

**Town of Charlotte –
Conservation Commission-Development Review Board-Planning Commission
Joint Meeting Agenda
Wednesday, February 19, 2025**

<https://bit.ly/Feb19CCC-DRB-PC>

To join this meeting remotely, click on the following link at 7:00 p.m.:

Or, you may log into your own Zoom account, and enter the following details:

Meeting ID: 844 3645 4068

Passcode: 34567

Or, join by phone: dial • +1 (309) 205-3325

Meeting Agenda: *(All times are approximate & subject to change)*

7:00 PM Call to Order; changes to agenda (if any)

7:02 PM Public Comment

7:05 PM Addressing Areas of High Public Value (AHPV) in the Town Plan and Land Use Regulations

- Criteria for prioritizing different AHPV in the regulatory review process
- Building envelopes and AHPV
- How do state regulations and enforcement coordinate with local review?

7:45 PM Act 171 and the Protection of Connectivity Blocks and Priority Forest Blocks

- How do current regulations and processes address fragmentation?
- Natural resources maps and inventories
- Zoning districts and density requirements
- Road and driveway standards

8:30 PM “Outside-the-Box” Ideas: Transfer of Development Rights and an AHPV “Bank”

8:50 PM Agenda for Next Joint Meeting

9:00 PM Adjourn

Development Review Board: Charles Russell (Chair), Gerald Bouchard (Vice-Chair), Alexa Lewis, Brandon Tieso, and Doug Paton. **Staff:** Aaron Brown, Zoning Administrator.

Planning Commission: Matt Krasnow (Chair), Carrie Spear, Robert Bloch, Linda Radimer, and Bill Stuono. **Staff:** P&Z Assistant Rebecca Kaplan and Town Administrator Nate Bareham

Conservation Commission: Maggie Citarella (Chair), Maggie Korey (Co-Chair), Susan Blood, Pete Demick, Claudia Mucklow, Sharon Mount, Dave McNally, and Nate Caress

NOTICE: Pursuant to 24 VSA §4464, participation in this local proceeding, by written or oral comment, is a prerequisite to the right to take any subsequent appeal. If you cannot participate directly in the hearing, comments may be made in writing prior to the hearing and mailed to: Planning & Zoning Assistant, Town of Charlotte, 159 Ferry Rd., Charlotte, VT 05445, or via email to: pza@townofcharlotte.com. Reasonable accommodation for individuals with disabilities shall be provided upon request to ensure this meeting is accessible to all.