



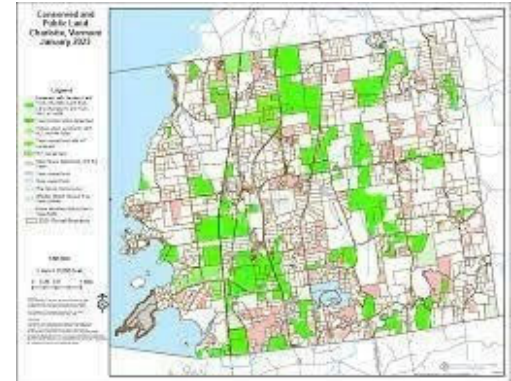
# TOWN OF CHARLOTTE CONSERVATION COMMISSION

[conservation@townofcharlotte.com](mailto:conservation@townofcharlotte.com)

## About the Charlotte Conservation Commission:

Our mission is to support and advocate for the protection and enhancement of Charlotte's natural and cultural resources through:

- Promotion of public understanding and appreciation of natural resources.
- Creation of education and planning tools for resource management.
- Participation in town planning, permitting and policy development processes.



*Conserved and Public Lands in Charlotte, VT*

## Balancing Conservation Goals and Development

As an advisory commission to the Development Review Board (DRB), the Charlotte Conservation Commission (CCC) reviews all development projects that require DRB approval to assess how the proposed project meets the conservation goals of the *Charlotte Land Use Regulations* (LURs) and the *Town Plan* (TP).

The *Land Use Regulations* outline 12 Areas of High Public Value (AHPV). These include important natural resources such as wetlands, forests, wildlife corridors, flood hazard zones and sensitive shorelines. The CCC uses the *Ecologist Site Assessment Protocol* to evaluate your project's potential impacts on these Areas of High Public Value, and offers methods to avoid or mitigate these impacts.

The CCC provides an advisory opinion on your project to the DRB prior to the DRB meeting and/or public hearing. Applicants seeking approval for subdivision projects are encouraged to engage with the CCC early in the application process (see reverse side). We can find solutions that align with the *Land Use Regulations* and the *Town Plan* and help you realize your vision while preserving our natural resources.

## What is the Process for Projects that Require DRB Review and Approval?

Step	Action
Apply for a Permit with the Town	Work with the Planning & Zoning (P&Z) staff to complete an application. Meet with the CCC if applicable.
Get on the Development Review Board (DRB) meeting agenda	Your complete application will be emailed to the CCC for review. P&Z staff will schedule your project for an upcoming DRB meeting. CCC will submit its recommendations on the project to the DRB (and the applicant) prior to the meeting.
DRB Meeting	Present your application at a DRB meeting. CCC members may be present at the meeting to share their recommendations. The DRB will deliberate on the project and decide whether to approve the project.

## TABLE 6.3 SUBDIVISION DESIGN GUIDE

**Step 1. Identify Areas of High Public Value.** The applicant shall clearly identify and delineate the boundaries of all Areas of High Public Value, as defined in Table 7.1, from maps, orthophotos, and site investigation. Appropriate management strategies shall be identified to ensure their preservation to the extent feasible. The Charlotte Conservation Commission and other appropriate organizations should be consulted with regard to determining which management strategies are most appropriate for particular resources.

**Step 2. Identify Potential Development Areas.** The applicant will identify potential development areas that minimize impact on Areas of High Public Value.

**Step 3. Identify Building Envelopes.** Building envelopes, to include all areas to be set aside for structures and parking areas, shall be identified. See Section 7.2(E)

**Step 4. Identify Connecting Roads, Pedestrian Paths, Trails & Utilities.** See Section 7.3(D).

**Step 5. Identify Lot Lines (Boundaries).** See Section 7.2(C).