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3 **Town of Charlotte**  
4 **DEVELOPMENT REVIEW BOARD**  
5 **Meeting Conducted at Town Hall and via Teleconference**  
6 **November 16, 2022**

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8 **As approved by the Development Review Board 12.14.22**

9 **Development Review Board:** Charles Russell, JD Herlihy, Gerald Bouchard, Alexa Lewis,  
10 (Christina Asquith absent)

11 **Staff:** Larry Lewack, PC, Rebecca Kaplan, P&Z Clerk; Lynn Monty, Recording Secretary

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13 **OTHERS:** In person: Sharon Mount; via Zoom: Paul Plane, Jim Donovan, Carrie Spear

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15 ***Posted Agenda:***

16 7:00 PM Call to Order; changes to agenda (if any)

17 7:02 PM Public Comment (not pertaining to pending applications)

18 7:05 PM DRB 22-160-SD O'Donnell Donovan – proposed 3-lot subdivision at 125 Lake Rd.

19 8:00 PM Adjourn

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21 **CALL TO ORDER:** Charles Russell called the meeting to order at 7 pm.

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23 ***CHANGES TO THE AGENDA:*** Meeting minutes approval will be added to the agenda.

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25 **Public Comment:** Sharon Mount asked if the DRB has the authority to restrict development at  
26 the time of proposal. JD said, yes, future development can be limited.

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28 **MOTION by Gerald Bouchard, seconded by JD Herlihy, to approve the DRB Meeting**  
29 **Minutes of November 9, 2022 as amended. VOTE: 4 ayes, motion carried.**

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31 **DRB 22-160-SD O'Donnell Donovan – proposed 3-lot subdivision at 125 Lake Rd.**

32 Chapter 7, Subdivision, was reviewed. It was noted: There are no plans to further subdivide. An  
33 independent technical review will not be required for the water supply/wells because  
34 hydrological testing was already done. No development is proposed within the forest. The  
35 building envelopes are sited outside areas of high public value. Lot layouts and right-of-way  
36 access was reviewed. The irregularity of lot 2 was discussed; this is due to the wetland habitat  
37 and the topography. Lot 3 has a building envelope larger than that for an average residential  
38 home. The building envelope is approximately 75 feet from the tree line. Conditions will follow  
39 to allow building on only one third of the Lot 3 building envelope. Utility locations were  
40 reviewed. An open space/conservation plan is not required because it is a minor subdivision. A  
41 member of the public requested a drawdown test. The engineer's report indicated there is  
42 adequate water supply. The declaration and bylaws of the Home Owners Association (HOA)  
43 were provided. The proposed landscaping was reviewed. The responsibility and timing for  
44 installation of the infrastructure was discussed. The Board debated whether to require a  
45 performance bond or make completion of the infrastructure a requirement of the first building  
46 permit.

47

48 **Adjourn**

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50 **MOTION by Gerald Bouchard; seconded by JD Herlihy, to adjourn the meeting. VOTE:**

51 **4 ayes, motion carried. The meeting was adjourned at 9:30 pm.**