

Charlotte Conservation Commission

November 16, 2025

To: Members of the Charlotte Development Review Board and Project Applicants

RE: DRB 25-158-SDA Post

The Charlotte Conservation Commission (CCC) received notice for DRB 25-158-SDA Post at 1706 Carpenter Road on October 23, 2025. Upon review, the Commission found that the property contains several Areas of High Public Value (AHPVs), including:

- Primary (statewide) agricultural soils
- Priority Forest Blocks
- Highest Priority Geological Diversity Blocks
- Highest Priority Surface Waters and Riparian Areas
- Riparian Connectivity

The LaPlatte River, classified as Significant Aquatic Habitat, flows along the southern boundary of the parcel, while a small tributary of the LaPlatte crosses the property from northwest to southeast. To the west, the Donegan Farm is conserved under the Vermont Land Trust (VLT). Carpenter Road has been designated as a Most Scenic Road, and the parcel lies within the Surface Water Source Protection Area for the Champlain Water District.

The CCC is strongly in favor of the proposed subdivision amendment. A shorter driveway is preferred as it is more economical to construct and maintain, and it reduces impervious surface area, thereby minimizing stormwater runoff and associated pollution. The proposed house site also avoids encroachment on critical wildlife habitat and other AHPVs, and it eliminates the need for a force main crossing the LaPlatte tributary.

While the revised house site may be more visible from Carpenter Road, its visual effect would be comparable to existing structures along the roadway. Strategic landscape plantings can mitigate the impact.

Overall, the CCC finds that the positive aspects of the proposed amendment outweigh any potential drawbacks and support its approval.

Thank you for your time.

—The Charlotte Conservation Commission

The CCC marks a next to Areas of High Public Value that are present and a next to Areas of High Public Value that are not present.

Areas of High Public Value (AHPV)

- Per the TP and LURs, we have identified AHPV:
 - Land in active agricultural use
 - Primary (prime & statewide) agricultural soils
 - Steep slopes (equal to or in excess of 15%)
 - Flood hazard areas
 - Surface waters, wetlands, and associated setback and buffer areas
 - Shoreland setback and buffer areas
 - Special natural areas (listed in the Town Plan, Chapter 2 – Charlotte Today)
 - Wildlife habitat (identified in the 2008 Charlotte Significant Wildlife Habitat Map Project):
 - Forest Habitat
 - Persistent Shrubland Habitat
 - Aquatic Habitat
 - Linkage Habitat and Connecting Corridors
 - Water supply and ground water recharge areas
 - Source Protection Areas (SPAs),
 - Historic districts, sites and structures,
 - Scenic views and vistas (as identified in Charlotte Town Plan), or
 - Conserved lands