

MEMORANDUM

To: Charlotte Planning Commission
Copy: Nate Bareham, Town Administrator; Rebecca Kaplan, Planning & Zoning Assistant
From: Darren Schibler & Kate McCarthy, CCRPC
Date: April 10, 2025
Re: Materials for Planning Commission's April 17, 2025 meeting

We hope you had a fruitful conversation on April 5th and look forward to regrouping on April 17th!

Recap: Our Task/Background

A quick reminder about our task: The Charlotte Planning Commission, with CCRPC's assistance, is drafting modest updates to the Land Use Regulations to promote compatible village businesses and housing, community vitality, and safety. This work is funded by an Agency of Commerce & Community Development Bylaw Modernization Grant. Per the grant, a draft of the updated Land Use Regulations (LURs) is due by 6/30/25. After that, it is up to the community whether and how to move the bylaws to adoption.

What we have done so far

Over the course of several meetings, CCRPC and the Planning Commission have discussed different parts of the LURs that could be updated – permitted and conditional uses, dimensional standards, lot coverage, etc. We've focused on changes that would allow what already exists in the villages (current regulations don't allow the existing village format). The zoning options we discussed at each meeting are summarized in the April 5th meeting memo, [available here](#).

Next steps/remaining questions

On April 5th, the Planning Commission met and discussed the project and options for zoning updates, expressing a desire by to focus primarily on the Village Commercial District. CCRPC incorporated feedback from this and other meetings to create a "red-line" (track changes) draft of the Land Use Regulations. We will discuss the draft at the Planning Commission's April 17th meeting.

At the meeting we will:

- walk through the changes,
- answer questions,
- hear your feedback,
- review the latest version of the work plan and consider adjustments.

This is just an initial discussion of the draft – we'll revisit it in May. To inform our discussion in May and make sure that Planning Commissioners have ample opportunity to provide feedback and questions, we plan to send a follow-up survey after the April 17th meeting.

We also note that the draft regional Future Land Use Map as well as draft regional & municipal housing targets have been published [ECOS Engagement website](#), with opportunities for comment open until May 19th. We do not anticipate having time to discuss these topics on April 17th; however, we are tentatively scheduled to present an overview of these topics to the Selectboard on April 21st and encourage the Planning Commission to attend. We will schedule a time, likely in May, to get Planning Commission and Selectboard input on the map, answer questions about the housing targets, and discuss potential Tier 1B areas of partial Act 250 exemption.

We look forward to seeing you next week.

Best,



Darren Schibler
Senior Planner, CFM



Kate McCarthy
Senior Planner, AICP