

To: Charlotte Planning Commission

Charlotte Town Planner

Charlotte Town Administrator

Charlotte Land Trust

From: Clark Hinsdale

Re: Agricultural Exemption and the Subdivision Proposed for the northerly corner of Mount Philo Road and State Park Road

Date: March 25, 2018

As the leader of the successful effort to exempt agricultural buildings from municipal review and regulation, and as a landowner that helped conserve the south corner in front of the State Park, I want to make some observations.

1. First, As I understand it, there are four living units proposed and this project probably should have been classified as a major subdivision. I hope you will provide an opportunity for the Conservation Commission and the Land Trust to comment on the project. This property is dripping with resources of high public value. Frankly, that is why the property is selling for as little as it is.
2. If the subdividers weren't subdividing, I would support their right to build agricultural buildings anywhere they wanted in keeping with the agricultural building exemption. However, that is not what they are asking for. In requesting the subdivision, I believe their agricultural plans come under some level of town review. For example, they propose a residential driveway right of way through the middle of a meadow planned for pasturing and right by the barn. Giving a residence access by the barn and through the middle of a meadow proposed for horse pasturing is creating a potential disaster. How does the farm parcel protect against, say, a teenager with a loud vehicle driving through and scaring the animals?
3. Kimball Brook is a highly impaired waterway. The collective impact of four residences, thousands of feet of easements, as well as farming needs to be considered in terms of the ability of the land to sequester that quantity of human waste, animal waste and storm water from impervious surfaces. The town could ask for evaluation by the Agricultural Agency that has regulatory control over agricultural run-off.
4. I have other comments on this subdivision, but in this missive I am urging the Planning Commission to solicit comments from the Land Trust, Conservation Commission, Agriculture Agency and others prior to closing the hearing. Charlotters and visitors to Vermont's most visited State Park will live with these decision for decades to come.