

Charlotte Conservation Commission

Approved Meeting Minutes – Tuesday, April 25, 2017

In attendance: Roel Boumans, Linda Radimer, Amos Baehr, Meg Berlin, Susan Blood, Derk Bergquist
Guests: Frank Tenny

DECISIONS

I. Minutes Approval

--March minutes were reviewed and approved as written.

DISCUSSION POINTS

I. Planning commission

--Changes in Krasnow property plan: More open space in plan, only minimal cutting allowed; more Kimball Brook protection; 100' setback from drainage; eliminated one mound septic system. Core habitat designation was contested. Unfortunately, the CCC did not get the plan prior to the meeting, so there was no time to review and develop comments.

--Clustered housing: The Town Plan recommends clustered housing, but that does not bring top real estate prices, so it is not often done. There was some discussion of what development models minimize impacts on wildlife and habitat and how to incentivize lower impact development. There was agreement that we need to advocate for clustered housing and perhaps create an ecosystem-based tax/development document. Frank Tenny suggested that way to lead developers in this direction would be amending zoning by-laws. Agenda points: For next meeting, develop a means to discuss and explain to the Planning Commission the values around cluster housing and habitat protection. By next meeting we will have researched data supporting cluster housing, tax structures, storm water issues related to cluster housing, regulations. Our plan is to meet with and present to the PC our findings by July. We can look up the current regs in the Town Plan. We should know the existing plan and seek to either improve on it as it relates to cluster housing or support ways to enforce the idea of cluster housing thru the town regs.

II. Trails committee

--Amos met with trails committee and let them know we would be happy to work with them in determining trail locations and designs. He also indicated that the CCC would like to be consulted on trail design.

III. Connectivity

--Another meeting of working group is needed. Mt. Philo State Park is updating their management plan and it includes more trails.

--Question was asked what the CCC means by connectivity and corridors.

IV. Commemorative calendar

--Meg has gotten some good winter material. She expects to get spring soon.

V. Long range plan

--Review of the first part of the LRP which begins with 'Complete Development Review Program Updates'.

--Specific to B. : "engage development review audience (planning commission developer, property owners) with online significant wildlife habitat map.

Meeting adjourned