

Charlotte Conservation Commission
Draft Meeting Minutes
September 25, 2018
Charlotte Town Offices
7:00pm

Members in attendance:

**Mary Van Vleck, Roel Boumans, Amos Baehr, Linda Radimer,
Kevin Burget, and Susan Blood.**

Guests - Clark Hinsdale, Steve Schubart and Jim Donovan.

Approved June and August Minutes.

Motion made, seconded and approved.

Clark Hinsdale presents Sketch Plan ahead of meeting on October 4th.

Clark Hinsdale came to our meeting to get our input before the Sketch Plan is presented on October 4th. Steve Schubart, a new Charlotter came with him. Right now Steve is living on the land that was the old Bean Farm and is grazing grass fed cows.

This proposal is a bit complicated but is described very clearly in the [Sketch Plan Narrative](#). There are also [maps](#) which make this clearer as well. Clark is in a phase of passing good farmland onto the next generation. We all like seeing farms in Charlotte, but without a new generation of young, successful farmers that will not happen.

Basically, Steve will buy the old Bean Farm, both north and south of Hinesburg Road. As the property is currently configured, there is an 89 acre portion of conserved woodland on the northern part of the old Bean Farm property on the northside of Hinesburg Road. The Vermont Land Trust is suggesting that Steve Schubart not buy this land since it is under strict conservation guidelines and cannot be used for agricultural purposes. The ideal is to combine this already conserved 89 acres with an adjoining 30 acres to make one approx 120 acre piece of conserved land which could be managed together under one plan. The rest of the old Bean Farm is completely tillable and grazeable.

Adjoining the Old Bean Farm is a piece of land that is partly being used by a solar array. There is land around that which could become part of the East Charlotte Village area. This land could be developed with housing, some of which would be affordable housing. This section of land has 13 development rights but only septic capacity for 11 houses. Clark would like to transfer

the unusable development rights (unusable in East Charlotte) to his brother , Michael Hinsdale, who wants to convert a large single family residence on Route 7 to a 3 unit house. The current house is 3000 sq. feet and was the Williams farm house..

Site Visit Thursday October 4th. Not sure of time yet - just before meeting.

Discussion with Jim Donovan about the Town Trail:

Jim Donovan also came to our meeting! He is assisting Trails Committee on the next phase of State Park Road trail. They looked at the existing conditions and are figuring out where to place the trail. This is the first part - there will be another public work session.

Jim walked along the road and made note of important or valuable trees. He did not count large invasives, smaller ash trees and elm trees. He recorded sugar maples, a few big willows, 1 shagbark hickory, red maples, oaks, linden trees, white pines and junipers. He only recorded strong healthy trees. Most of the "valuable" trees are on the edge of the north side of State Park Road.

Anything we want to add to his map in terms of existing conditions? If we have input CCC members are welcome to give it to him.

What kind of trail are we talking about? 8' wide and 8" deep gravel. This will be a fairly hard surface but narrower and therefore less impactful than the 10' wide path with 2' shoulders that VTrans proposed.

The Trevor Mac Trail goes parallel to Route 7 - so this would connect Mt. Philo Park to that trail and the underpass.

The trail will be separated somewhat from the road - not right next to it.

Is there a potential to plant trees? Definitely! And the trail doesn't have to be perfectly straight. It could weave to be able to keep as many trees as possible but Jim wouldn't want the path to weave just for weavings sake.

If the path went through the wetland there would need to be a bridge or a boardwalk. That would affect the animals moving along the brook. A bridge could be pretty high so that animals don't have a barrier to continuing down the brook. Realistically the path will stay away from the wetland because going through it would cost more than going around it.

There is not high road kill on the state maps. We should look at this layer!

There will be another public working session on November 13th with the Trails Committee which will be in preparation for an upcoming selectboard meeting.

Conservation Currents:

September - Krista

October - Erika

November - Roel's old article about Insectavores which was never published. Amos and Roel will find it and get it edited and submitted!

December - Linda!

January - Kevin - the history of nuclear power in Charlotte!

Report on Selectboard Meeting from Amos

Amos appeared before the Selectboard to defend our budget.

They would like to see the wildlife signs we bought put up. Linda said she can get posts for signs at Lafayette signs. She will get a quote. We're going to have to walk the selectboard to where they're going to be. And we also need to decide where they will be!

The Selectboard also questioned what we needed a computer for. And we talked about needing a place for all our documents such as images from the wildlife cameras. We should think about keeping the computer at Town Hall or at the Library so it's accessible to everyone on the committee.

Responding to emails from the community or from the town:

We talked about being more responsive to emails from the public. Sometimes we all get an email and everyone assumes that someone else will answer. So Amos and Susan, as Secretary, will make more of an effort. People deserve to get a response when they reach out to us!

9:00 Meeting Adjourned. Motion made, seconded and approved.

Minutes by Susan Blood