

CHARLOTTE PLANNING COMMISSION

FINDINGS OF FACT AND DECISION IN RE APPLICATION OF

Charlotte Land Trust Subdivision Amendment To Approve the Preliminary Design of the Wastewater Systems on Lot #3 Application # PC-00-07

Background:

The applicant received Sketch Plan approval on January 20, 2000.

Application

The application consists of:

1. A Subdivision Amendment application form. The fee was waived by the Selectboard on January 24, 2000.
2. A survey map entitled "Subdivision Amendment, Property of Charlotte Land Trust, Charlotte, Vermont" by Civil Engineering Associates, Inc., dated August 1996, most recently revised 2/1/00.
3. A wastewater plan entitled "Lavalette Farm Subdivision, Wastewater Disposal Area, (Lot B-3) Site Plan" (3 sheets) by Civil Engineering Associates, Inc., dated October 1997, revised 4/7/98.

Public Hearing

A Public Hearing was held for this application on April 6, 2000. Present at the hearing representing the applicant was Moe Harvey. Also present were Cathe Brown, Nancy Sabin, Joan Braun, Kevin Kearns and Mike Russell.

Regulations in Effect

Town Plan readopted March 2000
Zoning Bylaws as amended March 1997
Subdivision Bylaws as amended March 1995

Findings

1. The applicant has met the requests from the Sketch Plan Review.
2. The Town's septic consultant has reviewed the preliminary design, and recommends approval of the location of the 900 gallon septic field.

Decision

Based on these Findings, the Planning Commission approves the Subdivision Amendment for the 900 gallon field with the following conditions:

1. A mylar copy of the survey plat shall be submitted to the Planning Commission within 60 days and recorded in the Land Records within 90 days.
2. The source of the wastewater for both the 900 gallon field and the 1080 gallon field must be approved by the Planning Commission.
3. The final design of both the 900 gallon field and the 1080 gallon field must be approved by the Planning Commission.

Additional Conditions: All plats, plans, drawings, testimony, evidence and conditions listed above or submitted at the hearing and used as the basis for the Decision to grant permit shall be binding on the applicant, and his/her/its successors, heirs and assigns. Projects shall be completed in accordance with such approved plans and conditions. Any deviation from the approved plans shall constitute a violation of permit and be subject to enforcement action by the Town.

You and any interested parties are entitled to appeal this decision to the Environmental Court within 30 days as per requirements of 24 VSA Chapter 117, Sections 4471 and 4475.

Members Present at the Public Hearing: Al Moraska, Ed Melby, David Woolf, Josie Leavitt, David Brown, Jeff McDonald

Vote of Members Present:

AYES: Unanimous

NAYS:

ABSTENTION:

Date Approved: April 6, 2000

Signed: _____(Chair/Vice Chair)

Date Signed: _____