



49 Ashley then referenced Encore Renewable Energy's proposed solar project. Carrie asked what  
50 the Planning Commission's role in the proposed project would be. Bill said that the Planning  
51 Commission and/or Town Planner should analyze whether the proposal aligns with the Town Plan. This  
52 being a statutory requirement. Lindsay noted that the Chittenden County Regional Planning Commission  
53 (CCRPC) had written a thorough letter in response to the proposed project and that the Town could  
54 write something similar. Ken Smith asked about the direct benefit to Charlotte. Matt responded that the  
55 proposal would increase the Grand List which in turn lowers tax burden. It would create an additional  
56 energy source during outages, with battery storage. Further, the proposed 25-year minimum contract  
57 supports conservation efforts.

58 Matt mentioned the Town Plan deep-dive. Bill felt that once the updated Town Plan is approved,  
59 then the Town Plan is no longer a top priority.

60 Ashley asked about the prospective agenda item for Act 250 education and how this would be  
61 relevant and beneficial to the Planning Commission. Lindsay noted the possibility of an overview of Act  
62 250 for those that are not familiar, or education on how other towns are interacting with Act 250  
63 applications. Bill proposed that an Act 250 Coordinator could provide the Planning Commission with a  
64 presentation. Bill went on to say that there are 10 criteria for Act 250, some applicable to Charlotte, such  
65 as water availability. To this, Robert suggested that water and septic capacity should be assessed or  
66 updated.

67 Robert asked about the proposed topic for housing and community. Lindsay clarified that the  
68 item is regarding senior housing and spoke about a volunteer-run senior housing group in Lincoln.  
69 Robert asked about the Planning Commission's role in housing and community. Lindsay mentioned  
70 small-scale senior housing in Lincoln and suggested their volunteer senior housing group give a  
71 presentation on how their efforts began. Bill noted that he recently attended a Selectboard meeting  
72 during which the possibility of Champlain Housing Trust providing a presentation was discussed. Bill  
73 asked Selectboard members in attendance to notify the Planning Commission if this happens.

74 Matt moved on and suggested that each Selectboard subcommittee present to the Planning  
75 Commission items that are important to their work as it relates to LURs or the Town Plan. Matt noted  
76 these could be brief discussions dispersed throughout the year.

77 Ashley said she would like a discussion on a public pool in Charlotte. Carrie spoke about past  
78 efforts. Bill said the Recreation Committee analyzed a proposal for a recreation center and land donation  
79 and fundraising is needed for feasibility.

80 The conversation circled back to senior housing. Carrie spoke about housing for families being  
81 made available through seniors being able to transition to senior housing. Bill noted that Charlotte has a  
82 progressive senior housing ordinance. Hindrances are lack of amenities and social services.

83 Matt proposed a review of proposed agenda items thus far, and subsequent gauge of interest.  
84 Robert suggested that a specific outcome for each agenda item, and time allotment, also be identified.  
85 Matt agreed with establishing outcome and time and said that would follow identifying priorities. A  
86 straw poll was then taken. Results were as follows. DRB clarification list: 5 votes. CCC's requests: 4  
87 votes. Thompson's Point LUR changes: 5 votes. Planning Commission vision workshop: 5 votes.  
88 Encore solar project: 3 votes. Town Plan deep dive: 3 votes. Short-term rentals: 3 votes. Act 250  
89 education: 0 votes. Housing our community: 3 votes. Invite committees to crowd source interest: 2  
90 votes. Coalition building: 0 votes.

91 Matt then suggested consideration for the top four agenda items: DRB clarification list,  
92 Thompson's Point LUR changes, Planning Commission vision workshop, CCC's requests. When  
93 considering time allocation, Matt said an effective strategy has been working on an item until it is  
94 completed. Charles Russell questioned if the Planning Commission would be working from draft  
95 language. Lindsay thought that those with interest and knowledge would provide input in the early  
96 stages. Subsequent discussion on preparing topics for town votes, each March and November. To this,

97 Matt addressed the need to agree upon strategy, collect feedback, workshop, finalize, and vote. Bill  
98 suggested that small presentations could be combined with larger agenda items throughout the year.

99 Matt proposed by the first meeting in June, the DRB clarification list and CCC's request would  
100 be completed. This led to discussion that the DRB and CCC should prioritize their lists. Ashley spoke to  
101 the importance of Planning Commission vision workshopping occurring before tackling additional LUR  
102 changes. This would also allow the DRB and CCC additional time to prioritize. Matt spoke to working  
103 on Thompson's Point LUR changes starting in the spring when Thompson's Point residents return.  
104 Subsequent hearings through the summer and fall. The discussion then narrowed down dates for  
105 prioritized agenda items and corresponding small presentations.

106

107 **Draft next agenda:**

108 Finish the build out of the 2026 work plan and review comments.

109

110 **Updates from around Town:**

111 None.

112

113 **Adjourn:**

114 **MOTION by Robert Bloch seconded by Ken Smith, to adjourn the meeting. VOTE: 6 ayes,**  
115 **motion carried.** The meeting was adjourned at 8:21pm.

116

117 Minutes respectfully submitted:

118 Nicole Burnell, Recording Secretary