

SUBDIVISION REGULATIONS

Regulations Providing for Land Subdivision in the Town of
Charlotte, Vermont

The Charlotte Planning Commission acting in accordance with the Vermont Statutes 24 U.S.A. Chapter 91 has adopted regulations governing within the Town of Charlotte.

ARTICLE I

Section 101 Inclusions

A. As used in these regulations, words in the singular include the plural and those in the plural include the singular. The word "person" includes a corporation, unincorporated association and a partnership, as well as an individual. The word "building" includes structure and shall be construed as if followed by the phrase "or part thereof." The word "street" includes avenue, boulevard, court, expressway, highway, lane, and road. The word "watercourse" includes channel, creek, ditch, drain, dry run, spring and stream. The word "may" is permissive; the words "shall" and "will" are mandatory.

Section 102 Definition of Terms

Alley - A minor right-of-way providing secondary vehicular access to the side or rear of two or more properties.

Block - An area bounded by streets.

Cartway or Roadway - The portion of a street or alley intended for vehicular use.

Clear Sight Triangle - An area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of a street center line.

Commission - The Town of Charlotte Planning Commission, hereinafter referred to as "Commission."

Cul-de-sac - A minor street intersecting another street at one end and terminated at the other by a vehicular turnaround.

Easement - A right-of-way granted for limited use of private land for a public or quasi-public purpose.

Half or Partial Street - A street, generally parallel and adjacent to a property line, having a lessor right-of-way width than normally required for satisfactory improvement and use of the street.

Interior Walk - A right-of-way for pedestrian use extending from a street into a block or across a block to another street.

Lot - A tract of land intended for transfer of ownership, use of improvement.

Plan, Final - A complete and exact subdivision plan, prepared for official recording as required by statute, to define property rights and proposed streets and other improvements.

Plan, Study - A tentative subdivision plan, in lesser detail than a final plan, showing approximate proposed street and lot layout as a basis for consideration prior to preparation of a final plan.

Reverse Frontage Lot - A lot extending between and having frontage on a major traffic street and a minor street, and with vehicular access solely from the latter.

Right-of-way - Land reserved for use as a street, alley, interior walk, or for other public purpose.

Sight Distance - The maximum extent of unobstructed vision (in a horizontal or vertical plane) along a street from a vehicle located at any given point on the street.

Street - A strip of land, including the entire right-of-way, intended for use as a means of vehicular and pedestrian circulation.

1. Minor streets are those used primarily to provide access to abutting properties.
2. Collector streets are those which, in addition to giving access to abutting properties, intercept minor street and provide routes, carrying considerable volumes of traffic, to community facilities and to major traffic streets.
3. Major traffic streets are those serving large volumes of comparatively high-speed and long distance traffic and include facilities classified as main and secondary highways by the Vermont State Highway Department.
4. Marginal access streets are minor streets, parallel and adjacent to major traffic streets, providing access to abutting properties and control of intersections with the major traffic street.

Subdivider - The owner, or authorized agent of the owner, of a subdivision.
Subdivision -

1. A division of any part, parcel or area of land by the owner or agent, either by lots or by metes and bounds, into lots or parcels three or more in number for the purpose of conveyance, transfer, improvement or sale with appurtenant roads, streets, lanes, alleys and ways, dedicated or intended to be dedicated to public use, or the use of purchasers or owners of lots fronting thereon. A subdivision as defined above includes division of a parcel of land having frontage on an existing street, into three or more lots each having frontage on an existing street. However, for the purpose of these regulations, division of land for agricultural purposes in parcels of more than ten (10) acres, not involving any new street or easement, shall not be deemed a subdivision. In the event an owner, agent or developer sells or conveys one (1) lot or parcel at a time, the property planned for development within the following two year period becomes a sub-division under these provisions upon the sale of the third (3rd) lot or parcel.
2. Any development of a parcel of land (for example, as a shopping center or a multiple dwelling project), which involves installation of streets and/or alleys, even though the streets and alleys may not be dedicated to public use and the parcel may not be divided immediately for purposes of conveyance, transfer or sale.
3. The term subdivision includes re-subdivision and, as appropriate in these Regulations, shall refer to the process of subdividing land or to the land subdivided.

ARTICLE II

Procedure in Submitting Application

Section 201 Application

Application for Commission approval of a subdivision plan shall be filed in writing by the owner, with the Chairman of the Commission. The Commission, after a public hearing, may approve, modify and approve or disapprove such plan.

Section 202 Exhibits

The applicant shall submit to the Commission the following exhibits in triplicate:

- A. Location map showing the location of the proposed subdivision in the Town.

- B. Study Plan which shall be prepared and submitted in accordance with the Subdivision Requirements hereinafter set forth in these requirements.
- C. Percolation tests that prove that the soil is suitable for individual sewage disposal systems if a public sewage system is not available.
- D. Preliminary approval from the Vermont State Health Department and Vermont Water Resources Board.

Section 203 Fee

The application shall be accompanied with a check in the amount of \$4.00 for each lot up to 25 lots in a study plan and a maximum fee of \$100.00 for any study plan having more than twenty-five (25) lots. More than one plan may be submitted and if so, the one with the greater number of lots shall determine the fee. Check to be payable to the Town of Charlotte.

Section 204 Fire District Application

If the proposed subdivision lies wholly or in part in a Town Fire District then the applicant shall submit copies of the exhibits to the Prudential Committee of the Fire District for consideration by the Fire District for use of utilities and public safety.

ARTICLE III

Hearing and Decision

Section 301 Notice of Hearing

As required by law, a public hearing shall be held by the Commission. A notice fifteen (15) day in advance, once in a newspaper, having a general circulation in the Town, describing the location of proposed subdivision, the name of the applicant and the time and place of the hearing and a copy of said notice shall be mailed to the applicant on the day of the publication of the notice.

Section 302 Decision

The Commission shall either approve, modify and approve, or disapprove the application.

The Commission may grant the applicant the right to submit a revised study plan without extra cost for a second hearing which will not be advertised as stated in Section 301 above.

Section 303 Notification of Decision

The Commission shall notify applicant in writing of the type of approval or refusal to approve within forty-five (45) days from the time of filing the plan; otherwise such plan shall be deemed to have been approved.

ARTICLE IV

General Subdivision Requirements

Section 401 Conformity to the Town Plan

All subdivisions shall conform to the existing Master Plan and Zoning Ordinance.

Section 402 Relation to Adjoining Street System

The arrangement of proposed streets shall in general provide for the continuation of the principal existing streets without offsets and with widths at least as great as those of existing streets. Where such straight continuations are not practical, continuations may be adjusted by reasonable curves or deflection angles, subject to the approval of the Commission. Where a subdivision touches or contains streets proposed on the existing Master Plan, the layout within the subdivision shall conform thereto.

Section 403 Street Requirements

- A. No street shall be proposed which shall be less than sixty (60) feet in width between property lines.
- B. Private streets, alleys and ways serving more than one dwelling shall not be permitted.
- C. Streets shall be required to intersect one another at as near to a right angle as is practicable, and no intersection shall be at an angle of less than thirty (30) degrees unless necessitated by topographic conditions.
- D. Whenever any proposed subdivision shall adjoin another tract of acreage, streets that may logically be developed in the event of the future subdivision of such adjoining acreage may be required to extend through to the boundary line of the adjoining acreage.
- E. Unless enclosed on two or more sides by serious natural obstacles, streets arranged in squares, ovals and circles, etc., must have at least two street connections at points substantially opposite to each other on the perimeter of such square, oval and circle. One of these streets connections may extend to the undeveloped acreage.

Section 404 Reserved Strips:

No subdivision showing any reserved strips shall be approved.

Section 405 Dead-end Streets

No dead-end streets shall be permitted except when topographic or physical conditions make it impossible at the time to extend it or connect it with another proposed or existing street. In any such case a dead-end may be permitted, provided such dead-end shall not exceed in length the frontage of ten (10) lots per side and shall have a circular turnaround at its terminus with a radius of not less than forty (40) feet. No lot or part of lot may be placed in such a position as to prevent future extension of dead-end street.

Section 406 Street and Lot Layout

- A. Each lot in a subdivision shall have the minimum width and area required by the Zoning Ordinance and shall have frontage on a street.
- B. Lot arrangements shall be thoughtful and interesting. Grid plans and repetitive schemes are to be avoided.
- C. In the case of subdivisions to which water, sewers, or electric street lighting are to be furnished from a public source, all necessary mains, branch offsets to each lot, fire hydrants and street lighting equipment shall be installed as approved by the corporation and/or municipal department having jurisdiction, and without cost to the town.
- D. The Commission may require larger lots than required by the Zoning Ordinance where it deems necessary because of conditions affecting drainage, sanitary sewage disposal or water supply.

- E. In the planning of any subdivision, due regard shall be given to the preservation and potential enhancement of existing natural features, large trees, scenic points and other assets of a community nature.
- F. Where a proposed park, playground, school, highway or other public use shown in the Comprehensive Town Plan is located in whole or in part in a subdivision, the Commission may require the dedication or reservation of such area within the subdivision in those cases in which the Commission deems such requirements to be reasonable.

Section 407 Lot Requirements

- A. Lots. All lots shall conform to the requirements of the Zoning Ordinance of the Town of Charlotte for the particular zone in which they are located. When a lot is on a street turn, the commission may permit a reduction in the lot frontage (not to exceed thirty (30) percent for the particular zone in which it is located) provided the side lines fan out so that the width of the rear line is not less than one hundred thirty (130) percent of the required frontage and the lot area meets the minimum requirements for the zone.
- B. Lots Prohibited. Lots without frontage on a street are prohibited. All lots shall be suitable for the purposes for which they are intended to be used and no area which is dangerous or injurious to health or subject to innulation shall be subdivided into individual lots for residential purposes. Any lot containing a stream bed shall have thirty-five (35) feet added to its minimum width or depth whichever is most nearly perpendicular to the direction of the stream. Full normal minimum lot width and yard depth shall be available without including the centerline of the stream. No lot other than corner lots having a frontage on two (2) streets less than two-hundred (200) feet apart will be approved except where topographic or other physical conditions so require.
- C. Side Lot lines. Insofar as practicable, the side lines of all lots shall be at right angles to the street on which the lot faces or radial to curved street lines and when such an arrangement is not possible, the angular value between the side lot line and the street line shall be shown. Town boundary lines shall not be permitted to cross any lot, but shall be made to constitute one of the lot lines.
- D. Lot numbers. All lots shall be numbered beginning with the numeral one (1) and shall continue consecutively throughout the entire subdivision with no omissions or duplications. No fractions and no prefix or suffix such as "1A," "B-2," or "C" shall be used. Adjoining and adjacent subdivisions having the same subdivision name shall not duplicate the numbers but shall continue the sequence of numbers used previously for the adjoining land. All lot numbers shall be conspicuous and centered in the approximate center of the lots in solid black numerals about one-quarter ($\frac{1}{4}$) inch high.
- E. Street Names. All proposed streets shall bear tentative names which shall not duplicate the names used to designate any other street in the Town of Charlotte. The tentative names of all proposed streets shall be subject to the approval of the Commission. If any designation be in numbers, they shall be spelled out completely, using hyphens when necessary, in such form as "Forty-Second Street" and the words "Street," "Avenue," or "Boulevard" as the case may be shall be spelled out in full.

Section 408 Parks and Playground Sites

Due consideration shall be given to the laying out of adequate local parks and playgrounds in residential areas to be dedicated to public use or to be reserved for the common use of all property owners be covenant in the deed, and subject to the control of the Town under conditions approved by the Selectmen of the Town of Charlotte. The Planning Commission may require up to 15% of the gross area of the sub-division be so shown.

Section 409 Public Sites and Buildings

Where a subdivision touches or contains sites proposed for public buildings in the master plan of the Town of Charlotte in force on the date the subdivision plan is filed, the layout of the site shall conform thereto.

ARTICLE V

Subdivision Study Plan Requirements

Section 501 Scale and Prints

A subdivision Study Plan shall be presented to the Commission for consideration. The plan shall be twenty-four inches by thirty-six inches (24" x 36") outside dimensions with a one-half inch ($\frac{1}{2}$ ") margin. It shall be drawn of any standard engineering scale, one inch equals one hundred feet being the maximum (1" = 100') which will allow the entire study area to be presented in the size set forth. It shall be clearly and legibly drawn on tracing cloth or tracing paper of good quality and three (3) prints therefrom shall be submitted and filed with the Commission.

Section 502 Statement of Development Plans

To enable the Commission to consider the proposed subdivision, the applicant shall file with his application and subdivision Study Plan a written statement reciting the nature and extent of the private restrictions, if any, and any other requirements which are proposed for incorporation in the deeds to individual lots.

Section 503 Plan Data

The Subdivision Study Plan shall conform to and shall contain and show the following data:

- A. The proposed tract name or other designations by which such development shall be known which shall not duplicate the name of any other previous development in the Town of Charlotte.
- B. The location and approximate dimensions of all existing property lines; the approximate location and size of all permanent buildings and their present or proposed future usage; principal trees and wooded areas, water courses, railroads, sanitary, storm or combined sewers, water mains, telephone, electric and gas lines and other existing features. The line of mean high water shall be shown thereon in case the subdivision is adjacent to the lake.
- C. The locations, names and present widths and grades of all existing streets, abutting, adjoining or crossing the proposed subdivision together with all proposed new streets; the radii of all curves; the dimensions of all lots and all proposed building lines within the limits of the subdivision and on the property immediately adjacent thereto, with the names of all adjoining property owners as nearly as the same may be ascertained. Elevations shall be shown at the beginning and end of each street, at street intersections, all points where there is a decided change in the slope or direction.

- D. The name and address of the owner or owners of the land to be subdivided; the name and address of the developer if it be other than the owner of the premises and the name and address of the Land Surveyor who prepared such Subdivision Study Plan. The Chairman of the Commission shall endorse thereon the precise date when said Subdivision Study Plan and the application for approval were filed with him.
- E. The approximate widths and locations of all easements for drainage, sewerage or public utilities, public areas, parks or playgrounds, if any.
- F. Contours at vertical intervals of five(5) feet, when ground conditions are such that they become necessary to determine the proper locations of streets, storm and sanitary sewers, drainage facilities and other construction. Elevations of such contours shall be based on the coastal and geodetic survey.
- G. The district or districts in which the subdivision lies as established by the Town Zoning Ordinance. In case a zone boundary lies within the limits of the proposed subdivision, its approximate location shall be marked and clearly identified thereon. Zone district date and boundaries shall be ascertained by conference with the Zoning Administrator.
- H. Elevation of sufficient points of the existing topography, usually crests of hills, points of sharp changes in grades, and valley bottoms shall be indicated thereon to present a clear idea of the relation of the proposed lot and street layout thereto.
- I. All parcels proposed to be deeded to the Town of Charlotte for streets, parks, playgrounds, or other public open spaces and the condition of such transfer, if any.
- J. Complete plan and profile of each proposed street showing existing ground surface on the centerline grades and showing location, elevation and street lines and the proposed centerline grades and showing location, elevation and size of all existing and/or proposed underground utilities on plan. Plan and profile shall be drawn on standard plate 4 x 20 paper. Scale to be 1" equals 40' horizontal and 1" equals 4' vertical. Sheets to be thirty-six (36) inches in length. Revised plan and profile after construction to be filed with the Chairman of Planning Commission, shall be on linen and three (3) prints of same shall be made and filed after acceptance by the Planning Commission.
- K. Date, North arrow and scale.
(Note: North to be measured to True North.,)
- L. Such of foregoing information as may not practically be shown on plan shall be contained in a signed written statement.

ARTICLE VI

FINAL Subdivision Plan Requirements

Section 601 Material Requirements:

The Final Subdivision Plan shall be clearly and legibly drawn with black waterproof India Ink on a good quality of heavy clothbacked white drawing paper. All lines, letters, figures, certificates, acknowledgments and signatures shall be made in black India Ink, except, in the case of standard forms. The plans shall be not more than thirty-six (36) inches long, not more than twenty-four (24) inches wide and shall be drawn to a scale large enough to show the details clearly, but shall not be less than one inch equals one hundred feet (1" equals 100'). A one-half ($\frac{1}{2}$) inch marginal border line shall be drawn around the outer edge of each plan and all data to appear thereon shall be within said marginal lines.

Section 602 Copies

With said plan, there shall also be submitted for the files of the Planning Commission, a black line print thereof, on tracing cloth or film and three (3) prints on paper.

Section 603 Plan Data and Requirements

The Final Subdivision Plan shall conform to and shall contain and show the following:

- A. The title of the subdivision, north arrow, scale, date and the name of the owner or owners.
- B. A certificate signed and sealed by the land surveyor making such survey and plan, that it is made from the actual land survey and is substantially correct.
- C. The boundaries of the subdivision with courses and distances marked thereon as determined by an accurate land survey, from control points approved by the Planning Commission and noted on the drawing. The error of closure must not exceed 1 to 5,000; traverse streets or a copy thereof showing the error of closure of the field survey, and the calculations for the final adjustment must be submitted to the Planning Commission for approval.
- D. The length, bearing or direction of all straight lines, deflection angles, radii, arcs and central angles of all curves along property lines of each street, all established building lines and all dimensions along the lines of each lot; all duly balanced so as to be consistent throughout with the courses and distances of the boundary line. All dimensions shall be shown in feet and decimals of a foot to nearest hundredth.
- E. The lines of all easements or rights-of-way to which any lots are subject shall be denoted by fine dotted lines. The limits of the easements or rights-of-way shall be definitely stated and clearly labeled and identified.
- F. The line of mean high and high water mark in case the subdivision or any part thereof is adjacent to the lake.
- G. The location of all monuments which are required at any change of direction.
- H. All lines shown on the map which do not constitute a part of the subdivision itself shall be broken lines or otherwise clearly distinguished from the lines constituting a part of the subdivision.
- I. Town boundary lines which cross or adjoin the subdivision shall be clearly designated and tied in.

Section 604 Filing of Plan

With the Final Subdivision Plan there shall be filed with the Commission three (3) additional prints on paper showing all of the data required by and according to the provisions of Section 503D together with details of any other construction proposed within the street right-of-way. Such prints shall be sufficiently comprehensive to permit workmanlike construction procedure in the field, and shall contain reference to the Town specifications and procedures governing such construction as in 701 A. A copy of this print shall be included in the Bond required under these regulations.

ARTICLE VII

Subdivision Improvement Requirements

Section 701 Requirements listed

Within two years of the approval of the Final Subdivision Plan, the applicant, owner or developer thereof shall complete the following minimum improvements:

- A. All proposed streets shall be laid out, graded and constructed their entire length and full width of right-of-way in accordance with construction specifications and procedures as approved and on record on the date of Commission approval.
- B. All necessary storm drains, culverts and bridges that are required by good construction practice and approved by the Planning Commission shall be built at the sole expense of the applicant, owner or developer. Storm drains shall include all necessary pipe lines, manholes, catch basins or wells sufficient and adequate to provide proper drainage, according to the Town standards.
- C. If utilities, including sanitary sewers, storm drains, and water mains exist in any street adjacent to any development or if the Town or Fire District should extend a utility to a point adjacent to a development, the developer shall provide and connect like utilities to said system, as directed by the Town.
- D. Concrete curbs and concrete sidewalks, where required by Commission, shall be built in all streets in the subdivision in conformity with the requirements of the provisions of Section 701 A.
- E. Street signs showing the names of the intersecting streets shall be erected at each intersection. Such signs shall be furnished by the Town to the owner or developer at actual cost.
- F. When the Subdivision requires tree planting, the following shall apply:
 - 1. Trees shall be planted on each side of every street, and, if esplanades of sufficient width are planned, along the center-line thereof.
 - 2. Trees to be planted approximately sixty (60) feet apart, subject to location of driveways, cross-streets or walks and variations made necessary by the tree species.
 - 3. Trees shall be located between the curbs and sidewalks wherever practical or on lots behind sidewalks as may be determined by the Commission.
 - 4. The diameter of trees shall be not less than two (2) inches.
- G. Reinforced concrete monuments of 1:2:4 mix, six (6) inches square at the top, eight (8) inches square at the bottom and four (4) feet long shall be set at all street intersections, and at all angles and curves or other critical points in the street lines as will enable a Land Surveyor to correctly stake out any lot in the subdivision. Each monument shall have an iron pipe center and shall be so set that the marked center of the top shall be the point of reference. The tops of such monuments shall be set to established grade. The monuments are to be set in place after all other street development is completed. The accuracy of location of such monuments shall be certified in writing by the Land Surveyor making the Final Subdivision Plan.

ARTICLE VIII

Performance Bond and Building Permits

Section 801 Bond Requirements

The Planning Commission may require from the owner for the benefit of the Town, a satisfactory performance bond in an amount sufficient to cover the full cost of said new streets or highways and the required improvements on or in said streets or highways as estimated by the Commission; provided however that the Commission may waive, subject to appropriate conditions and guarantees, for such period as it may determine, the provisions of any or all such improvements as in its judgement of a particular plan are not requisite in the interests of public health, safety and general welfare.

The performance bond shall run for a term of two (2) years from the date of approval of the Final Subdivision Plan, and where required, the dedication of any land to the public use within two (2) years and three (3) months of said approval. The applicant shall file with the Planning Commission within thirty (30) days of the date of approval of line and grades by the Commission, a surety bond in favor of the Town of Charlotte executed by a surety company authorized to enter into such bonds under the laws of the State of Vermont, which shall be in the amount and in such form and contain such conditions as the Commission shall require. The bond shall not be released until the Commission, upon written statement from the Commission, shall have determined that all of the bond conditions have been fully satisfied. In the event that any required improvements have not been installed as provided within the terms of such performance bond, then such bond shall be forfeited to the Town and upon receipt of the proceeds thereof, the Town shall install such improvements as are covered by such performance bond.

Section 802 Building Permits

No permit for the erection of any building shall be issued unless a street or highway giving access to such proposed structure has been duly approved by the Commission and the performance bond, set forth in Section 801, has been accepted; nor shall any permit be issued for the erection of any building not served by sufficient street and utility construction to protect the health, safety and welfare of residents and the general public according to the specifications and procedures referred to in Section 701 A.

Section 803 Appeal

Where the enforcement of Article 802 would entail practical difficulty or unnecessary hardship, and where the circumstances or the case do not require the structure to be related to existing or proposed streets or highways, the applicant for such permit may appeal to the Zoning Board of Adjustment for an exception to this provision. Such exception may be granted subject to conditions that will protect any future street or highway layout.

ARTICLE IX

Approval of Final Subdivision Plan

Section 901 Approval and Filing

Upon submission of the Final Subdivision Plan to the Commission for final approval, the Commission shall determine whether such map corresponds substantially with the approved Study Plan and meets all the requirements of these regulations.

If the Commission shall approve such Final Subdivision Plan, the fact of such approval and date thereof shall be noted on said plan over the signature of the Chairman of the Commission. Said Final Subdivision Plan shall within 90 days after approval of the Study Plan be filed for record in the Office of the Town Clerk of Charlotte. The fee for filing said plan shall be paid by the applicant.

- A. The copy of the Final Subdivision Plan for record (as per 901) shall be photostat not to exceed maximum size of eleven and one half (11½) inches by seventeen (17) inches and shall be of a quality acceptable by the Town Clerk. The necessity of filing a plan in excess of above dimensions shall be at the discretion of the Town Clerk.

Section 902 Limitation of Filing of Subdivision Plans

No plan of a subdivision of land laid out wholly or partly within the limits of the Town of Charlotte shall be filed or recorded in the Office of the Town Clerk of Charlotte until the Commission, except as otherwise provided by statute, shall have approved such plan and the fact of such approval is endorsed thereon as provided in the foregoing section. The provision of this Chapter shall not apply to maps made by a land surveyor for the sole purpose of establishing boundaries of property already of record or where the same is merely intended as an outline survey showing only the exterior boundaries of such unmapped land as has not been divided in violation of these regulations or of the Zoning Ordinance of the Town of Charlotte, Vermont.

The approval or filing for record of any Final Subdivision Plan shall not be deemed to constitute or to be evidence of an acceptance by the public of any street or other open public spaces shown on such plan or map. Such acceptance shall be by formal resolution adopted by the Town Selectmen, which resolution shall set forth the fact of such acceptance for public purposes; the width and exact length of the streets accepted together with the designations of the names by which such streets shall thereafter be known.

Section 1001 Disapproval

If the application and plan are disapproved, the Commission shall return, without endorsement, the Study Plan as submitted by the applicant together with a statement of its reasons for such disapproval. One print of said plan shall be retained for the records of the Commission.

ARTICLE XI

Section 1101 Penalties for Violation

Any person, firm corporation, partnership or association who shall violate any of the provisions of these regulations, shall upon conviction thereof, be punishable by a fine of not more than two hundred (200) dollars except that nothing herein contained shall be deemed to bar any legal or equitable action to restrain or enjoin any act in violation of these regulations. Any person, firm or corporation found guilty of any such violation, who, after notification in writing by the Chairman of the Commission, shall thereafter continue such violation shall be fined not more than two hundred (200) dollars for each day of such continued violation.

Section 1201 Constitutionality

If any section, sub-section, paragraph, sentence, clause or phrase in these regulations shall for any reason be held to be invalid or unconstitutional by a decree or decision of any court of competent jurisdiction, such decree or decision, shall not affect or impair the validity or any other section or remaining portion of these regulations.

ARTICLE XIII

These regulations shall be in full force and effect on and after this date;
Applicable to all subdivision plans not recorded prior to
These regulations are subject to periodic revisions and updating, in which case previous regulations will be void.

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 () No ()
175 144

Article 2) Shall Section 4 of the Charlotte Zoning Ordinance be amended by adding the following paragraph to be designated "E"
"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 () No ()
148 166

Article 3) Shall Section 12 of the Charlotte Zoning Ordinance be amended by adding the following paragraph to be designated "D"
"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 () No ()
156 161

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
"Or where such has been authorized by the Board of Adjustment."

Yes () No ()
170 141

Article 5) Shall Section 3 of the Charlotte Zoning Ordinance be amended by adding the following paragraph to be designated A1f, B3 and C3
"Signs advertising the premises for sale. One sign is permitted, unlighted, not to exceed four feet square in size."

Yes () No ()
180 133

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.

defective 3 Yes () No ()
164 151

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.