

From: Design Review Committee
To: Planning and Zoning of Charlotte, VT
Subject: Camp at 117 Lanes Lane, Thompson's Point

Jane Kiley and Robin Coleburn met with the owners of the camp, Kathryn Millilo and Robert Stein at 4:30 on May 8, 2017. The owners invited us into their camp and were very helpful in showing us their plans. The house is a single story bungalow at road level set about 30 feet from the road. There are few distinguishing features on the road-side of camp. Landscape vegetation is also minimal. A short rail fence sits close to the building.

The owners are proposing to change the existing windows on the road-side to be taller, narrower windows with true divided lights. The result will be to reduce the horizontally linear impression of the camp. The committee heartily agreed that this would be an improvement to the appearance from the road. The owners also propose adding a clump birch tree and a grouping of three cedar trees to provide screening and interest. We approve of this as well. They have not decided what to do about the fencing, but the committee had no strong feeling one way or the other on that matter.

The owners also want to change a screen door on the east side of the camp to a fixed French door with divided lights. We approve of that change.

The lake-side, or south-side of the house, is equally divided between a screened porch on the SW and an enclosed porch on the SE. The existing siding on the lake-side is T-111. They plan to change it to the novelty cedar shake siding that exists on the east side. The owners plan to enlarge the size of the screen openings and add a door, effectively in the middle of the south face of the camp. This is a logical egress from the camp to the lake. We think this makes sense and will make the lake-side of the camp more attractive from the water. There is a 3 foot overhang on the south face. The effect is that it helps to prevent water from pouring into the screened porch during southerly rainstorms. The owners would like to add a wooden deck or platform, the whole width of the house, or 36 feet wide, level with the ground that would extend 4 feet beyond the existing drip edge of the roof. This would have the effect of increasing the impermeable coverings of the lot, and would extend the camp toward the lake. They also want to add vertical posts in the manner of the Thompson's Point Country Club porch. This would add visual interest from the lake, but would make sense only if they are allowed to make a wooden deck. They would also remove a screen door from the western side of the screened porch.

They would like to move one of the outbuildings closer to the lake. That seems to be logical, but again it is moving a structure closer to the lake. We talked about the impermeable surfaces of the lot. If the owners were willing to remove some of the existing cement walkway and part of the extensive packed driveway material, perhaps adding the deck would be of less consequence to the watershed.

In conclusion, the cosmetic and functional changes that are proposed are within the guidelines of the DRC. The extension of the camp toward the lake has formerly been prohibited by conservation zone rules. We leave this matter to others to determine.