

1 **Town of Charlotte**
2 **DEVELOPMENT REVIEW BOARD MEETING**
3 **Meeting Conducted at Town Hall and via Teleconference**
4 **April 10, 2024**

5
6 *Approved by the Development Review Board 5.8.24*

7 **Development Review Board:** Charles Russell (Chair), Gerald Bouchard, Alexa Lewis, Brandon
8 Tieso. Absent: JD Herlihy (Vice Chair).

9 **Staff:** Aaron Brown, Zoning Administrator

10 **OTHERS:** Frank Tenney, Paul Plante, Rachel Hutchins, Oakley Smith, Will Coleburn

11
12 **Posted Agenda:**

- 13 7:00 PM Call to Order; changes to agenda (if any)
14 7:02 PM Public Comment (not pertaining to pending applications)
15 7:05 PM DRB 22-259-SD (FP) - Hutchins – Continued - Final Plan review for 5-Lot
16 Subdivision/PUD at 363 Riverview Dr. Project folder online at:
17 <https://charlottevt.org/index.asp?SEC={99B2E7DD-2CDA-4045-8C22-43FBAD1E1D87}>
18
19 7:30 PM Review & Approve Meeting Minutes: draft DRB Minutes, March 27, 2024
20 7:45 PM DRB 24-026-CU Smith – Conditional Use review to move new seasonal camp 10 feet
21 back from lakeshore at 2588 Thompson’s Point Rd. Project folder online at:
22 <https://charlottevt.org/index.asp?SEC={C3E9DE37-252F-458F-8E0A-BDB0C6946AD7}>
23
24 8:00 PM Adjourn

25
26 **CALL TO ORDER:** Chair Charles Russell called the meeting to order at 7:00 pm.

27
28 **CHANGES TO AGENDA:** None.

29
30 **Public Comment:** None.

31
32 **DRB 22-259-SD (FP) - Hutchins – Continued - Final Plan review for 5-Lot Subdivision/PUD**
33 **at 363 Riverview Dr.:**

34 Russell said that Hutchins had undergone an Act 250 hearing since her last meeting with
35 the Development Review Board (DRB). Hutchins summarized the hearing and said she was asked
36 to eliminate lot 3.3, reposition the driveway westerly, and complete a mitigation option, which
37 Hutchins is opposed to. Alexa Lewis asked for clarification on what is being mitigated. Hutchins
38 responded grassland bird habitat.

39 Hutchins discussed reallocating unused density and lot scenarios for the eighteen acres.
40 Lewis pointed out that wetland delineation would factor into building plans, including the size and
41 location of building envelopes, and might result in a change to the proposed plat. Hutchins said
42 she expects the wetland delineation report in mid-June.

43 **MOTION by Gerald Bouchard; seconded by Brandon Tieso, to continue DRB 22-259-**
44 **SD (FP) - Hutchins to June 26, 2024, at 7:05pm. VOTE: 4 ayes, motion carried.**

45
46 **Review & Approve Meeting Minutes: draft DRB Minutes, March 27, 2024:**

47 **MOTION by Alexa Lewis; seconded by Gerald Bouchard, to approve the DRB meeting**
48 **minutes for March 27, 2024, as amended. VOTE: 4 ayes, motion carried.**
49

50 **DRB 24-026-CU Smith – Conditional Use review to move new seasonal camp 10 feet back**
51 **from lakeshore at 2588 Thompson’s Point Rd.:**

52 Russell swore in Oakley Smith and abutter Will Coleburn. Coleburn said he fully supports
53 Smith’s plan. Smith’s project, approved by the DRB last year, is coming back for review because
54 the state shoreland permit required moving the camp ten feet further from the bank.

55 Bouchard asked which trees would need to be removed to relocate the camp. Smith pointed
56 out on illustrative map and said that he intended to meet with the Tree Warden. Lewis
57 summarized two hornbeams and two cedars are slated for removal. Lewis asked about the
58 Charlotte Conservation Commission’s stance on tree removal. Russell responded that the
59 Commission had issued a letter to Smith and reviewed the summary in the letter.

60 Tieso asked if the proposed height fits character of the area. Lewis responded height was
61 already reviewed.

62 **MOTION by Gerald Bouchard; seconded by Brandon Tieso, to close DRB 24-026-CU**
63 **Smith. VOTE: 4 ayes, motion carried.**
64

65 **Deliberations DRB 24-026-CU Smith – Conditional Use review to move new seasonal camp**
66 **10 feet back from lakeshore at 2588 Thompson’s Point Rd.:**

67 Lewis suggested trees slated for removal be included in the decision.
68

69 **MOTION by Alexa Lewis; seconded by Gerald Bouchard, to adjourn the meeting.**
70 **VOTE: 4 ayes, motion carried.** The meeting was adjourned at 7:54pm.
71

72 Minutes respectfully submitted:

73 Nicole Burnell, Recording Secretary with edits by Aaron Brown