

**Town of Charlotte**  
**DEVELOPMENT REVIEW BOARD**  
**MEETING AGENDA**

Wednesday, February 25, 2026

[https://bit.ly/DRB\\_February\\_25\\_Meeting\\_Packet](https://bit.ly/DRB_February_25_Meeting_Packet)

Materials are available online at [www.charlottevt.org](http://www.charlottevt.org).

For more information, please call the Planning and Zoning Office at 425-3533 ext. 208.

To join this meeting remotely, click on the following link at 7:00 p.m.:

[https://bit.ly/Development\\_Review\\_Board\\_Meeting](https://bit.ly/Development_Review_Board_Meeting)

Or, log into your own Zoom account and enter the following details:

**Meeting ID:** 524 183 8034

**Passcode:** 234567

Or, join by phone: 646-931-3860

**Meeting Agenda:** *(All times are approximate & subject to change)*

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

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

**7:05 PM** DRB-26-10-SK Burns – *sketch plan* - Replace existing 2-bedroom house with a 3,500 SF retail store and 1-bedroom apartment at 89 Ferry Road

**7:30 PM** DRB-26-04-SDA Harmeling-Cooper(re-submitted) – *reconsideration of draft decision based on an error* Subdivision amendment to transfer 5.57 acres between lots of common ownership at 3702 Mount Philo Road

**7:40 PM** Review & Approve Meeting Minutes: draft DRB Minutes, February 11, 2026

**7:45 PM** DRB suggested edits to the *Land Use Regulations* *(continued)*

**9:00 PM** Adjourn

**Development Review Board:** Charles Russell (Chair), Gerald Bouchard (Vice-Chair), Alexa Lewis, Brandon Tieso, Doug Paton. **Staff:** Rebecca Kaplan, Zoning Administrator.

**NOTICE:** Pursuant to 24 VSA §4464, participation in this local proceeding, by written or oral comment, is a prerequisite to the right to take any subsequent appeal. If you cannot participate directly in the hearing, comments may be made in writing prior to the hearing and mailed to: Planning & Zoning Assistant, Town of Charlotte, 159 Ferry Rd., Charlotte, VT 05445, or via email to: [pza@townofcharlotte.com](mailto:pza@townofcharlotte.com). Reasonable accommodation for individuals with disabilities shall be provided upon request to ensure this meeting is accessible to all.