, the dramatic increase in the number

of persons involved in professional jobs would tend to suggest that the town is fast becoming a bedroom community for the core area.

NUMBER OF EMPLOYEES FROM CHARLOTTE
BY TRADE

(table 5)

	1960 ¹	1970 ²	1980 ³
Agriculture, Forestry	143	142	116
Construction	12	67	67
Manufacturing	41	113	238
Transportation	16	35	35
Wholesale - Retail Trade	60	122	256
Services	135	266	469
Public Administration	8	22	41
No Response	58	24	-
TOTAL	473	791	1222

Source: 1. 1960 U.S. Census
2. 1970 U.S. Census
3. 1980 U.S. Census

2. Tax Revenues - Tax revenues can be analysed on the basis of their source and total quantity. Changes in both these characteristics from 1970 to 1982 are presented below.

The source of town revenues can be determined by examining the total fair market value for different land uses.

The trend in fractional contributions to fair market value in Charlotte over the past eight years portrays an increased burden on residential property to pay for services provided by the town. Decreased farm contributions are the function of both development of land and the utilization of farmers contracts. Significant is the fact that Charlotte does not have any industrial or commercial tax base to speak of and the amount of vacation property has not increased at a rate equivalent to year round residential property (table 6).

FRACTIONAL CONTRIBUTIONS TO FAIR MARKET VALUE
BY LAND USE CATEGORY (PERCENT) (table 6)

	RESIDEN- TIAL	VACA- TION	COMMER- CIAL	INDUS- TRIAL	FARM	PUBLIC	TIMBER- LAND	MISC.
1970	36.7	15.4	4.6	2.2	37.2	0.0	0.1	3.8
1971	50.2	12.8	3.8	3.0	24.9	0.09	0.6	4.9
1972	52.0	11.9	3.6	3.3	22.7	0.07	1.3	6.2
1973	56.9	10.9	3.3	3.4	19.2	0.06	0.7	5.6
1974	57.2	10.3	3.6	3.5	19.4	0.1	-	5.9
1975	61.8	9.3	4.0	0.0	16.1	0.5	-	6.1
1976	63.1	9.0	2.9	0.9	14.8	0.5	-	6.0
1977	67.1	8.7	0.7	1.0	13.6	0.0	-	6.5
1978	55.7	8.8	3.8	0.0	13.1	0.0	5.9	12.7
1979	67.1	7.8	4.2	0.0	13.0	0.0	0.0	5.5
1980	57.8	7.2	4.2	2.3	23.9	0.0	-	4.6
1981	68.7	7.0	4.1	2.3	11.3	0.2	-	4.7
1982	70.8	6.8	4.1	2.2	11.6	0.1	-	4.4

SOURCE - VERMONT TAX DEPARTMENT, PROPERTY TAX DIVISION

The changes in Charlotte's tax revenue from 1974 to 1983-1984 are reviewed in table 7. Based on this information, revenues raised through local taxes have increased 200 percent while the grand list has grown by 443 percent. Reappraisal is being done for the 1984-1985 year.

CHARLOTTE TAX REVENUE
(table 7, revised)

Year	Total Tax Rate	Schools Tax Rate	Grand List (dollars)	Total Taxes Assessed (dollars)	Number of Tax Bills
1974	6.15 ₁	4.95	105,480.30	654,056.89	880
1975	3.35 ₁	2.66	213,059.95	714,411.99	918
1976	3.85 ₂	2.95	222,358.55	853,610.38	940
1977-78	4.37 ₂	2.90	229,155.00	991,262.00	966
1978-79	2.00 ₃	1.60	474,475.00	938,727.00	1,000
1979-80	2.21	1.83	502,492.50	1,109,850.32	1,044
1980-81	2.44	2.04	526,630.34	1,284,192.09	1,079
1981-82	2.69	2.33	546,878.82	1,468,486.74	1,094
1982-83	3.11	2.69	555,663.55	1,724,784.22	1,119
1983-84	3.44	3.00	571,011.96	1,963,814.63	1,145

- Note: 1. Reappraisal in 1974
2. General Fund 18 Month budget
3. Assessed at 100%

NON-SCHOOL EXPENDITURES OR BUDGETS

(table 8, Charlotte)

YEAR	HIGHWAYS	SOLID WASTE	FIRE + RESCUE	RECREATION	POLICE	GENERAL GOVERNMENT	DEBT RETIRMENT
1979 ****	224,858	15,712	21,763	3,269	1,500	53,587	251
1980 ****	194,618	25,809	22,840	50,766	2,500	58,650	2,428
1981 ****	219,035	17,378	26,355	2,596	2,500	63,644	6,150
1982 *	211,050	18,700	30,348	100	2,500	82,896	2,327
1983 *	240,584	20,361	33,500	5,125	2,500	112,205	7,580

**** Actual
* Budget

3. School Expenditures - Public expenditures for education account for approximately 87 percent of Charlotte's annual budget. In order to ensure a continuing high quality of education as well as safeguard the town against unanticipated expenses it is critical that the status of school facilities and expenditures be analyzed periodically.

4. Education Management has become a necessary means of tracking school facilities demand, utilization, while enhancing the realistic planning for future growth. With increased needs to adapt to technological growth with its demands for higher levels of teaching and learning skills, education management has become an effective and productive function in the Chittenden South School District.

a) Acknowledgement should be given to John Rinaldi, Director Of Educational Management Services, CSSD, for his advice, recommendations, and preparation of the graphics presented herein.

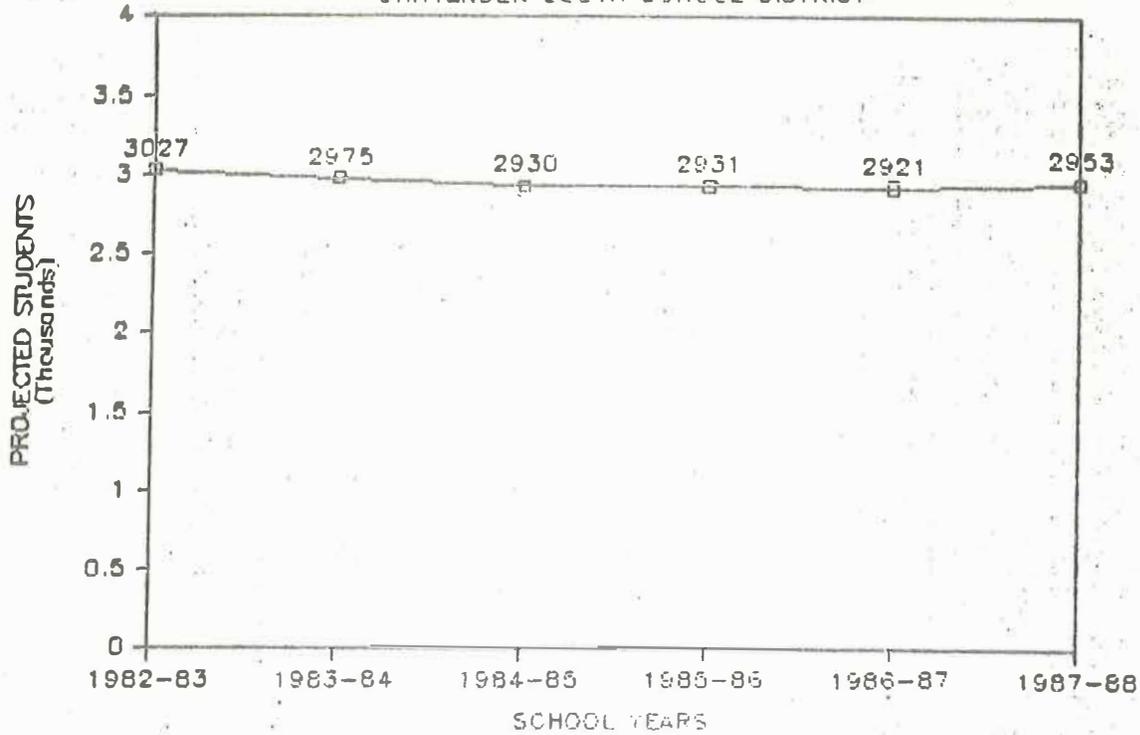
.1 The CSSD subscribes to the New England School Development Council, which on an annual basis, or upon request, supplies enrollment projections on a 10 year basis. These statistics are incorporated in the various charts or graphs that are included in this Town Plan.

b) Charts and graphics included.

Student Population Projections, CSSD
(Total students by School Years)
Student Population Projections, CSSD
(Students by Grade Groups by School Years)
Student Population Projections, Charlotte
(Students by Grade Groups by School Years)
Charlotte Staffing
(Student Population/Teacher Population)
Charlotte Operating Cost Per Pupil
(Total Budget/Student Population)
Charlotte Budget Growth (projections)
(5%, 10% growth and approved, by School Years)
C.V.U. Enrollment Projections (ten years)
(Yearly counts by class levels)
C.V.U. Staffing
(Student Population/Teacher Population)
C.V.U. Operating Cost Per Pupil
(Total Budget/Student Population)

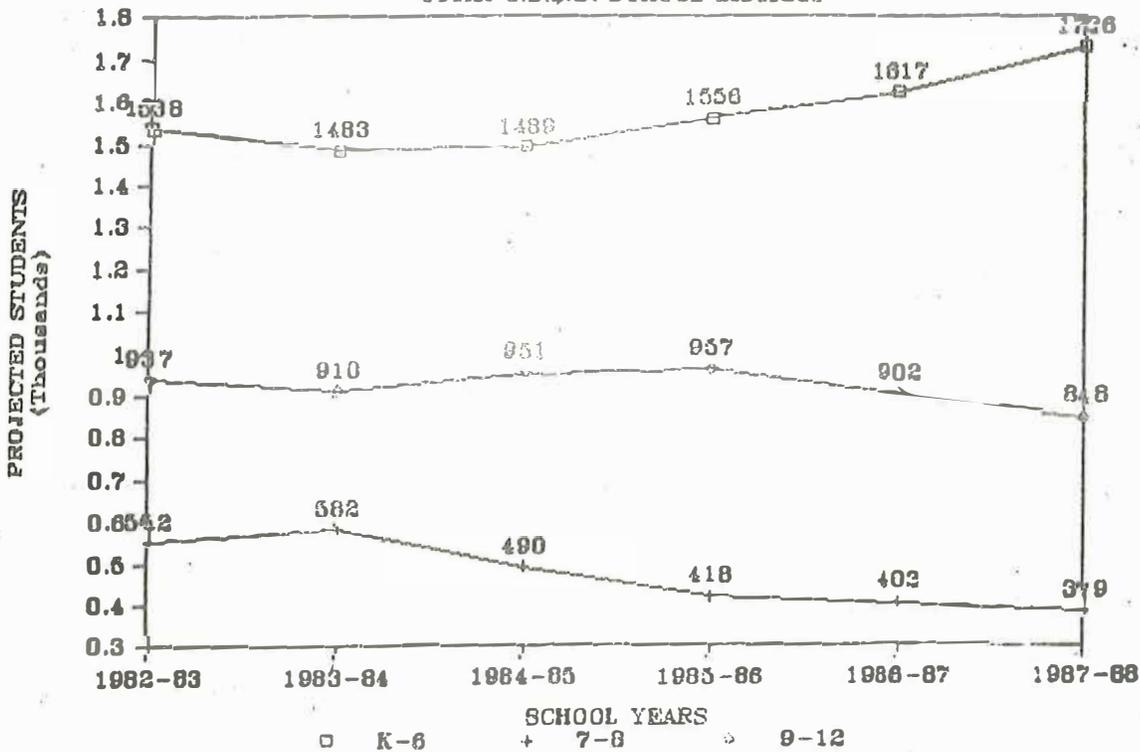
STUDENT POPULATION PROJECTIONS

CHITTENDEN SOUTH SCHOOL DISTRICT



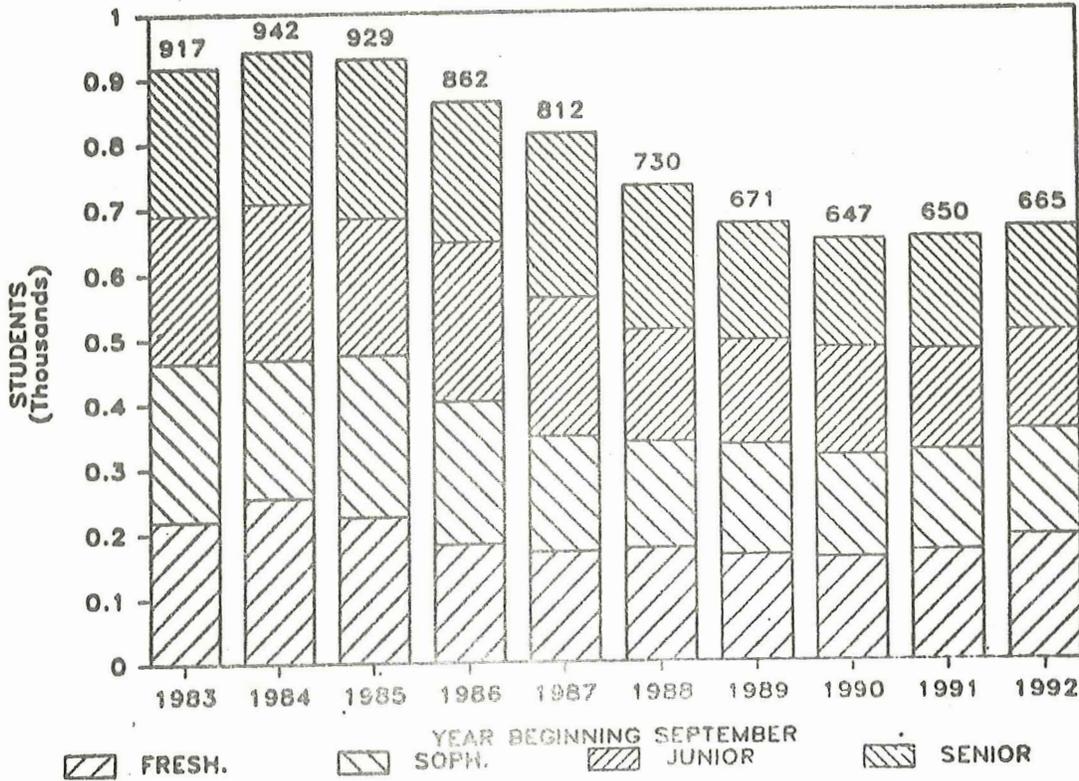
STUDENT POPULATION PROJECTIONS

TOTAL C.S.S.D. SCHOOL DISTRICT



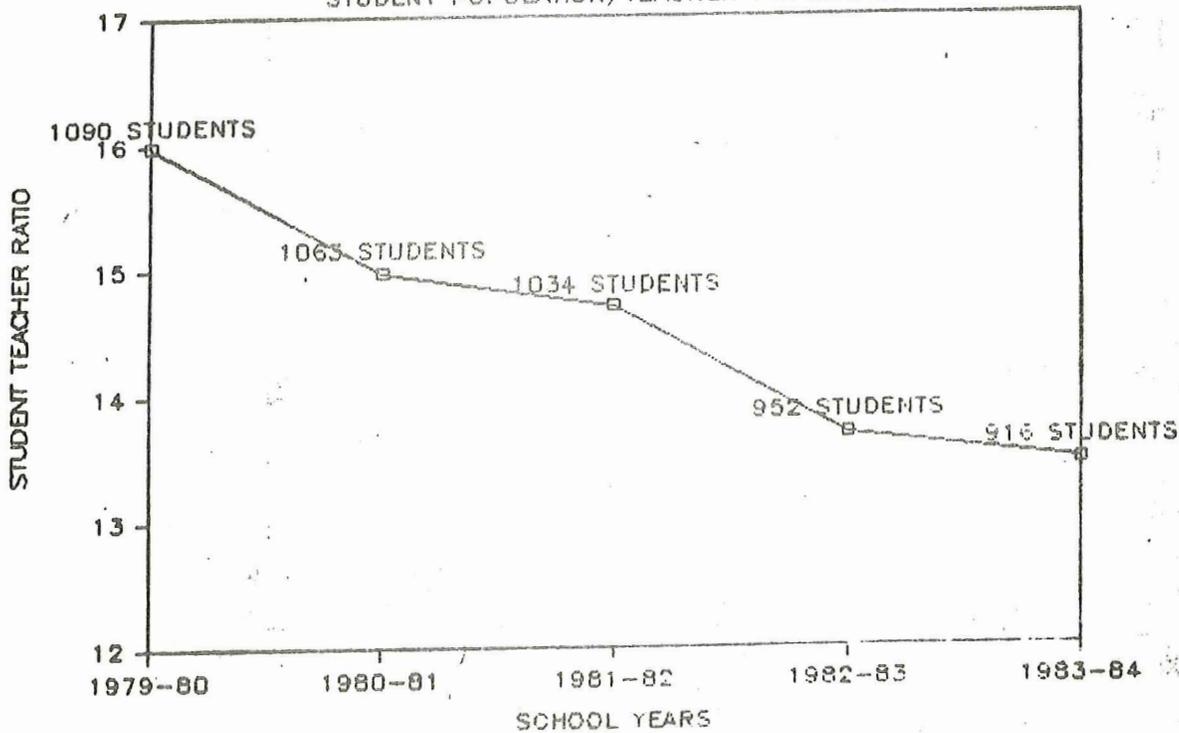
C.V.U. ENROLLMENT PROJECTIONS

TEN YEARS



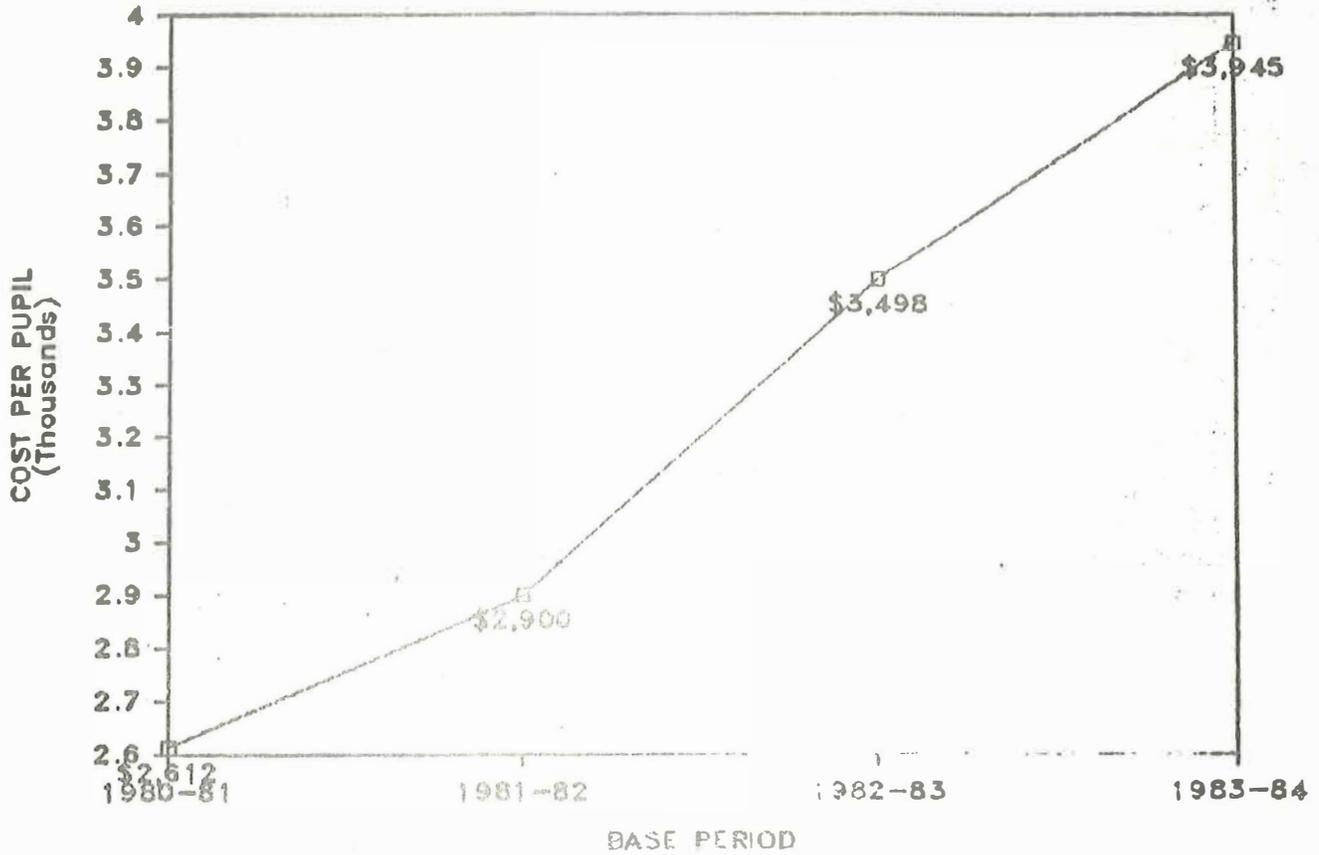
C.V.U. STAFFING

STUDENT POPULATION/TEACHER POPULATION



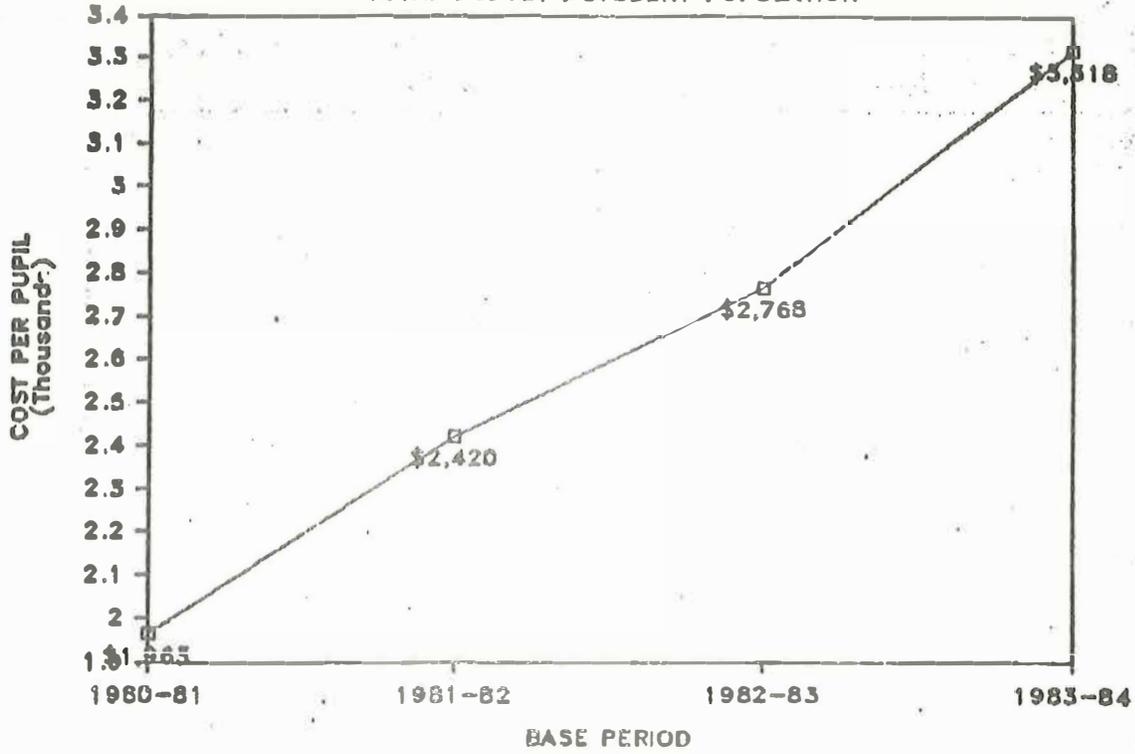
C.V.U. OPERATING COST PER PUPIL

TOTAL BUDGET/STUDENT POPULATION



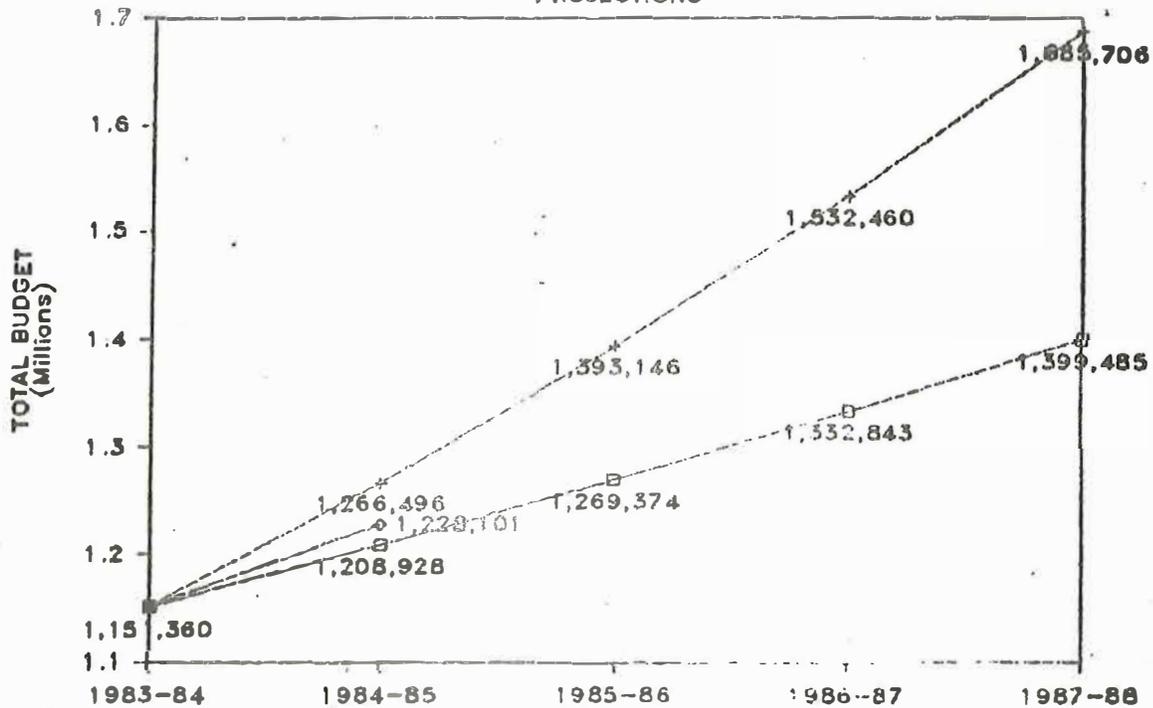
CHARLOTTE OPERATING COST PER PUPIL

TOTAL BUDGET / STUDENT POPULATION



CHARLOTTE BUDGET GROWTH

PROJECTIONS



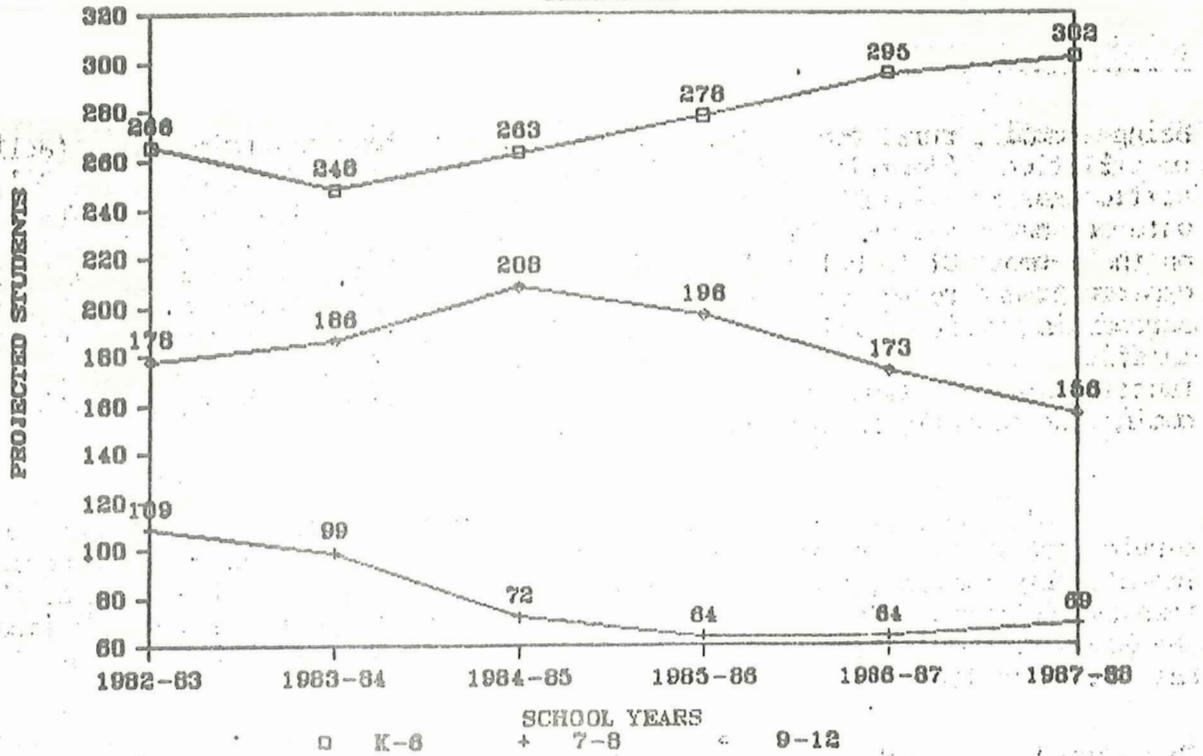
□ 5% BUDGET GROWTH

+ 10% BUDGET GROWTH

◇ APPROVED

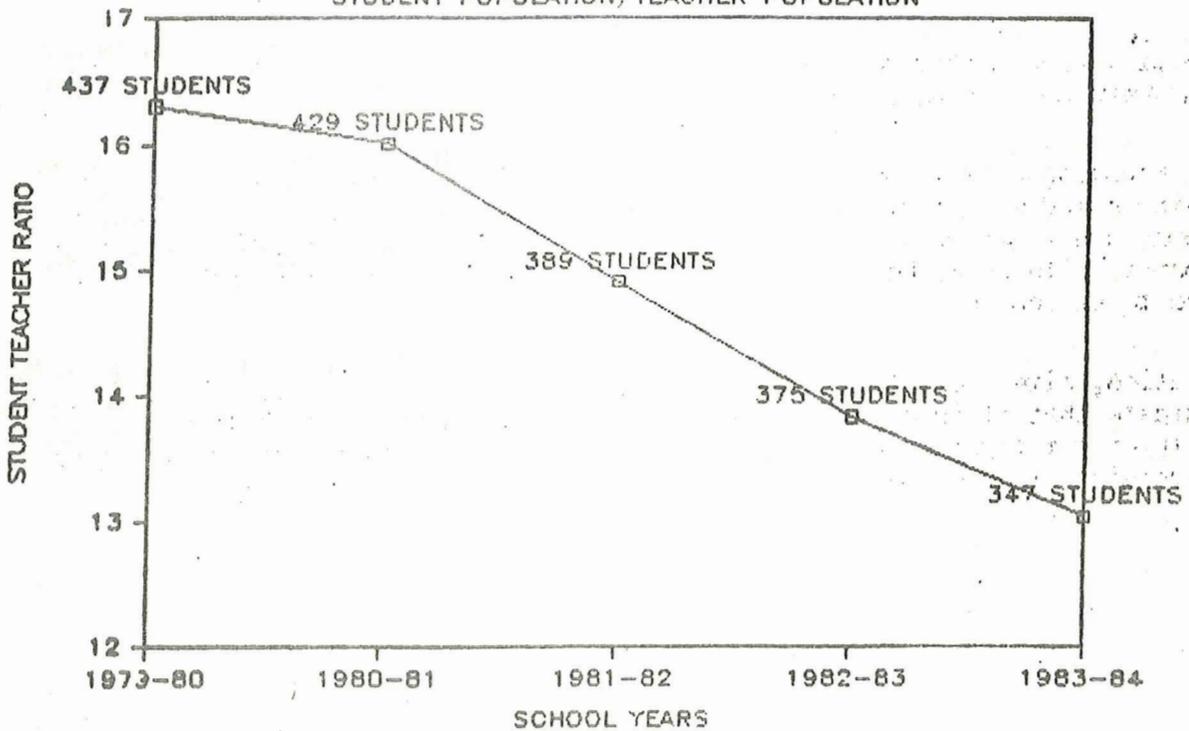
STUDENT POPULATION PROJECTIONS

CHARLOTTE



CHARLOTTE STAFFING

STUDENT POPULATION/TEACHER POPULATION



D. COMMUNITY SERVICES

Being a small, rural community, Charlotte does not have extensive local facilities or utilities. Electricity is supplied by Green Mountain Power and fuel, oil, or bottled gas is available through numerous private suppliers. There is no municipal water or sewer system. In addition to the volunteer police force, Charlotte relies on the Vermont State Police for police services. Charlotte has a volunteer fire department and rescue squad which is backed up through a mutual aid agreement with surrounding municipalities. Solid waste is handled through a municipal sanitary landfill. The most significant local services both in terms of costs and community function are education and transportation. In addition to these, recreation is becoming increasingly important.

1. Education - Education is probably the single most important community service provided by the town of Charlotte, both in terms of expense and social impact. Expensewise, the school budget accounts for roughly 87 percent of the annual town expenditures. Socially, the educational environment has a critical impact on the lives of Charlotte's youth. In addition to the students' involvement, the school has traditionally served as a focus for community activities.

Charlotte has one school, the Charlotte Central School, which provides education for grades Kindergarten through Eighth. As a member of Chittenden South School district, grades Nine through Twelve are provided at the Champlain Valley Union High School in Hinesburg, VT.

The Charlotte Central School has a capacity of approximately 500 students. As of December, 1983, the school had an enrollment of approximately 350. Champlain Valley Union High School's expansion since 1981 has resulted in physical building facilities to accommodate a student population of approximately 1100 students.

The Capital expenditures of \$50,000.00 in 1982-1983 school years have enhanced the long term ongoing usefulness of the Charlotte Central School buildings and facilities.

The Planning Commission estimates that with the purchase of more land and remedial drainage and sewage disposal work, Charlotte Central School could be expanded to accommodate a maximum of 600 students in the present location. A new school on a separate site would be required if the Kindergarten through Eighth student population were to exceed 600.

Location, site limitations and other factors at Champlain Valley Union High School indicate that it is critical that the member communities of Chittenden South School District get together and develop a policy to deal with the overcrowding problem at Champlain Valley Union.

2. Transportation - Charlotte has a road network appropriate for a rural community of its size. As shown in the following table (table 13.) Route 7 is an arterial road which serves as a major transportation corridor both into and out of the regional core. In addition, Charlotte has a rail system running from the northern boundary of town to the southern boundary roughly paralleling Route 7. The remaining roads in town are local and rural roads, half of which are unpaved. As of 1977, there were 26 miles of Class 2 town highways, and 47 miles of Class 3 town highways. It is interesting to note that outside of Burlington and South Burlington only one other town in the engineering district has more road miles than Charlotte, and that town by less than one mile.

ROAD FUNCTIONAL CLASSIFICATION
(table 13)

<u>Functional Category</u>	<u>Design Elements</u>	<u>Charlotte's Roads</u>
Expressway	200' right-of-way width 12' lane width 50-70 miles per hour	none
Arterial	80' right-of way width 12' lane width 40-50 miles per hour	Route 7
Collector	60' right-of-way width 11' lane width 30-40 miles per hour	none
Local and Rural	50' & 60' right-of-way width ¹ 7'-10' land width 30 - 40 miles per hour or less	all remaining roads

Source: CCRPC, WE ARE NOT THE LAST GENERATION, pp 80, 81.

¹ Modified as by the local Planning Commission

Needed highway improvements in Charlotte have recently been identified and are shown on table 14 below.

HIGHWAY IMPROVEMENTS

(table 14)

- | | |
|---|---|
| <p>1. <u>Community Wants</u>
February 1978</p> | <p>1. Adequate public bus service to Charlotte
*2. Upgrade Route 7
*3. Upgrade and/or improve Ferry Road
4. Upgrade and/or improve Hinesburg Road
5. Upgrade and/or improve Spear Street Extension</p> |
| <p>2. <u>Regional Plan Recommendations</u>
April 26, 1976</p> | <p>1. Through traffic not having local destination be directed onto U.S. Route 7 from Charlotte and North Ferrisburg through traffic control signing.
2. Major improvement on U.S. Route 7 be generally limited to existing U. S. Route 7 right of way.</p> |
| <p>3. <u>State Transportation Needs Study</u>
December 1977</p> | <p>1. U.S. Route 7 and Ferry Road chanelization.</p> |
| <p>4. <u>State 10 - Year Plan</u>
February 1978</p> | <p>*1. U.S. Route 7 and Ferry Road consolidated primary project 1982
\$121,000.00
*2. U.S. Route 7 consolidated primary projects from Ferrisburg Town Line 1981-1986, 3 miles
\$3.3 million (cont.)</p> |
| <p>5. <u>Charlotte Route 7 Task Force</u>
November 1974</p> | <p>1. Improvements using existing corridor, curve realignment, passing lanes, limit curb cuts, prohibit strip commercial development.</p> |

* same or similar projects

3. Recreation - Recreation is becoming increasingly more important with the increase in leisure time and Chittenden County's growing population. There is a standing Recreation Committee in Town that has been instrumental in expanding and improving the facilities at the Town Beach in West Charlotte. A group of citizens got together and contributed towards a skating rink for the school. Numerous landowners maintain trail networks through their land for hiking, horseback riding, skiing and snow mobiling. Charlotte's major recreation facility is the town recreation area at Hills Bay which includes three (3) tennis courts, a baseball field, swimming beach and picnic tables.

The Recreation Committee should continue to meet regularly to determine the needs of the town for appropriate recreational facilities. In addition funds should be sought to provide these additional facilities.

4. Solid Waste - The Town of Charlotte operates a sanitary landfill for the use of local residents at the old 'Hayes Pit'. The 80 acre site is owned by the Town of Shelburne and leased by Charlotte. State certification expires in January 1985. The Town is in the process of applying for recertification for a five year period. The Town's lease with Shelburne expires July 10, 1987. A long term solution for Charlotte's land fill requirements should be addressed.

E. LAND USE

Existing land use in Charlotte can be evaluated in terms of its general development character, agriculture, forestry, residential, commercial and industrial land uses (Map 2).

1. General Development Character - Charlotte is a sparsely settled community with an overall density of 10.2 acres per person. The primary land uses are agriculture, rural residential, seasonal development, and undeveloped, forested areas. The farms and residential development are scattered at low densities along the town highway network with a few locations containing relatively higher concentrations of residences. Seasonal uses are concentrated along Lake Champlain at Thompson's Point and Cedar Beach.

2. Agriculture - Charlotte owes much of its present character to the continued use of large land areas for agricultural production. The CCRPC farmlands inventory of May, 1983, reflects operating farms acreage as 15,600 acres, of which 12,200 acres are of pasture, hay or cropland. There are 28 operating dairy farms.

Charlotte currently utilizes tax stabilization to minimize tax on agricultural land. Nineteen farmers are presently taking advantage of this program. Continued population growth will place increased pressures on farmers to convert their land to residential uses. This prediction is based on two factors: agricultural land, due to its slope and drainage, has a high development capability, and agricultural land is held in large acreages facilitating the development of larger tracts with a minimum of land transactions.

There are 15 Open Land Contracts. There are 5 Land Use Contracts, for which the state reimburses the town, to replace revenues lost.

3. Forestry - Timber harvesting has not been a major activity in Charlotte according to the County Forester's Office. There are however, many areas with a high potential for timber production. Timber harvesting can be an economically viable land use activity. With a forest management plan, forest land owners in the county have received a profit after taxes. The County Forester's Office can provide assistance to land owners in preparing a forest management plan. Also, through special arrangements, contracts can be established between land owners and the town whereby property taxes are reduced in exchange for keeping land undeveloped.

4. Residential Land Use - Residential land use is a significant indicator of the social, economic and physical character of Charlotte. The 1980 Census provides a detailed data base for a housing analysis. By employing population estimates, building permit counts and grand list statistics for the years since 1980, an evaluation of the existing and future housing situation in Charlotte can be made.

(Map 2)



- RESIDENTIAL**
- SINGLE FAMILY
 - MULTIPLE FAMILY
 - ◐ MOBILE HOME
 - SEASONAL

- COMMERCIAL**
- ACTIVE FARM
 - ◐ INACTIVE FARM
 - ▲ SALES
 - ♦ SERVICE
 - MANUFACTURING
 - STORAGE

- COMBINATIONS**
- ◐ RESIDENTIAL & SALES
 - RESIDENTIAL & SERVICE

- OTHER**
- PUBLIC OR GOVERNMENTAL FACILITY
 - † CHURCH
 - † CEMETERY
 - HISTORIC SITE
 - RECREATIONAL OR PRIVATE EDUCATIONAL FACILITY



EXISTING LAND USE

DATA SOURCE: CCRPC WINDSHIELD SURVEY, OCTOBER 1978

202 September 28, 1978
Revised 3/73 10/78

The preparation of this map was financially aided through a federal grant from the Department of Housing and Urban Development under the Urban Planning Research Program authorized by Section 101 of the Housing Act of 1968, as amended, and through a grant from the Vermont Planning and Community Services Agency.

Table 16, revised, reflects Charlotte's 1980 housing supply and the year 1983 housing supply as recorded by the Town Listers.

HOUSING UNITS, BY TYPE
(table 16, revised)

Type Unit	Census ¹ 1980	Town ² 1983	Increase (Decrease)
1) Total housing units for year-round occupancy	858	938	80
a. Single family units	690	758	68
b. Condominium or Town house units	0	0	
c. Apartment units	128	130	2
d. Mobile homes for year-round occupancy	40	50	10
2) Vacation units	188	201	13
Vacation parcels from 1980 form 411-4181	149		

¹Transcribed from 1980 Census to form H-83, VT Dept of Health.

²Data filled in by town listers to Form H-83, spring of 1983.

Since 1980 Charlotte's housing stock has reflected the increase in regional and town populations. A regional housing shortage has resulted in the upgrading of deficient units and the elimination of Charlotte's past housing surplus. The Lister's Report, (table 17) land and housing units in various categories for the years 1978 and 1983, is given below. (This large increase reflects both new construction and the rehabilitation of older units.)

Category	1978	1983
Residential Homesteads (less than 6 acres)	363	406
Residential Homesteads (over 6 acres)	209	241
Residential Homesteads (over 35 acres)	46	57
Mobile Homes without land	23	26
Mobile Homes with land	12	18
Farm without contract	22	20
Farm with contract	19	19
Total Residential Units	694	787
Vacation Home	149	151
Miscellaneous Vacant Land	149	147
State Owned Property	3	3
Commercial	28	27

The overall characteristics of Charlotte's housing has remained fairly constant. Single family units make up over 90 percent of the year round residential stock while mobile homes and multiple family dwellings account for approximately 5 percent each. Most of Charlotte's seasonal housing is concentrated along Lake Champlain at Cedar Beach and Thompson's Point.

In a 1982 sample survey, Charlotte had 3 percent of Chittenden County's available housing. A sample of house values based on selling price (table 18, revised) was attained from the same survey. The results reflect a higher than average value for residential property in Charlotte compared to Chittenden County.

SUMMATION OF MLS SALES BY SIZE (table 18, revised)*
Year 1981

	CHARLOTTE			
	2 Bedroom	3 Bedroom	4 Bedroom	4+ Bedrooms
Total Units MLS	3	12	16	6
Units Sold	0	4	4	1
Average Sale Price	-	\$77,350	\$116,025	\$53,000

	CHITTENDEN COUNTY			
	2 Bedroom	3 Bedroom	4 Bedroom	4+ Bedrooms
Total Units MLS	213	912	599	179
Units Sold	78	367	220	46
Average Sale Price	\$48,448	\$59,091	\$75,580	\$70,027

* CCRPC, Chittenden County Housing - 1982.

Based on 1970 data Charlotte had an average of 3.75 persons per dwelling unit (1802 residents, 480 occupied dwelling units), compared to a county average of 3.59 persons per unit. National and local trends have shown a marked decrease in number of persons per dwelling unit over the past fifteen years. Based on this trend an estimate of 3.5 persons per dwelling unit was chosen for Charlotte through the year 2000. This figure multiplied by the number of occupied housing units in 1977 gives an estimated population of 2268. This population figure is reasonably close to State Planning Office estimates based on a projected average annual population growth of 2 percent between 1975 and the end of the century. Between 1960 and 1975 Charlotte's estimated average annual population growth was 3.5 percent (see page 11). Using 3.5 persons per unit, future housing demands were calculated for 2 and 4 percent rates of growth (table 19).

Footnote: 1980 data gathered indicates the above trend is declining.

HOUSING DEMAND (table 19)
(3.5 persons/unit)

YEAR	1975	1980	1985	1990	1995	2000
Population 2%	2140 ¹	2362	2607	2878	3177	3507
4%		2603	3176	3853	4688	5703
<u>2% Growth</u>						
Total Housing	611	675	745	822	907	1002
Annual Demand		13	14	15	17	19
<u>4% Growth</u>						
Total Housing	611	743	904	1100	1339	1630
Annual Demand		26	32	39	48	58

¹ 2140 is picked as a base population estimate and reflects an average annual population of 3.5 percent from 1970 to 1975 (see page 11).

Based on 1980 census the average number of persons per dwelling unit was 2.99.

HOUSING QUALITY DATA (table 20)
(CCRPC table 14, 1980 data extracted)

	CHARLOTTE	CHITTENDEN COUNTY
Year-round Units	855 ¹	40,035
Median Rooms (Y-R)	6.3	5.2
Median # Persons/unit	2.91	2.45
Overcrowded Units*	25	921
Units Lacking Exclusive Plumbing	36	413

* Overcrowded is defined as having more than 1 person per room.

¹ 79% were owner occupied.

IV. CHARLOTTE'S FUTURE

The major thrust of Charlotte's future land use plan is to provide for reasonable, responsible growth while preserving the community's sensitive natural resource base and rural, agricultural character. In working toward the effective implementation of this primary goal this future land use plan has been divided into two sections: a policy section which innumbrates objectives and recommendations relating to the community goals as expressed earlier in this report; a land use plan which identifies specific land use districts and provides general guidelines for appropriate land uses in each district. (See Map 3, page 35).

These two sections should be used together in the development of municipal bylaws which will serve as the working documents for the implementation of this plan.

A. LAND USE DISTRICTS

Based on the results of the inventory and analysis, as well as the community goals expressed at the beginning of this report, five land use districts have been established in Charlotte. These districts are: Agricultural/Rural Residential, Commercial, Manufacturing, Conservation, and Shoreland.

1. Agricultural/Rural Residential District - The purpose of this district is to provide for the coexistence of agricultural and residential uses. The specific intent here is to emphasize the primary importance of agricultural land use while allowing for a reasonable growth in rural residential development. The town will encourage the use of clustering, agricultural land tax stabilization, Act 250 review and any other possible means to protect all active and inactive primary agricultural lands from development pressures which might threaten their continued long term use for agricultural production.

This district shall include all lands in Charlotte except those for which special development or restrictions are specified in this plan.

2. Commercial/Retail District - A commercial/retail district has been designated to achieve a concentration of general commercial development which should meet needs of local residents through the end of this century. Two small districts have been located at the intersection of Route 7 and Ferry Road and at Baptist Corner. Development of the Route 7 - Ferry Road district should be established along the traditional "Village Green" concept. It is intended that the concentration of retail, office and commercial activities, the proximity to designated industrial districts, and direct access to the town's major transportation facilities will support the development of a community center.

3. Manufacturing District - The manufacturing district is designated to provide increases in the number and quality of local employment opportunities for Charlotte residents and to broaden the tax base of the town. It is not the desire nor intention of Charlotte to attract large scale industrial growth. Natural limitations place severe development restrictions on all but a few areas and it is felt that the introduction of larger industries would result in a chain of development pressures which would threaten Charlotte's rural, agricultural character.

There are two designated industrial districts in the Route 7 - Ferry Road area, (map 3). These areas have the advantage of direct access to Charlotte's major transportation facilities (Route 7 and Vermont Railroad), proximity to existing industry, and reasonably level land.

4. Conservation District - The purpose of the conservation district is to protect the natural resource value of lands which have severe limitations for development or are exceptionally valuable as natural resource and recreation areas. Due to the critical resources located within this district and its extreme sensitivity to development, only limited outdoor recreation, agriculture, forestry or conservation uses will be permitted.

This district includes: Mt. Philo State Park, Pease Mountain Natural Area, Whalley's West Woods, Scenic Overlook, town owned land at Thompson's Point, Sloop Island, Cedar Island, the Recreation Area, and all Flood Hazard Areas as designated by the Federal Insurance Agency (see map). Also included are all lands within 100 feet of both sides of the mean high water level of any named streams, and within 50 feet of both sides of the mean high water level of any unnamed, mapped streams.

5. Shoreland District - The purpose of this district is to preserve and enhance the quality of Lake Champlain, and its shorelands, to protect the shoreland from unsuitable development, to maintain a high standard of quality for all permitted development and to encourage the preservation of open space along the shoreline.

This district shall include all shoreland areas within 1,000 feet of the mean high water level of Lake Champlain and the entire area of Garden Island.

B. RECOMMENDATIONS

Based on the results of the inventory and analysis, as well as the community goals expressed at the beginning of this report the following recommendations are offered with reference to the numerous specific planning elements listed below.

1. Housing - Charlotte residents recognize the importance of decent, reasonable priced housing for all economic and social groups. The town will support, to whatever extent possible, the development of a varied housing stock to satisfy a range of residential needs.

Cluster housing will be encouraged in Charlotte to retain as much of the town's scenic beauty, agricultural lands, open spaces, sensitive natural resource base and quiet country character as is possible. Cluster housing allows for the same number of families as conventional subdivision, yet clusters them in distinct groups surrounded by forest or active agricultural areas promoting privacy and not detracting from the scenic quality of the Town. This type of housing should be encouraged as an alternative to conventional subdivision design provided adequate long-range sewage facilities can be developed.

Housing development in proximity to forests, natural areas and primary agricultural soils should take place in such a way as to preserve their value for education, science, natural beauty, recreation and economics.

Charlotte will encourage the rehabilitation of existing structures as an alternative to the construction of new units.

2. Public Utilities - All power transmission lines and public utility substations will be reviewed by appropriate agencies for conformance with the Town Comprehensive Plan and its stated goals. The multiple use of utility corridors and the containment of new facilities to existing rights-of-way shall be encouraged under all circumstances.

Based on local sentiment, environmental restrictions and the extremely scattered pattern of existing development, the town does not feel that investment in a public water and sewer system is appropriate.

3. Local Government - In the interest of increasing communication between town governing bodies and increasing coordination in community planning it is proposed that a joint meeting with representatives from all Charlotte governing bodies be held twice annually.

Develop a local resource pool of interested citizens to take advantage of indigenous skills and talents. Local individuals can offer assistance in a variety of capacities as well as increasing community involvement and support for municipal programs and projects.

As population grows, the history of other communities in the region suggest a town manager will be needed to handle the increased demands on local government.

4. Natural Areas - The Planning Commission will identify all natural and scenic resources, evaluate existing resources, and develop a strategy for their protection.

Investigate the possibility of establishing a 'conservation trust' to encourage and expedite the contribution of resource and/or recreational lands for the expressed purpose of their preservation in a natural state.

5. Historic Resources - The Town should endeavor to protect the

Historic sites inventoried by the State Division for Historic Preservation (Appendix 3). We have applied for inclusion in the National Register of Historic Places of the area which the state has designated as the Charlotte Central Historic District. This district includes properties presently owned by:

Andy & Marlene Mansfield, The Charlotte Congregational Church (includes the Wing House, Church, Vestry & Parsonage), Mary Field, John Holmes, Alan Farr, Jr. (non-contributing structure), William & Trudy Pinney, Town of Charlotte (museum), Ronald & Judy Williamson, & Hazel Murray (Charles Murray, trustee).

Investigate the creation of a design control district as authorized by Chapter 117, 4407 (6) of the Vermont Statutes. The intent of enacting such a district is to gain maximum protection of historic sites from alteration or incongruous adjacent structures.

6. Education - It is Charlotte's responsibility, and in its best interests, to provide for the education of its children without overcrowding, or reduction in the quality of its educational programs. The Planning Commission will work closely with the School Board in determining future needs for education.

School lands will be protected from incompatible adjacent uses.

Planning Commission will require dedication of property, or payment in lieu of dedication, for recreational and educational purposes in development subdivisions, as provided in 24 VSA 4417 (5).

A developer will be required to submit a statement of impact on local schools to enable the School Board to accurately assess future needs.

7. Recreation - Continually review the needs for recreation in the town and survey the town for the potential location of new recreation sites. Work with private property owners to gain needed rights of ways for the development of biking, hiking, and ski paths.

8. Transportation - As a rural community, Charlotte does not require an intensive transportation network. With the exception of Route 7, all roads should be considered rural.

All future improvements should be made with safe design of the utmost importance.

9. Protection - It is recommended that the Town's Volunteer Fire Department, Rescue Squad and Police Department continue to receive the Town's full support to insure that they are adequately staffed and equipped. As Charlotte grows, increased demands will certainly require additional funding.

M  MANUFACTURING DISTRICT

CL  COMMERCIAL DISTRICT

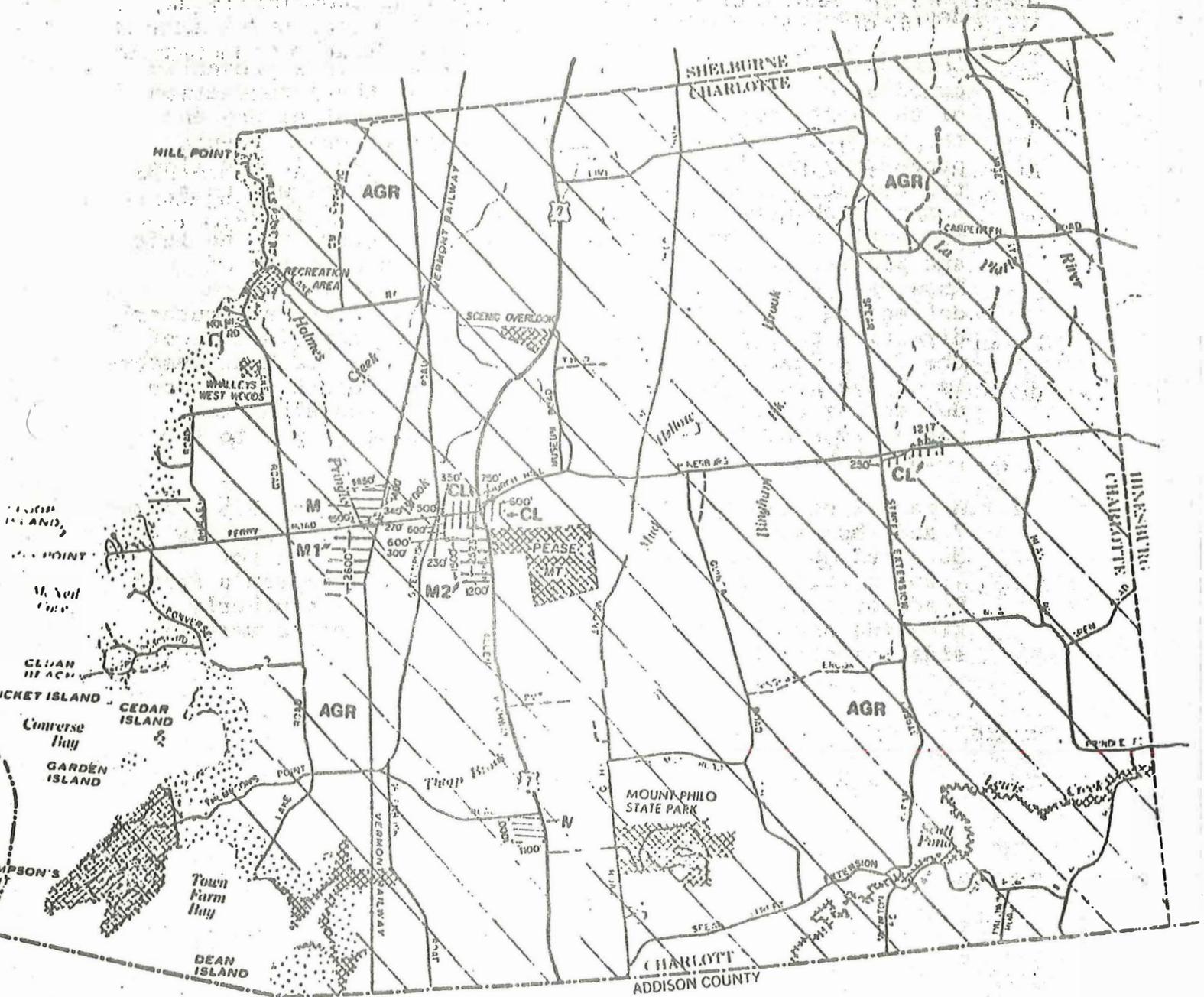
AGR  AGRICULTURAL / RESIDENTIAL DISTRICT



CONSERVATION DISTRICT

NOTE: THE CONSERVATION DISTRICTS INCLUDE LANDS ALONG ALL STREAMS SHOWN ON THIS MAP THESE DISTRICTS INCLUDE THE LANDS BETWEEN LINES 100' BACK, ON BOTH SIDES, FROM THE HIGH WATER MARKS OF STREAMS NAMED ON THIS MAP, AND 50' BACK FROM THE HIGH WATER MARKS OF UNNAMED STREAMS APPEARING ON THIS MAP.

 SHORELAND



AMENDMENTS:

The Land Use Map on page 37 of the Comprehensive Plan was amended on March 8, 1982 so that the following areas are included in the Manufacturing District in addition to those previously described in No. 3 on page 34:

1. A parcel of land consisting of approximately 44 acres described as follows:

Commencing at the southeasterly corner of lands presently owned by Richard Frink which point is at the intersection of the northerly side of the Ferry Road right of way and the westerly side of the railroad right of way; thence proceeding northerly 1,400 feet more or less, in and along the westerly sideline of the railroad right of way to a point which marks the northeasterly corner of lands presently owned by Knowles; thence deflecting to the left and proceeding in and along the northerly boundary of Knowles 1,450 feet, more or less, to a point; thence deflecting to the left and proceeding in a general southerly direction to a point located in the northerly sideline of the Ferry Road right of way, which point is 300 feet westerly of the southwest corner of the Frink property; thence deflecting to the left and proceeding in and along the northerly sideline of the Ferry Road right of way to the point of beginning.

2. A parcel of land situated at the intersection of U.S. Route 7 and Thompson's Point Road consisting of approximately 30 acres which extends southerly on U.S. Route 7 for 1,000 feet, more or less, and westerly on Thompson's Point Road for 1,100 feet, more or less, and has a southerly sideline parallel to Thompson's Point Road and a westerly sideline parallel to U.S. Route 7.

V. IMPLEMENTATION

The policies and recommendations adopted through this plan are meaningless unless they are implemented in a timely and effective fashion. It is to the advantage of local officials to use all potential local and state resources in attaining the best available information and professional assistance.

It is recommended that a five point program be initiated to ensure the continuation of the process for which this plan is a beginning:

1. A public information campaign to enlist community involvement and support.

2. The drafting and adoption of supporting documents and plans including but not limited to:

- a. Zoning Ordinance
- b. Subdivision Regulations
- c. Capital Budget
- d. Building Codes
- e. Historic and Natural Resource Districts
- f. Health Ordinance for the Town of Charlotte relating to individual sewer systems.

3. The appointment of special citizens committees to address specific policy areas and recommendations.

4. The initiation of communication contacts with surrounding communities to insure the mutual exchange of information concerning programs of mutual concern and municipal projects with potential regional impacts.

5. The initiation of an ongoing process to facilitate, review and evaluate the plan.

POPULATION GROWTH IN CHITTENDEN COUNTY (Appendix I)

	1960 ¹	1970 ²	% Δ 60-70	1975 ³	% Δ 70-75	% Δ 60-75
BOLTON	237	427	80.2	452	5.85	90.7
BURLINGTON	35531	38633	8.7	39771	2.94	11.9
CHARLOTTE	1271	1802	41.8	2185	21.2	71.9
COLCHESTER	4718	8776	86	11186	27.46	137.09
ESSEX	7090	10951	54.4	12994	18.65	83.2
HINESBURG	1180	1775	50.4	2147	20.95	81.9
HUNTINGTON	518	748	44.4	904	20.85	74.5
JERICHO	1425	2343	64.4	2712	15.74	90.3
MILTON	2022	4495	122.3	6101	35.72	201.7
RICHMOND	1303	2249	72.6	2825	25.6	116.8
ST. GEORGE	108	477	341.7	904	89.5	737.0
SHELBURNE	1805	3728	106.5	5198	39.4	187.9
SO BURLINGTON	6903	10032	45.3	11525	14.88	45.3
UNDERHILL	730	1198	64.1	1469	22.62	101.2
WESTFORD	680	991	45.7	1130	14.02	66.1
WILLISTON	1484	3187	114.8	4407	38.28	196.9
WINOOSKI	7420	7309	-1.5	7231	-.56	-2.5
Average Inc.			78.9%		25.6%	134.8%

Source: 1 + 2-U.S. Census of Population, 3-1976 S.P.O. Projections

NON-SCHOOL EXPENDITURE ANALYSIS (Appendix II)

	Expenditures ¹		Population ²		Per Capita		Δ	% Δ
	1970	1975	1970a	1975b	1970	1975		
BOLTON	52,714	64,499	427	452	123	142	19	15
BURLINGTON	1,883,492	3,073,932	38,633	39,771	49	77	28	57
CHARLOTTE	122,972	195,133	1,802	2,034	68	95	27	40
COLCHESTER	329,458	624,699	8,776	11,186	38	55	17	45
ESSEX	487,391	878,537	10,951	12,994	44	67	23	52
HINESBURG	66,032	97,063	1,775	2,147	37	45	8	22
HUNTINGTON	70,654	85,927	748	2,034	94	42	-52	-55
JERICHO	115,609	241,630	2,343	2,712	49	89	40	81
MILTON	164,763	270,184	4,495	6,101	37	44	7	19
RICHMOND	116,713	198,519	2,249	2,825	52	70	18	35
ST. GEORGE	3,498	4,097	477	904	7	5	-2	-28
SHELBURNE	195,953	375,499	3,728	5,198	53	72	19	36
SO BURLINGTON	469,755	881,335	10,032	11,525	47	76	29	62

Non-School Expenditure Analysis (Continued) (Appendix II)

	Expenditures ¹		Population ²		Per Capita		Δ	% Δ
	1970	1975	1970a	1975b	1970	1975		
UNDERHILL	61,222	136,737	1,198	1,469	51	93	42	82
WESTFORD	55,498	112,679	991	1,130	56	99	43	77
WILLISTON	101,951	197,839	3,187	4,407	32	45	13	40
WINOOSKI	209,059	337,649	7,309	7,231	29	46	17	57
MEAN					50.9	68.3	17.4	37.4

Source: 1. 1977 Economic & Miscellaneous Data Report (CCRPC)

2a 1970 U.S. Census

2b State Planning Office Projections

NAME OF SITE		SITE NO.	NEGATIVE FILE NO.
Baptist Corners		0403-1	76-A-196 76-A-197 76-A-200
Old Route 7 Historic District		0403-2	76-A-201 76-A-280
Charlotte Center Historic District		0403-3	281 & 283 76-A-205
Four Corners Historic District		0403-4	76-A-206
Cedar Beach Historic District		0403-5	76-A-276
Thompson's Point Historic District		0403-6	76-A-203
Hutchins Residence - Alexander	c. 1830	0403-7	76-A-196
Valyou Residence - Hewitt	c. 1810	0403-8	76-A-196
M. Palmer Residence - Rule, Parker, Tatro	c. 1845	0403-9	76-A-196
Morse Tenant House - Casey, Varney	c. 1815	0403-10	76-A-196
Maplewood Farm (Meeting House) Garvey, Baldwin, Hazard	c. 1845	0403-11	76-A-196
Morse Residence - Quinlan, Montgomery	c. 1798	0403-12	76-A-196
Dawson Residence - Prindle	c. 1840	0403-13	76-A-196
Marshall Residence - Pringle	c. 1800	0403-14	76-A-196
Goss Residence - Rule, Williams, Hosford	1824	0403-15	76-A-196
Dickerman Residence - Hayes, Beers Gillet	c. 1825	0403-16	76-A-197
The Lake House - Robinson, Stebbins	1856	0403-17	76-A-202
Schoolhouse, Mt. Philo Rd. Frappier, Collette	c. 1860	0403-18	76-A-201
Foote Farm - Williams	c. 1830	0403-19	76-A-201
Lockhart Residence - Root	c. 1815	0403-20	76-A-197
Bean Residence - Wooster, Bingham	c. 1830	0403-21	76-A-197 76-A-197
Murray Residence - Zoeller, Rich	c. 1890	0403-22	76-A-198 76-A-198,
Mt. Philo Inn Complex - Lewis	1896	0403-23	192 & 200
McLoughlin Residence - Barton	c. 1850	0403-24	76-A-197
Collom Residence - Stearns, McGettrick, Palmer	c. 1890	0403-25	76-A-197
Winn Residence - Read, Taggart	c. 1830	0403-26	76-A-197
St. George Residence - Thorpe, Hosford	c. 1800	0403-27	76-A-197

COUNTY ChittendenTOWN Charlotte

NAME OF SITE		SITE NO.	NEGATIVE FILE NO.
Ladd Residence - Thuot, Quesnel, Martin	c. 1815	0403-28	76-A-199
Claflin House - Dean	c. 1900	0403-29	76-A-199
Claflin Residence - Squire, Allen, Van Vliet	c. 1890	0403-30	76-A-199
Tarry-Ho - Amblo, Claflin	c. 1900	0403-31	76-A-199
Raymond Aube Farm Complex - Prindle	c. 1850	0403-32	76-A-199
Marcotte ; House - Ward, Aube	c. 1850	0403-33	76-A-199
Peterson House - (School # 6), Cheng	c. 1860	0403-34	76-A-199
Haight Residence - Phillips, Chapman, Hazard	c. 1855	0403-35	76-A-199
Avery Palmer Residence - Palmer	c. 1850	0403-36	76-A-199
Hebert Residence (Jeremiah Barton Tavern) - Lewis, Higbee, Williams	1811	0403-37	76-A-199
Thorpe Residence - Williams	1857	0403-38	76-A-199
Bruska Residence - Williams	1806	0403-39	76-A-199
Koeniger House - Roberts, Theoret, Thorp, Nelson	c. 1850	0403-40	76-A-
Pizzagalli Rental - Denmead, Johnson	c. 1930	0403-41	76-A-200
Varney Rental House - Leavenworth	c. 1850	0403-42	76-A-200
Nordic Holstein Farm - Byrington Farr	c. 1855	0403-43	76-A-200
Varney Residence - Byrington	1892	0403-44	76-A-200
Smith Residence - Lewis, Pease LeClaire, Lavalette	c. 1845	0403-45	76-A-200
Cowles House - Wilcox, Ordway, Meech	c. 1850	0403-46	76-A-205
Graham Residence - Garen, Squire	c. 1820	0403-47	76-A-205
Carpenter Residence - Burleigh, Smith	c. 1885	0403-48	76-A-205
Taylor Residence - Horsford, Stone Jensen	c. 1810	0403-49	76-A-205
Mason Residence - Ogden, O'Neil, Horsford, Higbee	c. 1885	0403-50	76-A-205
Mack House - Barber, Hough	c. 1785	0403-51	76-A-204
Taggart Residence - Bora, Root	c. 1810	0403-52	76-A-204
Bushey Residence - Porter, Gaines	c. 1857	0403-53	76-A-202
Williamson House (School #1) - Emerson Bushey	c. 1828	0403-54	76-A-202

COUNTY Chittenden

TOWN Charlotte

<u>NAME OF SITE</u>		<u>SITE NO.</u>	<u>NEGATIVE FILE NO.</u>
Knowles Residence - Frink, Cook	c. 1810	0403-55	76-A-276
Perry Residence - Cowey, Labounty, Hill	c. 1850	0403-56	76-A-205
Lawrence Residence - Breakenridge	c. 1795	0403-57	76-A-205
Wing's Pt. Club - McNeil, Hill	c. 1800	0403-58	76-A-280
Whalley Residence - Yale	c. 1800	0403-59	76-A-205
Serrell Summer Residence (The Pinnacle) Wicker, VanPatten	1896	0403-60	76-A-276 76-A-279
Garrett - Emerson, Bucklin	c. 1792	0403-61	76-A-202
School # 7, Spear St.	c. 1827	0403-62	76-A-197
Cats-Baril - St. Peter, Beach, Milazzo	c. 1800	0403-63	76-A-280
Andrew Residence - Hubbell, Read Sweeney	c. 1800	0403-64	

APPENDIX IV

FUTURE OF CHARLOTTE

The Charlotte Planning Commission would appreciate your filling out this questionnaire today and returning it before you leave. This is a follow-up to surveys done in 1974 and 1976. Its purpose is to update our knowledge of town attitudes just prior to establishing a New Town Plan.

TOWN OF CHARLOTTE ATTITUDE SURVEY

November 1978

1. How long have you lived in Charlotte? _____ years
2. Do you feel continued growth is important to the economic well being of Chittenden County? Yes 228 No 77 Where should the growth occur? _____
3. Would you like to see Charlotte's population: increase 75, decrease 25, stay the same 315.
4. If it grows, where would you like to see growth in Charlotte take place? Scattered throughout town? 226 Concentrated 125
(if concentrated, what location(s) do you suggest? _____)
8. Charlotte is, "the way it is" because it is primarily an agricultural town. With this in mind, would you be in favor of zoning active farmland so there would be no more than one residence per 25 acres? Yes 205 No 195
6. Do you think minimum building lot sizes should vary in different parts of town based on soil conditions, slopes, and availability of services? Yes 321 No 80
What should the smallest permissible building lot be? 1/2 acre 32
1 acre 173 5 acres 147 other 60 (several 1A + 2A, the rest 10 to 25A)
What should the largest required building lot be? 5 acres 118
10 acres 91 15 acres 22 25 acres 83
7. Would you like to see more light industry in Charlotte? Yes 236 No 171

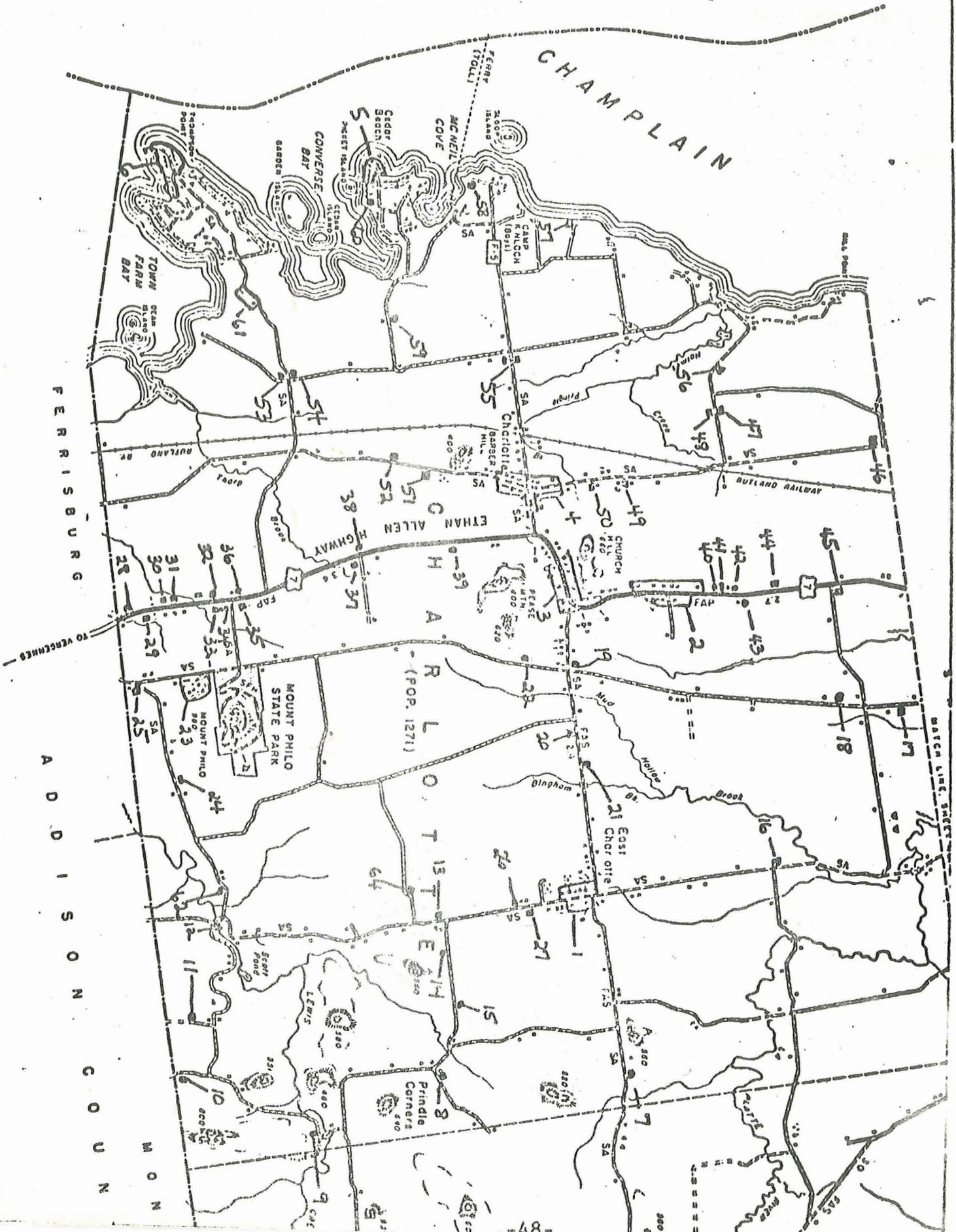
8. Is it desirable to cluster future housing into those areas of town where soils are most suitable and town service cost minimized? Yes 221 No 120
9. Should Charlotte start making plans for a community water system?
Yes 131 No 217 A sewer system? Yes 107 No 224
10. What are the valuable aspects of life in Charlotte which you consider most beneficial? _____

11. Do you think Charlotte should encourage the development of a town center? Yes 170 No 188
What should this center include?
a) Shopping and services Yes 153 No _____
b) Light industry Yes 116 No _____
c) 1 acre housing lots Yes 84 No _____
d) Government and Municipal services Yes 135 No _____

Thanks for your help.

CHARLOTTE PLANNING COMMISSION

MAP OF CHARLOTTE
HISTORIC STRUCTURES



CHAMPLAIN

FERRISBURG

ADDISON COUNTY

MATCH LINE, SHEET 3

CHARLOTTE
(POP. 1271)

Cedar Beach
CONVERSE ISLAND
TOWN FARM BAY
GARDEN ISLAND
MCNEIL COVE
CAMP R. HILCOX (1802)

MOUNT PHILO STATE PARK
MOUNT PHILO

Prindle Corners