

Charlotte Conservation Commission
Draft Meeting Minutes
March 27, 2018
Charlotte Town Offices
7:00 PM

Members in attendance: Amos Baehr, Susan Blood, Erika MacPherson,
Roel Boumans, Derk Bergquist, and Mary van Vleck.
Guest: Kevin Burget

7:00 - Adjustments to agenda and public comment.

Presentation by Daryl:

Property to the west of Mt. Philo Road is now up for subdivision. They had their sketch plan a few months ago and the Planning Board deemed it a 3 lot subdivision. It is called Four Meadows Farm. This property would be in Agricultural Use. (need to board 4 horses on site full time for ag use)

- Approx 53 acre lot
- The land to the south of the property is conserved by the Charlotte Land Trust.
- The land to the West of the property deemed as "open space".
- There are some wetlands, which are class 2 wetlands, on the property.
- Habitat - there is Forest Habitat on the western side; Aquatic Habitat along the wetlands ; and Persistent Shrubland Habitat. There is also Linkage Habitat that crosses Mt. Philo Road onto the property..
- They want to subdivide into two 5 acre lots and a 43 acre lot.
- They did a viewshed study.
- There would be a gravel driveway across the Kimball Brook. There is currently an old farm culvert at that location.
- There will be a horse barn which will include a riding ring.
- The buildings are spread out throughout the property. One of the driveways goes right through the Linkage Habitat.
- We should read the application online.
- Because of the Mt. Philo State Park this is an "area of high public value."

The Planning Commission is meeting next Thursday on the 5th of April and we could write a letter if we have any concerns. Fragmenting Wetlands,

We can look at this online [PC-18-21-SD Ballek-Echeverria](#)

7:50 - Approve February Minutes

Motion made to approve the minutes, motion seconded. Minutes approved.

Also because Daryl's presentation took some time let's plan another meeting - April 3rd. Amos will warn this meeting. Motion made, approved and seconded to meet again next Tuesday!

8:00 - Elect officers - A motion was made, seconded and approved to reelect the current slate of officers for the coming year. The officers are as follows:

Amos Baehr, Chair
Roel Boumans, Vice Chair
Mary Van Vleck, Treasurer
Susan Blood, Secretary

8:10 - Review information from AVCC, WNRCD, Tree Warden - There are interesting things happening around! [Winooski Natural Resources Conservation District](#) - we are in their district! They have activities that might be of interest.

The tree warden, Mark Dillenbeck and Sue Smith - The Burns Property needs a permanent management plan. The tree warden will work on this. Roel says there should be pheromone traps so we can monitor the Emerald Ash Borer.

8:15 Confirm working conceptual model of conservation targets and transfer next steps to long range work plan:

How can we make it so Charlotte doesn't become like Shelburne or S Burlington? Seems like Low Density Sprawl leads to fragmentation and disturbance which impact Wildlife habitats / corridors. To impact this we need to work with the PC, SB and the ZB. Right now we are attracting people to Charlotte who want single family homes on large lots. But can we, for instance, somehow encourage clustered housing and then we would attract people who want to live closer together in a place with more wildlife? Could we facilitate a "development bank" or a clearing house so places that are important for conservation purposes are conserved. If any members have comments or changes they want to see on this model, let Derk know! It will/should change over time!

The next step is to set a time frame in terms of this model.

8:50 Kevin Burget sat in on our meeting and is considering joining the CCC. He will write a letter to the Selectboard stating his interest. He has been on the Trails Committee and has been helpful especially with making videos. We could use that as well!

9:00 - Conservation Currents /Adjourn

We reviewed the coming months of the Conservation Currents. We are all set for now!

Motion made to adjourn! It was seconded and approved.

Minutes submitted by Susan Blood