

Town of Charlotte Staff Report – Shifrin Trust

PLANNING COMMISSION scheduled for July 16, 2020 @ 8:15 pm

General Information	
Applicant:	Mitchell Shifrin Trust
Application No.: PC-20-51-SK	Parcel ID: 0027-4035
Status of Applicant: representative	Landowner: Mitchell Shifrin Trust
Requested Action:	Sketch Plan Review
Purpose:	Proposed 4-lot subdivision, Planned Residential Development (PRD). The PRD will result in the addition of Lots 2-4.
Existing Zoning:	Rural
Location:	4035 Mt. Philo Rd.
Size:	Lot 1 (retained, with existing home & barn) – 5.9 acres + proposed new lots: Lot 2: 8.6 acres; Lot 3: 2.6 acres; Lot 4: 3.6 acres
Existing Land Use:	Residential; open land (forest and fields)
Surrounding Land Use and Zoning:	Surrounded by developed residential lots; zoned Rural
Town Plan:	Rural district goals: to protect ag land, wildlife habitat, productive woodland, natural areas, aquifers, scenic vistas and views, open spaces etc; and allow for low-density residential development.
Recent Permitting History:	No prior subdivisions or site plan approvals; zoning permit to add deck in 2004 & barn (much earlier)
Applicable Regulations:	Town Plan 2019 Land Use Regulations 2016 Recommended Standards for Developments and Homes, 1997
Standards – Chapter VII Areas of High Public Value	<ul style="list-style-type: none"> ▪ <u>Agricultural use</u>: The central meadow was likely once part of a farm. But it clearly hasn't been tilled in some time. ▪ <u>Agricultural soils</u>: Prime soils are located on & nearby the existing Lot 1 house site. Statewide agricultural soils are on about 75% of the rest of the parcel (from NRCS data). But most of this land is heavily forested. ▪ <u>Steep slopes (>=15%)</u>: There are two small bands of steep slope cutting across the property (at the northern end, and at the southern tip of Lot 2). They are both located in designated Open Space areas of this project. ▪ <u>Flood hazard areas</u>: (n/a) ▪ <u>Surface waters, wetlands and associated setback and buffer areas</u>: there is a large wetland complex on adjacent properties to the east, draining into the Mud Hollow Brook watershed. However, VSWI shows this wetland is outside of this property. ▪ <u>Shoreland setback and buffer areas</u>: (n/a) ▪ <u>Special Natural Areas</u>: (n/a) ▪ <u>Wildlife habitat</u>: ANR maps show significant wildlife habitat blocks corresponding to the two bands of dense forest, in the southern half of Lot 2, and across parts of Lots 3 & 4. ▪ <u>Water supply source protection areas (SPAs)</u>: The entire parcel is shown as an active surface water protection area. ▪ <u>Historic districts, sites and structures</u>: (n/a) ▪ <u>Scenic views and vistas</u>: Although this section of Mt. Philo Rd. is designated as scenic, this parcel is on the back (E) side of Pease Mountain, with dense forest blocking views on most of the parcel. There are limited views to the east from the open meadow area of Lot 2. ▪ <u>Conserved land on adjacent parcels</u>: None of the adjacent parcels are conserved; however the Pease Mtn. Natural Area is nearby. – <i>This application indicates that at least 50% will be conserved; site plan shows a total of 10.6 acres (of original</i>

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	<i>20.65 acres) will be conserved as Open Space.</i>
Standards – Chapter VII cont. Lot Layout (7.2.C)	<ul style="list-style-type: none"> Except for reduced lot size per PRD standards, proposed lot layouts conform to all dimensional standards for Rural district. Proposed density also conforms (4 res. lots over 20.65 acres).
Building Envelopes (7.2.E)	<ul style="list-style-type: none"> Clearly indicated on site plan for all 4 lots
District Standards (7.3.D)	<ul style="list-style-type: none"> Building envelopes are configured to avoid steep slopes and wildlife habitat; those areas are set aside as Open Space. All building envelopes are located on state-identified ag soils; however most of this land (except for central meadow) is thickly forested. Proposed new dwellings are clustered in the central area per PRD standards.
Compatibility w/ Agricultural Operations (7.4)	<ul style="list-style-type: none"> This subdivision does not adjoin any active farms. The wooded parts of this lot, adjacent wetland and topography offer natural buffering from nearby agricultural uses.
Facilities, Services & Utilities (7.5)	<ul style="list-style-type: none"> The proposed addition of three dwellings in this project may add a limited burden to district schools, depending on whether they house families with school-age children. Each dwelling will be served by its own separate driveway, with lot 2 and lot 3 sharing the same access to Mt. Philo Rd. Road access agreements and ability-to-serve review by CVFR have not been provided yet. The subdivision is located 2.6 miles from the CVFR station. Electric and telecom connections are available at Mt. Philo Rd.
Water Supply (7.6) and Sewage Disposal (7.7)	<ul style="list-style-type: none"> Per application, each new dwelling will be served by individual lot septic and drilled wells. (Lot 1 dwelling has existing water & septic in place.) Septic plans & permits are not yet provided. Test pit and soil boring locations are noted on plans. Well shields and septic shields are not yet delineated.
Stormwater Management & Erosion Control (7.8)	<ul style="list-style-type: none"> Application states plan for onsite treatment of stormwater runoff via grassy swales and sheetflow infiltration.
Common Land to be Conserved (7.11)	<ul style="list-style-type: none"> As noted above, 10.6 acres would be conserved as open space. Applicant has not proposed any access to these lands for other property owners or the public, or suggested any permanent protection for these lands.

Staff Comments:

This project proposes a modest development footprint on lands that are currently undeveloped, except for an existing single family dwelling at the southern tip. The land is primarily forested, bisected with a large meadow near the junction of Pease Mountain Road. As long as clearing is limited to the house sites and driveways, the proposed development would not significantly disrupt the forested areas of the site, or its current availability for wildlife habitat. The Commission may want to discuss whether to place conditions on the applicant to maintain / enhance the existing forested areas by requiring an open space agreement with the town, conservation easements to benefit existing wildlife habitat and habitat connector areas, and/or shared access to these open space areas.

Public Notice: Public notice was provided by posting the meeting agenda posted on town website on 7/7/20, with hard copies of the agenda posted in three public locations on 7/8/20. In addition, a copy of the meeting agenda was mailed to all adjoining landowners on 7/7/20.

Prepared by: Larry Lewack, Town Planner

Attachments: Application packet is posted via a link on the town website, on the page for this meeting.

Documents to be provided at the meeting: same