

Item No.	Review Committee	Commentor	Date Rec'd	Topic / Chapter	Section / Page in 2016 LUR	Citation	Comment	PC RESPONSE	PRIORITY STATUS	ACTION TAKEN
1	Former ZA	Joe Rheume	2016	Chapter 10. Definitions	132	Land Development: Any of the following: 1) the division of a lot into two (2) or more lots; 2) the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or structure; 3) any mining, excavation or landfill involving more than 300 cubic yards of material; 4) any material change in the use of any building, structure, land or extension of use of land; or 5) installation of infrastructure or improvements including but not limited to roads, utilities, drainage, wastewater or water. Land Development does not include interior construction or remodeling which does not affect the exterior appearance of a structure, or affect the water or septic requirements of the structure. See also Subdivision.	Include the changing of window and door openings under permitted items. My interpretation is that exterior changes such as enlarging, reducing the size of the opening or adding new windows and doors requires a zoning permit. My interpretation comes from the land development definition (see Citation column). So my reasoning is that it affects the exterior, so it is land development and needs a permit. If you don't use the regs all the time I think it is difficult to explain.	Not a substantial change	LOW	Change added to draft REDLINE document
2	Town Planner/ZBA Staff	Town Planner	2016-2017	Chapter 4.2(A)	38	(A) Accessory to a Single Family Dwelling.	Change section title from "(A) Accessory to a Single Family Dwelling." TO "(A) Accessory Dwelling to a Single Family Dwelling."	Not a substantial change	LOW	Change added to draft REDLINE document
3	Town Planner/ZBA Staff	Town Planner	2016-2017	New	End of document		Create an index, or add improved referencing to pages within the Chapter X. Definitions section	Good idea	LOW	
4	Town Planner/ZBA Staff	Town Planner	2016-2017	Section 9.5(B)		(B) Certificate of Compliance. In accordance with Section 6.5, after the effective date of these regulations, the Planning Commission may require, as a condition of subdivision approval, that a certificate of compliance be obtained to ensure that public and private improvements have been installed in accordance with the conditions of approval prior to any further land development.	ZBA should also be able to require a Certificate of Compliance.	Makes sense	LOW	Change added to draft REDLINE document
5	Town Planner/ZBA Staff	Town Planner	2016-2017	Chapter 10. Definitions		From discussions with PC, et al. & comment letters obtained in 2017.	Should add definition for "Short-Term Rentals" &/or "Homestays" (e.g. AirBNB). Cite 2012 Supreme court ruling - In Re: Toor & Toor Living Trust	Yes	LOW	
6	Town Planner/ZBA Staff	Town Planner	2016-2017	Chapter 10. Definitions	121	Accessory Structure: A structure on a lot which is clearly and customarily related to the principal structure or use on that lot. For residential uses these include, but may not be limited to garages, garden and tool sheds, children's playhouses, boat houses for the storage of three (3) or fewer boats, and permanent swimming pools. See also Accessory Dwelling, Accessory Use.	Add a reference to Section 4.18 in the definition, and 3.5(B) Height Requirements...	yes	LOW	Change added to draft REDLINE document
7	Town Planner/ZBA Staff	Town Planner	2016-2017	Chapter 10. Definitions			Add 'Variance' to definitions & reference Section number (9.7)	yes	LOW	Change added to draft REDLINE document
8	Town Planner/ZBA Staff	Town Planner	2016-2017	Chapter 10. Definitions	140	Sign: Any structure, display, device, material, object or representation which is designed or used to advertise, direct or call attention to any property, establishment, business, enterprise, profession, product, or service or other matter from any public right-of-way (see Section 3.14). This definition includes logos and other outdoor advertising displayed on walls, canopies, and exterior windows. Silviculture: See Forestry..	Correct 'Sign' definition to reference Section 3.13 (not 3.14).	yes	LOW	Change added to draft REDLINE document
9	Town Planner/ZBA Staff	Town Planner	2016-2017	Section 6.1(C)(2) Major Subdivision	79	Major Subdivision, which shall include any residential subdivision, or resubdivision of land resulting in the creation of four (4) or more lots within any 10 year period, regardless of any change in ownership; and any nonresidential subdivision or PUD. Major Subdivisions require Preliminary Approval (see Section 6.4) and Final Plan Approval (see Section 6.5). Applications for Preliminary Approval and Final Plan Approval will be reviewed under the standards within Chapter VII, and if applicable, Chapter VIII.	Should directly state that "All major subdivisions are PRDs", and reference Section 8.2(B)(1)	yes	LOW	Change added to draft REDLINE document
10	Town Planner/ZBA Staff	Town Planner	2016-2017	Section 7.3(D)(5)	91	Clustering of development, including the creation of lots with an area less than the minimum lot size for the district, is be off-set with the dedication of open space. In instances in which clustering and/or the creation of small lots is needed to avoid undue adverse impacts to Areas of High Public Value, the Commission may require that the subdivision be reviewed concurrently as a planned residential development in accordance with Chapter VIII.	Replace "is be off-set" with "is to be offset", OR "shall be offset"...	yes	LOW	Change added to draft REDLINE document
11	Town Planner/ZBA Staff	Town Planner	2016-2017	Section 3.3	26		Why is "Change of Use" not discussed further? It simply refers you to Section 6.1 and addresses "Subdivisions" and DOES NOT talk about change of use, nor does it refer to the required "Conditional Use" associated with it. Frustrating! --- (Please Update) if it is articulated in the zoning district standard, then 3.3 should refer you to the district standards of Chapter 2.	yes - explain further - propose write-up	LOW	Double check attempt in 3.3. added language pointing to Ch. 2. district standards for use: Simple.
12	Town Planner/ZBA Staff	Town Planner	2016-2017	Chapter 10. Definitions			"Use" definition should be developed more thoroughly and also reference a "Change of Use" definition & Section 3.3...		LOW	added reference to "Use" in glossary and detail to Section 3.3.
13	ZBA	Matt Zucker	13-Feb-2018	5.4(C)(2)	71		See Letter from Matt " Recommended Update to LURs ", dated February 13, 2018 . An excerpt includes the following; Recommendation: Review current residential LURs with an eye towards updating or refining current regulations, based on the following concerns: 1. Evidence suggests some of the Town's residential development LURs -- in particular those related to "character of the area" (COTA) regulations -- may be outdated and there is a possibility they have limited current public support among our Town's citizens. 2. Arbitrariness, lack of clarity and vagueness in some of the LURs is generating historical precedent for zoning decisions that may not relate to -- or in some cases may run counter to -- the LURs' original intent. 3. Particular LURs might be considered standardless and outside of permissible Vermont legal standards.	send COTA definitions to PC	HIGH	
14	Town Administrator	Dean Bloch	2016-2017	Section 2.1	4		note on Conservation (CON) list: Conservation District on 1611 Lake Road covers existing dwelling.	ask Dean to clarify	LOW	
15	Town Administrator	Dean Bloch	2016-2017	Table 2.3	8	West Charlotte Village - East of Route 7 only:	Add "Transfer Station/Recycling Center" (see Section 4.15)	yes	LOW	
16	Town Administrator	Dean Bloch	2016-2017	Table 2.4	10	(D) Conditional Uses	There is no (F)(4) in this district standard, only goes up to 3...	yes	LOW	Changes reference to (F)(2)

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17	Town Administrator	Dean Bloch	2016-2017	Section 3.6 Lot, Yard, & Setback Requirements	27	(A) Principal & Accessory Structures. Only one (1) principal use or structure shall be located on a single lot, unless otherwise allowed as an agricultural use under Section 4.2(B), or an adaptive reuse under Section 4.3, a mixed use under Section 4.12, or with the approval of the Planning Commission, as part of a planned residential or planned unit development under Chapter VIII.	It is not clear in Section 4.3 that an adaptive re-use can be considered a principal structure or use.	ask Dean to clarify	LOW	
18	Town Administrator	Dean Bloch	2016-2017	Section 3.8(B)(2) Nonconforming Structures	28	(2) may only be structurally modified or moved in a manner that will not increase the degree of noncompliance, unless approved by the Board of Adjustment in association with conditional use review under Section 5.4. For purposes of these regulations, any structural alteration which extends the footprint, height or volume of a structure within any required setback or above the required maximum height (i.e., the amount of encroachment), shall be considered to increase the degree of noncompliance. Any structural alteration of a nonconforming structure which extends the footprint, height or volume of a structure outside of any required setback or below the required maximum height shall not be considered to increase the degree of noncompliance.	Clarify this language with the ZBA.	yes - get ZBA input	LOW	
19	Town Administrator	Dean Bloch	2016-2017	Section 3.16(C.)	37	(C) Extensions of a water or sewer line across a public road right-of-way shall be allowed only in the following circumstances: 1) to replace a failed system; or 2) the proposed development site is located within either the West Charlotte Village District, the East Charlotte Village District, the Village Commercial District, or the Commercial/Light Industrial District; or 3) if the proposed project meets the Planned Residential Development (PRD)-->>insert standards -->>insert (see Chapter VIII). The crossing of a Town right-of-way requires approval from the Selectboard in accordance with 19 V.S.A. §1111. The use of, or connection to, an off-site system shall be secured through an easement or other form of legal conveyance.	3) if the proposed project meets the Planned Residential Development (PRD) or Planned Unit Development (PUD) standards as applicable (see Chapter VIII)	yes	LOW	done
20	Town Administrator	Dean Bloch	2016-2017	Section 4.3(F)(12)	40	(12) enclosed storage facility, but not self storage facility;	definition of storage indicates this is allowed as adaptive re-use	yes - check with Dean... add sentence re: adaptive	LOW	
21	Town Administrator	Dean Bloch	2016-2017	Section 4.3(G)(1) and (2)	41	(1) A structure intended for adaptive reuse which is accessory to a principal structure shall be retained in common ownership with the principle structure; however the proposed business may be separately owned by a person other than the property owner. (2) There shall be adequate water supply and wastewater system capacities to accommodate the proposed reuse in accordance with Section 3.16.	Not clear that two principal structures (or uses) are allowed (See Section 3.6). Also not clear that structures must be retained in common ownership if there are two principal structures, or if adaptive re-use becomes "principal use" & original use becomes "accessory".	change principal to principle. change 2nd principle to owner.. both structures are owned by the same owner?? Please have Dean clarify this comment.	LOW	
22	Town Administrator	Dean Bloch	2016-2017	Section 4.5 Camper	45	...Camper trailers may not be occupied for dwelling purposes for more than a cumulative time period of four (4) months during a calendar year.	Suggest changing calendar year to "12-month period"...	yes	LOW	done
23	Former ZA	Joe Rheume	12-Apr-2016	Section 4.8 Extraction of Earth Resources	46		Are we concerned with more than 300 cubic yards of fill? Do we want the same Conditional Use to apply to fill coming in (to a site)?	placement or importing 300 yards fill to a site...	HIGH	done
24	ZBA Chair	Frank Tenney	28-Feb-2018	Section 4.9	47	(B) The use of a gasoline station is limited to the retail sale of gasoline, diesel fuel and other automotive fluids and products, and no more than 30 square feet of non-automotive retail products. The sale of other types of retail items (e.g., food or convenience items), or the provision of other services (e.g., motor vehicle repair, sales or rentals, car washes, towing services or restaurant seating) may be allowed only as a "Mixed Use" (see Section 4.12), and shall be required to meet applicable standards of these regulations pertaining to each use.	30 square feet of non-automotive retail is not practical for a modern gas station facility. The LUR definition for gas station should be modernized.	yes - propose language	HIGH	
25	ZBA Chair	Frank Tenney	28-Feb-2018	Chapter 10. Definitions	131	Gasoline Station: Any lot or area of land including the building or buildings thereon, which is used for the sale of motor vehicle fuels, lubricants, and related motor vehicles products, and/or which has facilities for fueling, or servicing motor vehicles (see Section 4.14). This definition includes gas stations and car washes; but specifically excludes automobile and motor vehicle repair services and sales, and the sale of food and unrelated convenience or grocery items.	This does not meet a modern definition of a gas station.	yes - propose language	HIGH	
26	Town Administrator	Dean Bloch	2016-2017	Section 4.11(A)(2) Home Occupation	48		add "s" to "occur" on line 2.	yes	LOW	done
27	Town Administrator	Dean Bloch	2016-2017	Section 4.11(B)(2) Home Occupation	49	The home occupation shall be carried out within the principal dwelling and/or within an accessory structure to the dwelling as provided for in Section 4.18; the total area used for the home occupation is not to exceed 2,500 square feet.	Section 4.18 states this to not exceed 2,000 square feet, not 2,500	ask Dean to clarify ... this does not seem to conflict... A Home Occ II could exceed 2,000 sf, and could also comprise more than one structure. Do not change language.	LOW	
28	Town Administrator	Dean Bloch	2016-2017	Section 4.15 - Table 4.2 Public Facilities	52	Regional Solid Waste management facilities	in the Zoning District(s) column: "Village Commercial" this facility is not listed in the District standard.	ask Dean to clarify ... & Abbey Volk... scale? size?	LOW	
29	Town Administrator	Dean Bloch	2016-2017	Section 5.4(D)(3) Conditional Use Review - Performance Standards	72	. . .In addition, the Board may limit hours of operation so that the use shall be consistent with the character of the area. Evening or night operations shall be permitted only if noise levels, lighting and traffic will not unreasonably interfere with surrounding uses.	Move to Character of the Area - 5.4(C)(2)		HIGH	
30	Town Administrator	Dean Bloch	2016-2017	Section 5.5(C) Sketch Plan Review	72	Line 4 ... criteria under Subsection (D)	Change Subsection (D) to (E)	yes	LOW	
31	Town Administrator	Dean Bloch	2016-2017	Section 8.4(B)(3) PRDs	100		Not clear whether density is to be re-allocated at a certain schedule or rate, e.g. 1 dwelling unit per X acres. See Section 8.4 (F)(4)	propose some language to address this...	LOW	
32	Former ZA	Joe Rheume	2016-2017	Section 9.2 Exemptions	107		Add exemption for contractor offices, such as an office for the US Route 7 expansion project...		LOW	
33	Former ZA	Joe Rheume	2016-2017	Chapter 10. Definitions	132	Inn:	AirBNB, Homestays, short-term -> Similar applications? Do we want to address short-term rentals? Is it different than renting a camp for a week? Do we want to address that?	See Comment 5 above... Add further info. Cite 2012 Supreme court ruling - In Re: Toor & Toor Living Trust	MEDIUM	
34	Former ZA	Joe Rheume	2016-2017	Chapter 10. Definitions	139	Self Storage Facility:	See Storage Facility add prohibitions sentence for non-commercial use to this definition.		LOW	

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35	Town Administrator	Dean Bloch	2016-2017	Chapter 10. Definitions	141	Storage Facility:	Storage Facility: A building for storing goods as an accessory to a retail store, or for the temporary storage of goods (e.g., household goods) by the general public. Self-storage facilities are prohibited in the Town of Charlotte, except in association with an Adaptive Reuse under Section 4.3. See also Adaptive Reuse, Warehouse.	Storage Facility: A building for storing goods as an accessory to a retail store, business or for the temporary storage of goods (e.g., household goods) by the general public. Self-storage facilities are prohibited in the Town of Charlotte, except in association with an Adaptive Reuse under Section 4.3. See also Adaptive Reuse, Warehouse. ---- Adaptive Reuse does not currently allow self storage...	LOW	done
36	Town Administrator	Dean Bloch	12-Mar-2018	Chapter 4.11(B) and 4.18	49 and 64	4.11(B)(2) = The home occupation shall be carried out within the principal dwelling and/or within an accessory structure to the dwelling as provided for in Section 4.18; the total area used for the home occupation is not to exceed 2,500 square feet. 4.18 = An accessory structure with a footprint larger than 2,000 square feet or with a building height greater than 25 feet requires a conditional use permit in accordance with Section 5.4.	There's a "disconnect" between Section 4.11(B)(2), which allows a Home Occupation II (only zoning permit is needed) within an accessory structure that's 2,500 square feet, and Section 4.18, which requires conditional use permit for accessory structures larger than 2,000 square feet. I'd suggest making these the same.	this does not seem to conflict... A Home Occ II could exceed 2,000 sf, and could also comprise more than one structure. Do not change language.	LOW	N/A
37	ZBA Board Member	Matt Zucker	28-Mar-2018	Chapter 3.11 Parking, Loading & Service Area Requirements	30-32		Should we make a formal recommendation that the PC take another (maybe more thoughtful) look at the zoning requirements for parking for commercial use? It was pretty clear at the joint hearing that the town's LURs on this point are not up to date and/or consistent with what we'd see in other similar settings outside of Charlotte.	check more up to date ITE parking table	LOW	
38	Town Administrator	Dean Bloch	29-Mar-2018	Section 9.9 Municipal Administrative Requirements		9.9(C)(1) Public Notice	Require notification to organizations that hold easements (e.g. conservation easements) on adjoining parcels for applications to the Planning Commission and Zoning Board		LOW	
39	Town Administrator	Dean Bloch	29-Mar-2018	Section 9.9 Municipal Administrative Requirements		9.9(C)(1) Public Notice	Require notification for applications to the Planning Commission and Zoning Board to Chairs of the following: Selectboard, Conservation Commission, Trails Committee, and Energy Committee. (If an Economic Development Committee is created, that should be included).		LOW	
40	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018	Chapter II		East Charlotte Village Planning Project, 2010 - https://is.gd/EGupHF	The outcomes of the East Charlotte Village Planning Project will be considered by the Planning Commission when proposing future land use regulations.	in progress	HIGH	
41	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018	Chapter II			Advisory design guidelines - including Thompson's Point, Historic Districts, Villages, US Route 7 / Ferry Road, seawalls.	ZA started guidelines for Thomp. point??	LOW	
42	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				Reevaluate district boundaries	in progress	HIGH	
43	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				Reevaluate Riparian buffer and setback standards			
44	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				Stormwater management best management practices for existing & new project development. Incorporation of "Low Impact Development" (LID) standards and Green Stormwater Infrastructure (GSI) design principles for attenuating stormwater flow, maximize onsite stormwater retention and infiltration, and prevention of direct discharge into town right-of-way, streams, and surface waters.	See Comment #88 below		
45	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				Farm related businesses	ZA is working on this with Selectboard in determination of acceptable on-farm accessory businesses.	HIGH	
46	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				Flood hazard areas	verify completion	MEDIUM	
47	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				Adequate water supply / no interference/ public notice		MEDIUM	
48	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				Recharge areas		MEDIUM	
49	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				Review local environmental studies/assessments completed when reviewing updates to the Land Use regulations (particularly with the State-owned property abutting the rail line and Ferry Road).		LOW	
50	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				For village areas, pedestrian pathways to serve development shall be incorporated in subdivision or site plan design to where feasible, and would connect to existing and other planned public pedestrian pathways		MEDIUM	
51	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				Consider the creation of an overlay district to nurture small-scale agriculture in appropriate locations within the Rural Residential District			
52	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				During development review, Areas of High Public Value will be identified and prioritized based on the qualities and relative values of each resource. This analysis will use the "Ecologist Site Assessment Protocol" for each site under review, and will also consider resources in the broader context as appropriate (e.g. Preservation of forest blocks - Act 171). Land development projects will be designed to complement existing land uses.			
53	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				The Town will continue to promote the use of non-contiguous PRDs and PUDs as a means to transfer density to areas deemed appropriate for development.	underway currently	LOW	
54	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				Explore Complete an Open Space and Conservation Action Plan and work with organizations to ensure protection of identified resources.			
55	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				Continue to inventory, catalogue and map historical and cultural resources.		LOW	
56	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				Adopt specific lighting standards under the town's land use regulations and, at the same time, conduct public informational meetings to educate the public regarding strategies to avoid light pollution.		LOW	
57	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				Review and improve upon (if possible) the current scenic road inventories and the classification methodology (undertaken by Larry Hamilton in 1999) and re-evaluate other potential scenic roads (Mt. Philo -north, Greenbush -north, Hinesburg Rd., et al.) by recommending for possible addition to the scenic road map, which will serve as guidance for development review and roadside maintenance.		LOW	
58	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				Complete a build out analysis of areas in and around existing villages. The analysis will be completed in the context of existing and planned facilities (e.g. septic). Land use regulations will be evaluated and revised, if appropriate, to encourage village densities that are greater than those in surrounding rural areas.		LOW	
59	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				Review environmental assessments completed for the state owned property near the railway (north of Ferry Road) and determine if more information is needed. This information will be used when considering zoning alternatives as part of the Land Use Regulation process update.		LOW	
60	TOWN PLAN	IMPLEMENTATION PLAN	6-Mar-2018				Consider consolidating development review related functions under one Development Review Board. This Board would be responsible for reviewing applications against all development review standards outlined in the Land Use Regulations providing clarity and certainty to both applicants and interested parties to the application including abutting property owners		MEDIUM	
61	Planning Commission Chair	Peter Joslin	18-Apr-2018			Transportation Board Aviation Rules: See background letter: https://www.dropbox.com/s/6gt6w2q7jyq2d3x/TransportationBoard_AviationLetterRules_20180416.pdf?dl=0	Please add "helicopter landing areas" to the LUR spreadsheet.		HIGH	

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62	Planning Commission	PC	3-May-2018	5.5(A) v.s. 4.3			potential contradiction of trigger for site plan review regarding Residential (single fam & 2 family) development			
63	Planning Commission	Transportation Board	1-Apr-2018			April 16 letter Re: Aviation Rules (see above)	New Aviation - helepads and airstrips / add helepad to 'airstrip' district standard No. 5 for Conditional use. Should obtain ZBA weigh-in.		HIGH	
64	Public Comment	Clark Hinsdale	11-Jun-2018	Chapter II / IMPLEMENTATION		East Charlotte Village Planning Project, 2010 - https://is.gd/EGupHF	I am just checking in on the process of rewriting Charlotte's Zoning Regulations and hoping that the East Charlotte study committee's recommendations will be reviewed in that process. Of particular interest to me as a landowner of property in and around the East Charlotte village is expansion of the village commercial district to include my corner and expansion of the overall village district to include the land south of the Solar Array. Please pass this inquiry along to the appropriate parties. Sincerely, Clark Hinsdale	in progress		
65	Staff Comment	Aaron Brown	25-Jul-2018	Section 4.20 Energy Facility Siting and Development Standards	p. 65-67	See 30 V.S.A. 248(s) for the solar setback language: https://legislature.vermont.gov/statutes/section/30/005/00248 .	The LUR state that all energy facilities must meet setback requirements of the district in which they are located. The state, however, has established setback requirements for different types of energy. Solar facilities under 15 kW have no setback requirements! Indeed, the entire energy siting subsection might conflict with state law. Consult Act 174 to determine what the town is allowed to regulate.		LOW	
66	Staff Comment	Aaron Brown	25-Jul-2018	Section 5.5(A) Site Plan Review	p. 72	See Act 143 (2018) here: https://legislature.vermont.gov/assets/Documents/2018/Docs/ACTS/ACT143/ACT143%20As%20Enacted.pdf	Act 143 (2018) limits municipal regulation of qualifying accessory on-farm businesses to site plan and performance standard reviews. However, Charlotte's LUR use the State definition of agriculture and might exempt accepted agricultural practices and accessory uses from site plan review (see section 9.2(10)). This means that on-farm accessory businesses could only be subject to performance standard review. Given that events, eateries, etc. can qualify as accessory businesses, it might be prudent to remove the site plan exemption for accessory on-farm business operations.	PC has opted not to add Site Plan Review to regulate AOFBs.		N/A
67	Staff Comment	Dean Bloch	2-Aug-2018	Chapter 10. Definitions	p. 127		At end of definition of Accessory Dwelling, add: "...or may be a stand-alone accessory structure."			done
68	Staff Comment	Dean Bloch	21-Aug-2018	Section 9.2(A)(7) Exemptions	p. 108		The cumulative nature of this seems to be confusing. If somebody has an existing unattached garage that's over 250 square feet, and they want to build an unattached 100 square foot shed, it appears the shed would need a permit. This has the affect of penalizing unattached garages, without a good planning purpose. Perhaps it would be more clear to just allow up to two unattached structures, each of which may be up to 125 square feet.	AB: I think a better clarification would be to say up to 250 cumulative square feet of accessory structure(s) (2 max) without a permit and note that structures that pre-date zoning or have a permit do not count toward the 250 square feet.		
69	Planning Commission Chair	Peter Joslin	2-Nov-2018	Chapter IV-Specific Use Standards?			"Clarify acceptable agricultural accessory businesses regarding Act 143"	Cite Statute in AOFB in the Chapter X Definitions.		done
70	Staff Comment	Aaron Brown	19-Dec-18	Section 4.11 Home Occupation	p. 48		Home Occupations II and III allow for "outdoor storage," but the regulations do not define what outdoor storage looks like. An email to the statewide ZA listserv showed that towns have typically defined outdoor storage as an area lacking a roof but which may be screened or enclosed with fencing.			Added definition to glossary
71	Staff Comment	Aaron Brown	26-Feb-19	9.2 Exemptions	p. 108		Change "handicap ramps and walkways" to "wheelchair ramps and walkways."			done
72	Staff Comment	Town Planner	27-Feb-19	8.4 Planned Residents Developments (PRD)	p. 101	(a) that the project will minimize the adverse affects upon the resources identified as significant in Table 7.1 (Areas of High Public Value);	Change "affects" to "effects"			done
73	Staff Comment	Town Planner	27-Feb-19	Section 10.2 Definitions	p.121		definitions are missing for: "Certificate of Occupancy", "Certificate of Compliance", and "Sketch Plan Review"			Added definition to glossary
74	Staff Comment	Aaron Brown	24-May-19	Right-of-way setbacks	Chapter X		It might be useful to the public and staff to add a definition of right-of-way and to explain how the measurement is used to determine front setbacks. The road commissioner seems to have some authority to make determinations about minor development within ROWs, but it doesn't seem codified.			Added definition to glossary
75	Design Review Committee	Via Aaron Brown	14-Jun-19	Chapter 10. Definitions	Chapter X		Add definitions for porches and decks and clarify each one's contribution to impervious surface/lot coverage. Clarify whether glass/windows are allowed under the definition of porch.			Added decks to "impervious Surfaces" definition
76	Design Review Committee	Via Aaron Brown	14-Jun-19	Chapter 10. Definitions	Chapter X		Define impervious surface and what contributes to it.			Added definition to glossary
77	Design Review Committee	Via Aaron Brown	14-Jun-19	Table 2.7(F)(7)(b)	p. 17		Add "bedrooms" after occupancy.			added
78	Design Review Committee	Via Aaron Brown	14-Jun-19	Chapter 10. Definitions	Chapter X		Define "maintenance and repair" activities that do not require a permit. Examples might include the replacement of siding, windows, and doors, painting and staining exterior surfaces, new roofing that doesn't increase the height or pitch, etc.			
79	Staff Comment	Aaron Brown	19-Jun-19	Section 4.2(D)	Conversion of Accessory Dwelling		The regs specify how an accessory dwelling can be turned into a primary dwelling, but they don't address the reverse. I've more often encountered situations where homeowners start with a smaller dwelling and save up for a larger house in the future.			
80	Staff Comment	Aaron Brown	19-Jun-19	Section 4.2(A)	Accessory Dwelling		The regs don't say whether the 1,000 square foot or 30% size allowance for accessory dwellings refers to net floor area or gross floor area.	the State statute 24 VSA sec. 4412 stipulates 30% habitable area.		updated Dwelling/Accessory in glossary, and highlighted 4.2(1)(d)
81	Staff Comment	Aaron Brown	24-Jun-19				This comment relates more to practice than regulatory language: when a decision requires screening, please specify the type, number, and spacing of plant species. It is not enough to say "adequate screen of coniferous trees."			
82	PC	Marty Illick	6-Feb-20				LUR Table 7.1 (AHPV). Redo table to match new tp language Table 1 , Chapter 1,p1-3. (Per new town plan, we need to add "water supply and groundwater recharge areas")			done
83	PC	Marty Illick	6-Feb-20				p.109 definition of Agric. change AAPs to RAPs	Definition already forwards reader to RAPs (e.g. See RAPs).		Reviewed the document and changed all references to AAPs to RAPs. Updated footnote 5 on Section 9.2 .
84	PC	Marty Illick	6-Feb-20				p.119 land development definition. language change needs improvement. This change of lang seems redundant and NOT necessary.			excluded exterior alterations for windows and doors, per ZA recommendations.
85	PC	Marty Illick	6-Feb-20				p.124. delete "dept of ag." and add "agency of ag food and markets"	Review the document and changed all references to AAFM...		done
86	PC	Marty Illick	6-Feb-20				p 125. because road ROWs are rights of way vs land owned, I agree that private parcel bounds should about adjacent parcel bounds, on top of which there may be various ROWs such as public and private utility or road ROWs. I DO NOT agree that private parcel bounds end at the edge of a town ROW for example. tax map acreages indicate this.			this has been found to be a legal subjective issue. More research into the issue is needed. Gillies paper 2012.
87	PC	Marty Illick	6-Feb-20				re: East Village parcel set backs-- EC and WC should have discreet setback language. EC side yard set backs should provide for potential new ROWs to access potential parcels in back of homes along main roads. Therefore, i suggest PC consider side yard setbacks of 50 ft. Front yard setbacks in E Charlotte along Hinesburg Rd and Spear St should be included, and be as small as possible say ~50 ft.			

