

Charlotte Conservation Commission

February 17, 2026

To: Members of the Charlotte Development Review Board and Project Applicants
RE: DRB 26-10-SK Burns

The Charlotte Conservation Commission (CCC) received notice for DRB 26-10-SK Burns on February 5, 2026. As a fairly low-impact project, we decided this project did not require completing the Ecologist Site Assessment Protocol from the Town Plan.

We found that this application does a great job in several areas:

- Proposing development in the West Charlotte Village Commercial District.
- Working to acquire the proper local and state permits (wastewater, wetlands, etc.).
- Conserving Class II wetlands on parts of the property.
- Seeking to retain existing vegetation.
- Providing bike racks and accessible parking
- Using downcast cut-off lighting fixtures.

Most of the proposed building footprint and associated parking areas are located within the wetland buffer, and portions of the parking area extend into the Class II wetland itself. To minimize and mitigate impacts to the wetland, the applicants and the DRB can consider reducing the total number of parking spaces and reconfiguring the layout to avoid direct encroachment where feasible.(see LURs, 3.11 (C) p.30).

Using fully shielded, downward-directed lighting is essential to minimize light pollution and protect the dark night sky. We appreciate that the applicants propose to install only two (2) downcast, full cut-off fixtures for the parking area. To further reduce light spill and ecological impacts, particularly given the proximity to wetlands, the applicant should consider lower pole heights (e.g., 12 feet or lower, if feasible), which allow for reduced lumen output and tighter light distribution. Warm-color LEDs (3000K or lower) are also recommended, as they minimize blue light emissions that can disrupt wildlife and nocturnal behavior. In addition, a native tree/shrub buffer between the parking area and the wetland would help absorb and block light spill.

We do not have any further comments or questions regarding conservation at this time. We are happy to answer any questions about this letter and further discuss this application. Please reach out to us at conservation@townofcharlotte.com.

Thank you for your time.

—The Charlotte Conservation Commission