

Section 5.(?) Conservation Commission Advisory Review

(A) Purpose. To provide the Development Review Board (DRB) with advisory input on potential impacts to significant natural resources identified in the Charlotte Town Plan, Charlotte Significant Wildlife Habitat Map, and adopted resource maps.

(B) Applicability. The Zoning Administrator shall refer the following applications to the Conservation Commission for advisory review:

- 1) Subdivision applications.
- 2) Site plan or conditional use applications located within or adjacent to:
 - a) Wildlife habitat or connectivity areas;
 - b) Primary or secondary forest blocks;
 - c) Wetlands, streams, riparian buffers, or river corridors;
 - d) Significant natural communities or slopes >15%;
 - e) Scenic or conservation priority areas.
- 3) Any application the Zoning Administrator or DRB determines would benefit from natural resource review.

(C) Advisory Comments

- 1) The Conservation Commission may submit written comments or recommendations to the DRB.
- 2) Comments should be provided prior to the public hearing when practicable.
- 3) If comments are not submitted within available timeframes, DRB review shall proceed without delay.
- 4) Advisory comments become part of the public record.

(D) Pre-Application Review. Applicants are encouraged (**required**) to consult with the Conservation Commission prior to filing an application to identify natural resource constraints and opportunities.

(E) Scope of Review. The Conservation Commission may address:

- 1) Wildlife habitat and corridor impacts;
- 2) Forest block fragmentation;
- 3) Protection of wetlands, surface waters, and riparian areas;
- 4) Erosion control, stormwater, and soils;
- 5) Scenic resources and rural character;
- 6) Opportunities to avoid, minimize, or mitigate impacts.

(F) DRB Authority. The DRB shall consider advisory comments as part of the evidence. Final decision-making authority remains solely with the DRB pursuant to 24 V.S.A. Chapter 117 and these Regulations.

