CHITTENDEN COUNTY RPC
Communities Planning Together

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MEMORANDUM

To: Charlotte Planning Commission
Copy: Nate Bareham, Town Administrator; Rebecca Kaplan, Planning & Zoning Assistant
From: Darren Schibler & Kate McCarthy, CCRPC
Date: March 14, 2025
Re: Topics for March 20, 2025 PC workshop

Recap: Our Task/Background

Land Use Regulation (LURs) updates represent the final phase of the Village Master Planning project – specifically, the portion funded by an Agency of Commerce & Community Development Bylaw Modernization Grant (BMG). Our task is to complete draft LURs updates by 6/30/25 to meet the grant deliverables; after that, it is up to the community whether and how to move the bylaws to adoption.

Summary of our February 20, 2025 meeting

So far, our last few meetings have been general discussions about the different "levers" within the zoning that could be updated to help meet local goals. **Once we've gathered the Planning Commission's feedback on these options, CCRPC will be drafting updated zoning bylaw language for your consideration.**

When we met last, we:

- Presented the final version of the East + West Villages report for the PC's consideration, noting that CCRPC work on this was now complete.
- Walked through a power point presentation [attached], discussing how making changes to requirements like lot coverage and density could ensure that regulations reflect what is already built (currently, they don't).
- Looked at examples of development, such as Camel View Lane and Lynrick Acres Road, that do not comply with conventional dimensional standards, but do reflect the existing development pattern in the Villages.

Key theme(s) and next steps:

- PC members wanted to understand how septic, water, stormwater, and wetlands could be managed if zoning was changed from 5 acre to 1 acre lots.
    - These are mostly regulated by state permits and can only be assessed on a site-by-site basis. However, there are many examples of historic villages with smaller lots that comply with these regulations. Since environmental concerns are addressed by state permits, the current five-acre zoning has the effect of limiting development possibilities.
- When it comes to generating community interest in a change like this, ensuring that new development is well designed and compatible with the village is important.

- The PC decided to review and consider adoption of the East + West Villages report at its next meeting.

Topics for discussion – March 20, 2025

Building on our conversations last month, at the March meeting we will:

- Wrap up conversation about *lot coverage and setbacks* started last meeting, and answer remaining questions.
- Discuss options for *parking, lot frontage,* and *building massing* that, combined with *dimensional standards* and *lot coverage,* help create the type of village development desired in Charlotte.
- **After this meeting, CCRPC will begin marking up the zoning bylaws (a "red line draft"), to capture what we've talked about and facilitate further discussion**.

Resources

Materials for this meeting include the following documents (attached if not linked):

- Workplan for Charlotte LUR updates
- PowerPoint presentation from previous meeting

Please let us know if you have any questions. We look forward to seeing you later this month!

Best,

Darren Schibler
Senior Planner, CFM

Kate McCarthy
Senior Planner, AICP