

**Town of Charlotte Staff Report – Lussier Sketch Plan Application**

**DEVELOPMENT REVIEW BOARD sketch plan hearing scheduled for [May 22, 2024 @ 7:05 pm](#)**

[New information \(post-sketch plan\) appears in blue.](#)

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<b>General Information</b>	
Applicants:	Lambert and Michelle Lussier
Application No.: <b>DRB 24-015-SK</b>	Parcel ID: 00014-0211
Status of Applicant:	Owner
Requested Action:	Subdivision and Boundary Adjustment Approval
Purpose:	Subdivision and Subdivision Amendment
Zoning:	Rural District
Location:	211 Carpenter Road
Size:	41.96 acres
Existing Land Use:	Residential lots, agriculture, home occupation (lawnmower sales and service)
Surrounding Land Uses:	Residential and agriculture
Permitting / Subdivision History:	September 16, 1997: Plouffe Two-Lot Subdivision: created Lots P1 and P2 PC-10-38 Three-Lot Minor Subdivision: transferred development rights of six acres of Lambert and Michelle Lussier property to Agnes and Renald Lussier’s three-lot subdivision on the south side of Carpenter Road 1997 Septic Permit 97-94-CB Single-Family Dwelling and Home Occupation Permit 15-103-JM Porch Permit 18-178-ZP Storage Building Permit
Applicable Regulations:	Land Use Regulations, as amended 2023 Recommended Standards for Developments & Homes, 1997

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**Background:** Lambert and Michelle Lussier own 41.96 acres at the northeastern intersection of Spear Street and Carpenter Road. Existing Lot P1 features a house on 10.01 acres. Comprising 31.95 acres, Lot P2 features a house and various buildings associated with personal uses and with Spear Street Mower Specialties, Inc., a lawn and garden equipment service and sales company founded in 1996.<sup>1</sup> [Since completing the sketch plan review process, the Lussiers have reduced the total number of proposed lots from four to three.](#) The [new](#) proposed lot configuration is as follows:

**Lot P1:** +/- 5.01 acres developed with single-family residence and on-site wastewater disposal and water supply

**Lot P2:** +/- [31.21 acres](#) developed with single-family residence and Spear Street Mower Specialties

**Lot P3:** +/- 5.01 acres, developed with a fire pond

[Proposed Lot P3 is the only new lot proposed to be created through this subdivision process.](#)

**Staff Observations / Recommendations:** the applicants have proposed (1) a boundary adjustment to reduce Lot P1 to 5.01 acres and (2) a subdivision of P2 to create [one](#) additional 5.01-acre [lot](#). [Sketch plan review classified the original project as a minor subdivision and subdivision amendment. That](#)

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<sup>1</sup> The Town has record of a 1996 application to the ZBA for a lawnmower sales and service shop. The Zoning Administrator at the time, Charles Burnham, approved the shop as a home occupation in the same permit as the single-family dwelling.

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classification remains valid. The applicants have provided test pit data from Steve Revell of Lincoln Applied Geology, which confirm that the soils are adequate for a four-bedroom single-family residence. The new application does not include a density table discussed during sketch plan. The purpose of that table would have been to memorialize six acres of development density that was transferred during a 2010 subdivision process (PC-10-38). The applicants have provided building envelopes for the already improved lots.

Overall, the applicants have responded to all but one item identified in the sketch letter (a density table), and there are no major concerns with Areas of High Public Value or compliance with the LURs.

### Section 2.3 Application of District Standards - Table 2.5 Rural District (RUR) –

**(C)** Single-family dwelling is a “permitted use.” Existing Lots P1 and P2 are developed with single-family homes. Lot P2 hosts a commercial enterprise. Lot P3 is shown as a future house site.

**(E) Dimensional Standards** – the applicants provide the following calculation for road frontage:

Lot P1: 550.93 feet

Lot P2: 968.57 feet

Lot P3: 799.62 feet

All lot meets the required road frontage.

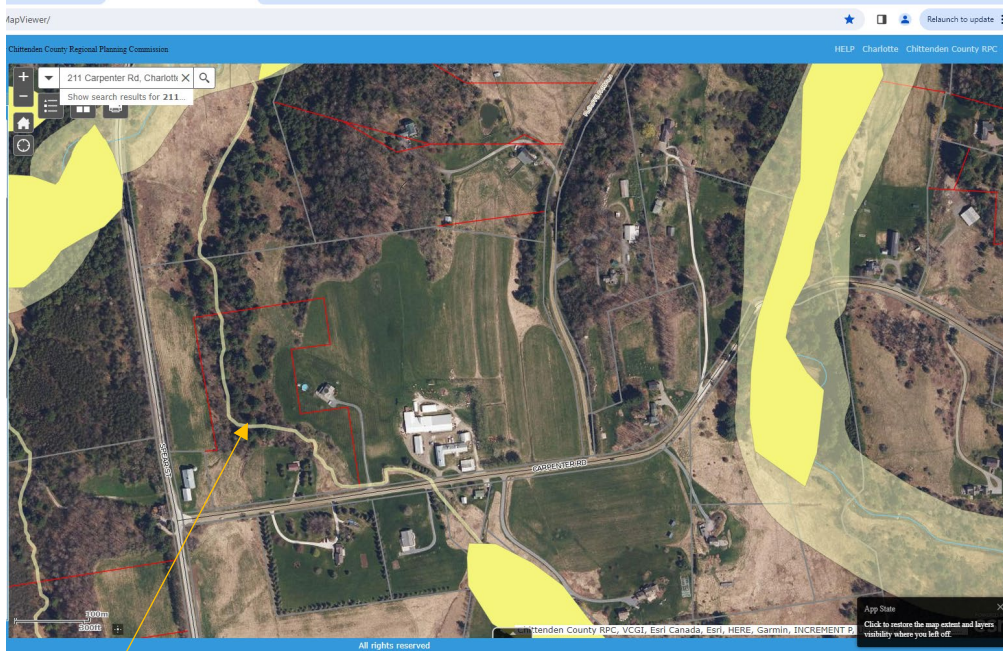
### Section 3.2 Road, Driveway, and Pedestrian Access Requirements –

Lots P1 and P2 have existing accesses on Carpenter Road. [The applicants will need a highway access permit for proposed Lot 3.](#)

### Section 7.2 General Standards - Areas of High Public Value (Table 7.1):

- a. Land in active agricultural use – the existing lots are both enrolled in the Current Use program for agriculture.
- b. Primary Agricultural Soils (Prime and Statewide) – Much of the parcels contain statewide agricultural soils.
- c. Steep slopes ( $\geq 15\%$ ) – steep slopes exist north of the existing Lot P1 house. No development is proposed for this area.
- e. Surface waters, wetlands and associated setback and buffer areas – the Charlotte Map Viewer does not show any wetlands of concern but does suggest the existence of a small stream that runs through P1 and a portion of P2.

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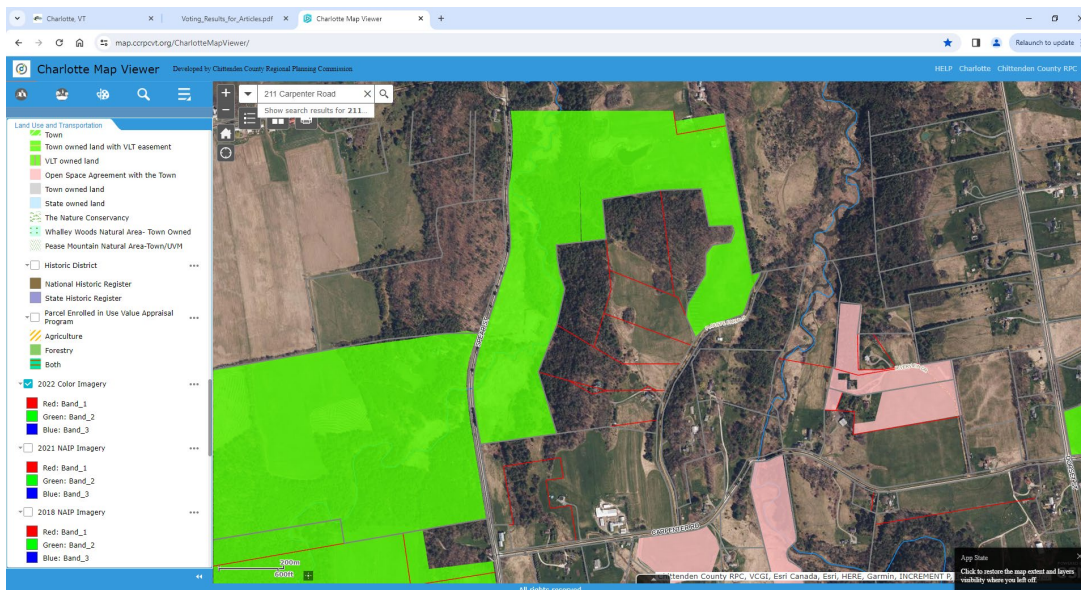


Wetlands, aquatic habitat, and a small stream appear in shades of yellow. A small stream is indicated here.

**h. Wildlife habitat** – a small area of forest habitat exists in the northcentral area of parent parcel.

**k. Scenic views and vistas:** - n/a

**l. Conserved land on adjacent parcels** – land directly to the north (Beldock) and across Spear Street to the west (Phillips) are conserved.



*Shades of green and pink depict land under conservation near the Lussier property.*

**Section 7.2(C) Lot Layout:** Lot P1 is five-sided, Lot P2 is not a regular shape, Lot P3 is mainly rectangular but has a small run to Carpenter Road.

**Section 7.2 (D) Density:** each proposed lot is large enough to support the development of a single-family home under the Rural District standard of five acres. **The applicants did not provide a density**

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table to memorialize six undefined acres of transferred density from PC-10-38. The Board may wish to condition approval of the final Mylar on inclusion of that table.

**Section 7.2 (E): Building Envelope:** building envelopes appear for each of the three lots.

**Section 7.3: District Standards for Rural, Shoreland & Conservation Districts:** There are no known undue adverse impacts on areas of High Public Value.

**Section 7.4: Compatibility with Agricultural Operations:** Proposal appears to be compatible with existing agricultural operations.

**Section 7.5: Facilities, Services and Utilities:** The Charlotte Volunteer Fire and Rescue Service is located 4.7 miles away from Carpenter Road.

**Sections 7.6, Water Supply / 7.7 Sewage Disposal:** Lots P1 and P2 have septic and water supplies. Steve Revell of Lincoln Applied Geology provided test pit data for Lot P3 and a letter affirming capacity for a four-bedroom single-family residence.

**Sec. 7.8, Stormwater Management & Erosion Control:** the applicants indicate that foundation drains and swales exist on the properties.

**Sec. 7.9, Landscaping & Screening:** No additional landscaping or screening is proposed.

**Sec. 7.10, Roads, Driveways & Pedestrian Access:** Lots P1 and P2 have existing accesses on Carpenter Road. The applicants propose an access to P3 from Carpenter Road.

**Sec. 7.11, Common Land to be Conserved:** no land is proposed for conservation in this application. The 1997 Plouffe subdivision decision, found in the meeting minutes of September 16, 1997, contains the sentence: “Open Space consideration was accomplished in the Plouffe to Vermont Land Trust 60.44 acres transaction of March 1996.”

**Public Notice:** Notification was mailed to abutting neighbors on May 1, 2024. The meeting warning appeared in the May 2, 2024 print edition of *The Citizen*, and the agenda was posted in three physical locations May 3, 2024.

**Prepared by:** Aaron Brown, Zoning Administrator, May 17, 2024