

TOWN OF CHARLOTTE

Office Use Only \$ZBA-14-07

Planning & Zoning  
P.O. Box 119

Date Received:

150 Ferry Road  
Charlotte, VT 05445  
Phone: 802-425-3533  
Fax: 802-425-4241

Note: Decisions of the Zoning Board of Adjustment may be  
appealed to the Vermont Environmental Court within 30 days  
of the date of the Board's written decision. Zoning Permits will not be  
issued so as to become effective prior to the end of that appeal period.

E-Mail: Gloria@townofcharlotte.com Blenney@townofcharlotte.com Hearing Date: \_\_\_\_\_

Receipt # \_\_\_\_\_ Application Fee \$500 Appeal Fee \$500 Telecommunications Facilities Fee \$2,000

\*APPLICANT/REPRESENTATIVE (if different from owner)

Name Jason-Erika Galipeau Name \_\_\_\_\_  
Address 436 Monkton Rd Address \_\_\_\_\_  
Charlotte VT 05445  
Phone 802-425-3014 Phone \_\_\_\_\_

\*Representative must submit a letter from the owner of the property authorizing him/her to represent them for permits, hearings, etc.

Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Parcel ID # 00028-0430 Thompsons Point Lot # \_\_\_\_\_  
Property address 436 Monkton Rd - Charlotte  
Zoning District R Lot size 1 acre Lot frontage \_\_\_\_\_ % of Lot coverage (building) \_\_\_\_\_ (overall) \_\_\_\_\_ Building height \_\_\_\_\_  
Existing front yard setback 29 ft Existing side yard setbacks 1. \_\_\_\_\_ 2. \_\_\_\_\_ Existing rear yard setback \_\_\_\_\_  
This application references Zoning Bylaw section(s) \_\_\_\_\_

- Plot Plan (a plot plan must be submitted showing the lot, existing structures and setbacks, easements, right-of-ways on or abutting the lot, septic primary and replacement areas, well, streams and any other information significant to this application) Submittals no larger than 11" x 17". All measurements must be accurate. Attached
- Use attached sheet to list all abutting property owners. Include those across any street, private road or right-of-way.
- Applicant will be required to notify adjoining property owners, by certified mail or certificate of service, after a hearing date has been set.
- Submit (1) original and (5) copies of complete application.

Application is for: (please check all that apply)  
Conditional Use:  Variance: \_\_\_\_\_ Thompson's Point Seasonal Dist: \_\_\_\_\_ Appeal: \_\_\_\_\_ Other: describe) Approval for House Addition

Describe your request: (When appropriate, make reference to attached documents, letters, photographs, etc.)  
We are requesting to remove the existing garage - move it forward on our current driveway. In its place we would like a great room - Add a bathroom to the 2nd story.

APPLICATION MUST BE RECEIVED AT LEAST 23 DAYS PRIOR TO THE HEARING DATE.  
BE SURE TO COMPLETE ALL SECTIONS OF THE NECESSARY FORMS AND ATTACHMENTS. ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED.

Signature of applicant(s) Erika Galipeau Date 8-27-14

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# Neighbors to our property.

Information available from Town Lister and Tax Map.

<p>Name <u>Steve + Deb Maultfield</u></p> <p>Address <u>441 Maniston Rd</u> <u>Charlotte VT 05445</u></p> <p>Parcel # Map _____ Block _____ Lot _____</p>	<p>Name <u>Matt + Michelle Huxat</u></p> <p>Address <u>399 Maniston Rd</u> <u>Charlotte VT 05445</u></p> <p>Parcel # Map _____ Block _____ Lot _____</p>
<p>Name <u>Roger BUNTON BUNTON</u></p> <p>Address <u>488 Maniston Rd</u> <u>Charlotte VT</u></p> <p>Parcel # Map _____ Block _____ Lot _____</p>	<p>Name _____</p> <p>Address _____</p> <p>Parcel # Map _____ Block _____ Lot _____</p>
<p>Name <u>Francie Botala</u></p> <p>Address <u>398 Maniston Rd</u> <u>Charlotte VT 05445</u></p> <p>Parcel # Map _____ Block _____ Lot _____</p>	<p>Name _____</p> <p>Address _____</p> <p>Parcel # Map _____ Block _____ Lot _____</p>
<p>Name _____</p> <p>Address _____</p> <p>Parcel # Map _____ Block _____ Lot _____</p>	<p>Name _____</p> <p>Address _____</p> <p>Parcel # Map _____ Block _____ Lot _____</p>
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<p>Name _____</p> <p>Address _____</p> <p>Parcel # Map _____ Block _____ Lot _____</p>	<p>Name _____</p> <p>Address _____</p> <p>Parcel # Map _____ Block _____ Lot _____</p>

Section 6.4 Conditional Use Review

(A) **Applicability.** Any use or structure requiring conditional use approval shall not be issued a zoning permit by the Zoning Administrator until the Board of Adjustment grants such approval in accordance with the Act [§4414(3)], and the following standards and procedures.

(B) **Review Process.** Upon determination that an application is complete, a public hearing will be warned in accordance with Section 9.9(C). In accordance with the Act [§4464(b)] and Section 9.9(E), the Board shall act to approve, approve with conditions, or disapprove on each matter of an application for conditional use review, and shall issue a written decision within 45 days of the date of the final public hearing to include findings, conditions of approval, and provisions for appeal to Environmental Court. Failure to act within the 45 day period shall be deemed approval, effective on the 46<sup>th</sup> day.

(C) **General Standards.** In accordance with the Act [§4414(3)], the Board shall determine that the proposed conditional use shall not result in an undue adverse effect on any of the following:

- (1) **The capacity of existing or planned community facilities and services.** The Board shall consider the demand for community facilities and services that will result from the proposed development in relation to the existing and planned capacity of such services and facilities, and the adopted municipal capital budget and program currently in effect. The Board may request information or testimony from appropriate local officials to help evaluate potential project impacts on existing and proposed community facilities and services. Conditions may be imposed regarding the provision of services and facilities, and/or the timing and phasing of development in relation to anticipated municipal capital expenditures or improvements, to minimize any adverse impacts to community facilities and services.

N/A - Private property

- (2) **Character of the area affected.** The Board shall consider the design, location, scale, and intensity of the proposed development in relation to the character of adjoining and other properties likely to be affected by the proposed use. Conditions may be imposed as appropriate to ensure that the proposed development is compatible with the character of the area, as defined by zoning district purpose statements, and specifically stated policies and standards of the municipal plan. Conditions may be imposed as necessary to eliminate or mitigate adverse impacts, including but not limited to conditions on the design, scale, intensity or operation of the proposed use.

N/A - will NOT impact other properties

- (3) **Traffic on roads and highways in the vicinity.** The Board shall consider the potential impact of traffic generated by the proposed development on the capacity, safety, efficiency, and maintenance of roads, highways, intersections, and bridges in the vicinity. A traffic impact assessment may be required. Conditions may be imposed as necessary to ensure that a proposed development will not result in unsafe conditions for pedestrians or motorists, including but not limited to physical improvements on or off site, or the use of accepted traffic management strategies.

NO Changes

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- (4) **Bylaws in effect.** The Board shall determine whether the proposed development conforms to other municipal bylaws and ordinances currently in effect, including but not limited to road, water or wastewater ordinances. The Board shall not approve a proposed development that does not meet the requirements of other bylaws and ordinances in effect at the time of application.

Garage / Great room will not impact waste water (in fact plan to improve current drainage by garage (currently none). Septic clay for Ⓟ bathroom.  
rel - roof drain improved

- (5) **The use of renewable energy resources.** The Board will consider whether the proposed development will interfere with the sustainable use of renewable energy resources by either diminishing their future availability on the subject parcel, or by interfering with neighboring property owners' access to such resources (e.g., for solar or wind power). Conditions may be imposed as appropriate to ensure access to and the long-term availability of renewable energy resources.

N/A - NO ADDITIONS BEING MADE.

(D) **Specific Review Standards.** In addition to general standards under subsection 5.4(C), the Board may also consider the following and impose conditions as appropriate to reduce or mitigate the adverse impacts of a proposed development:

- (1) **Conformance with the Town Plan.** Whether applications conform to policies and objectives of the *Charlotte Town Plan*, and do not adversely affect significant natural, cultural or scenic features identified in the town plan, including natural areas, wildlife habitat, productive forests and farmland, surface waters, wetlands, water supplies and aquifers, historic sites, and scenic views or vistas in the vicinity of the proposed development.

Will not impact

- (2) **Additional Restrictions.** All conditional uses shall comply with the dimensional, density, siting and associated standards for the district(s) in which the use or development is located, including overlay districts, however the Board may require increased setbacks and buffers, or reduced lot coverage or densities of development to avoid or mitigate adverse impacts to adjoining properties or significant natural, cultural or scenic features in the vicinity of the site.

Not moving any closer to side of property moving forward on lot but still 3-100 feet from road.

- (3) **Performance Standards.** The Board shall consider whether the proposed development will meet applicable performance standards under Section 3.13, and may impose conditions on the installation, operation, storage or maintenance of devices or materials necessary to meet these standards. In determining appropriate performance standards, the Board may consult with state officials, and consider accepted industry standards. In addition, the Board may limit hours of operation so that the use shall be consistent with the character of the area. Evening or night operations shall be permitted only if noise levels, lighting and traffic will not unreasonably interfere with surrounding uses.

→ Adding 500 sq. ft. w/in side yard setback.

- (5) electromagnetic disturbances or electronic transmissions or signals which will repeatedly and substantially interfere with the reception of radio, television, or other electronic signals, or which are otherwise detrimental to public health, safety and welfare, except from facilities which are specifically licensed and regulated through the Federal Communications Commission (FCC).

Adding garage - No change in use.  
Single family residence.

- \* (6) glare, lumen, light or reflection which constitutes a nuisance to other property owners or tenants, which impairs the vision of motor vehicle operators, or which is otherwise detrimental to public health safety and welfare;

Lighting in accordance w/ section 3.9

- (7) liquid or solid waste or refuse which cannot be disposed of by available methods without undue burden to municipal or public disposal facilities, which pollutes surface or ground waters, or which is otherwise detrimental to public health, safety and welfare; or

\* Adding garage - No change in use - Single family residence

- (8) undue fire, safety, explosive, radioactive emission or other hazard which endangers the public, public facilities, or neighboring properties, or which results in a significantly increased burden on municipal facilities and services.

SAME \*

(A) The following performance standards must be met and maintained for uses in all districts, except for agriculture and forestry, as measured at the property line. In determining compliance, the burden of proof shall fall on the applicant. The Town or a complainant shall be required to provide reasonable proof if challenging compliance after a permit has been issued. The Planning Commission or Board of Adjustment may require periodic reporting as a permit condition to confirm ongoing compliance. No use, under normal conditions, shall cause or result in:

- (1) noise in excess of 70 decibels, or which otherwise represents a significant increase in noise levels in the vicinity of the use so as to be incompatible with the surrounding area; or within the Commercial/ Light Industrial District, noise in excess of 75 decibels;

\* Adding garage, no change in use  
 single family residence

- (2) clearly apparent vibration which, when transmitted through the ground, is discernable at property lines without the aid of instruments;

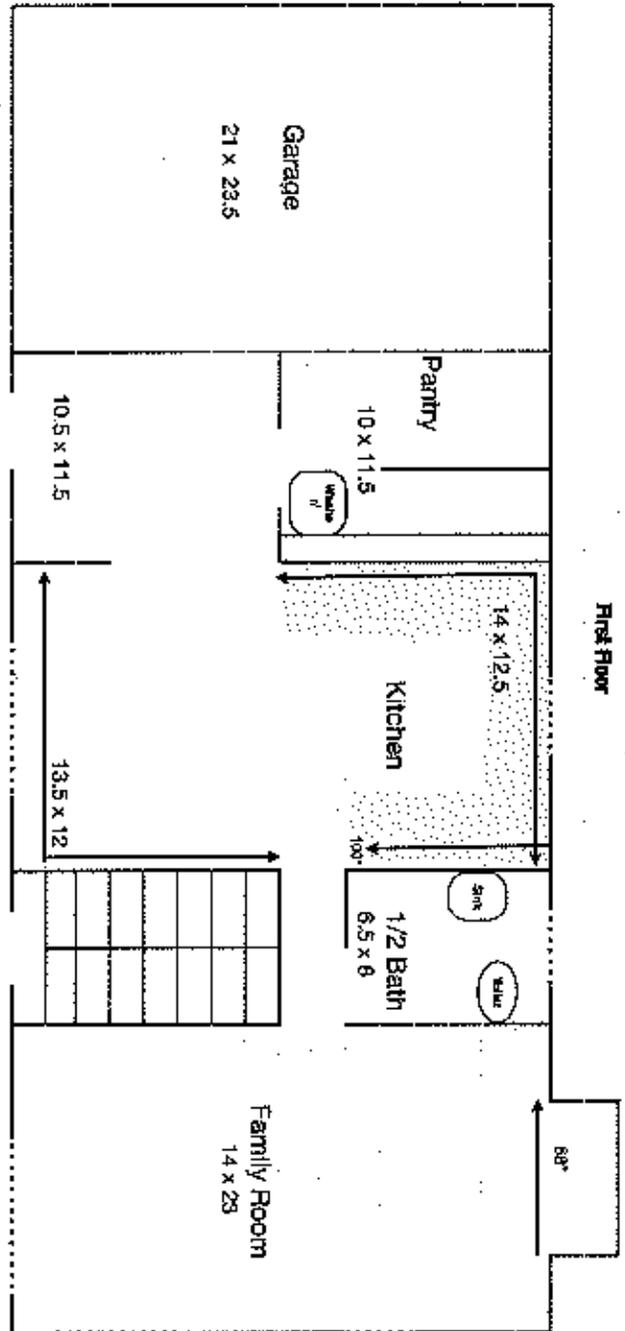
Adding garage

- (3) smoke, dust, noxious gases, or other forms of air pollution which constitute a nuisance or threat to neighboring landowners, businesses or residents; which endanger or adversely affect public health, safety or welfare; which cause damage to property or vegetation; or which are offensive and uncharacteristic of the affected area;

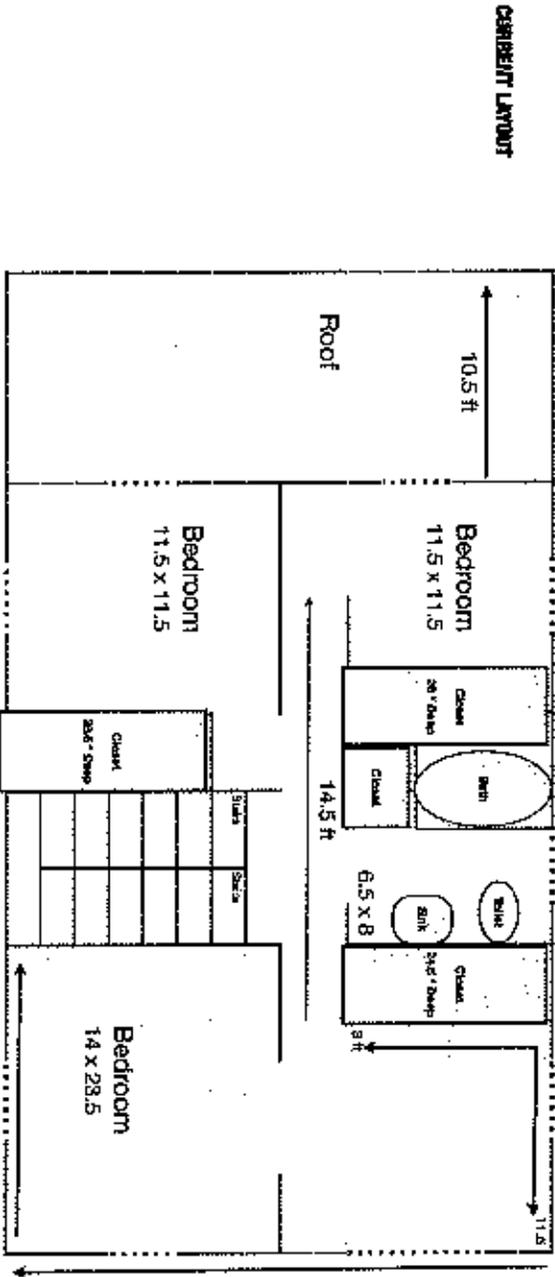
- (4) releases of heat, cold, moisture, mist, fog or condensation which are detrimental to neighboring properties and uses, or the public health, safety, and welfare;

same





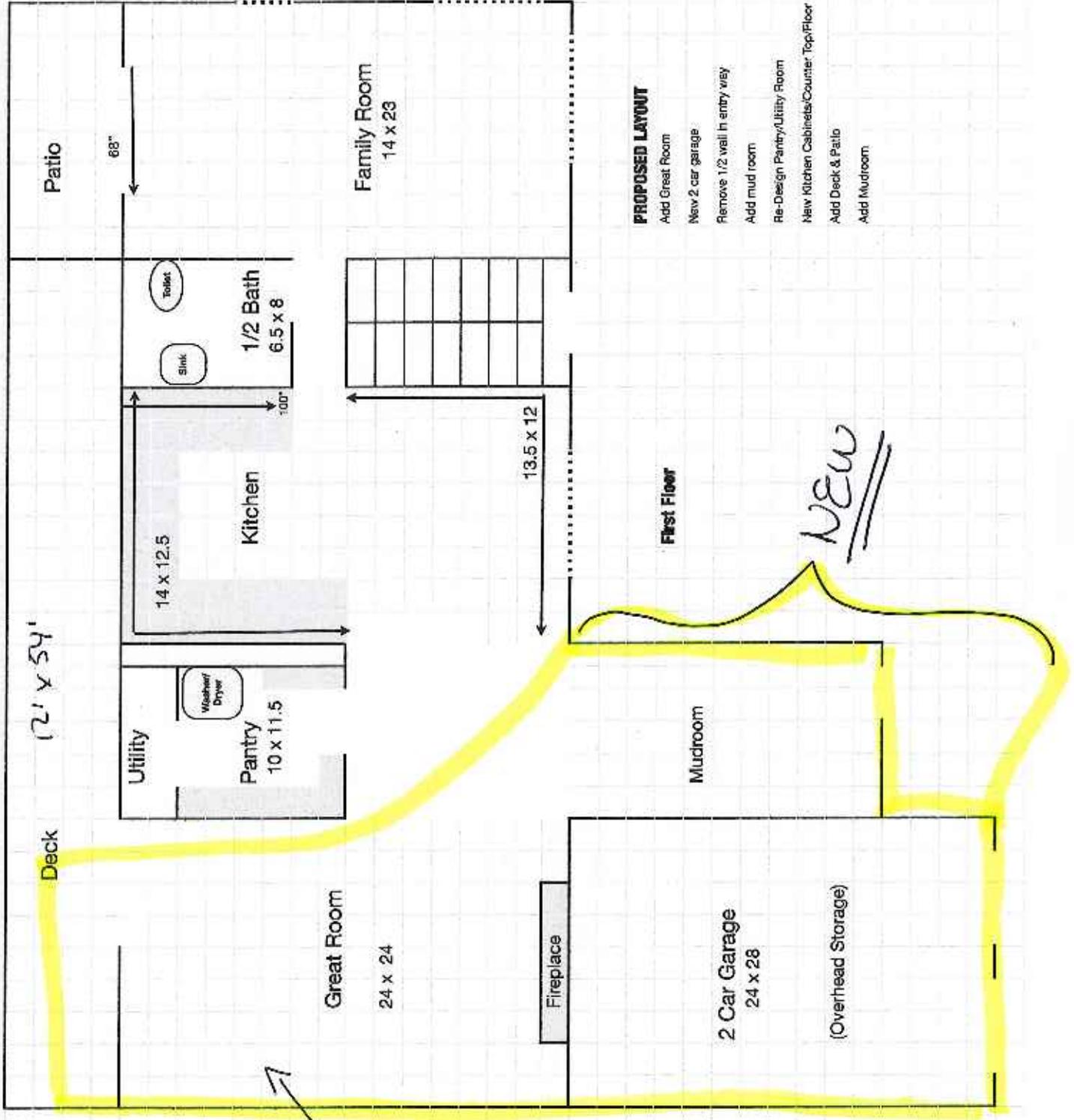
**Second Floor**



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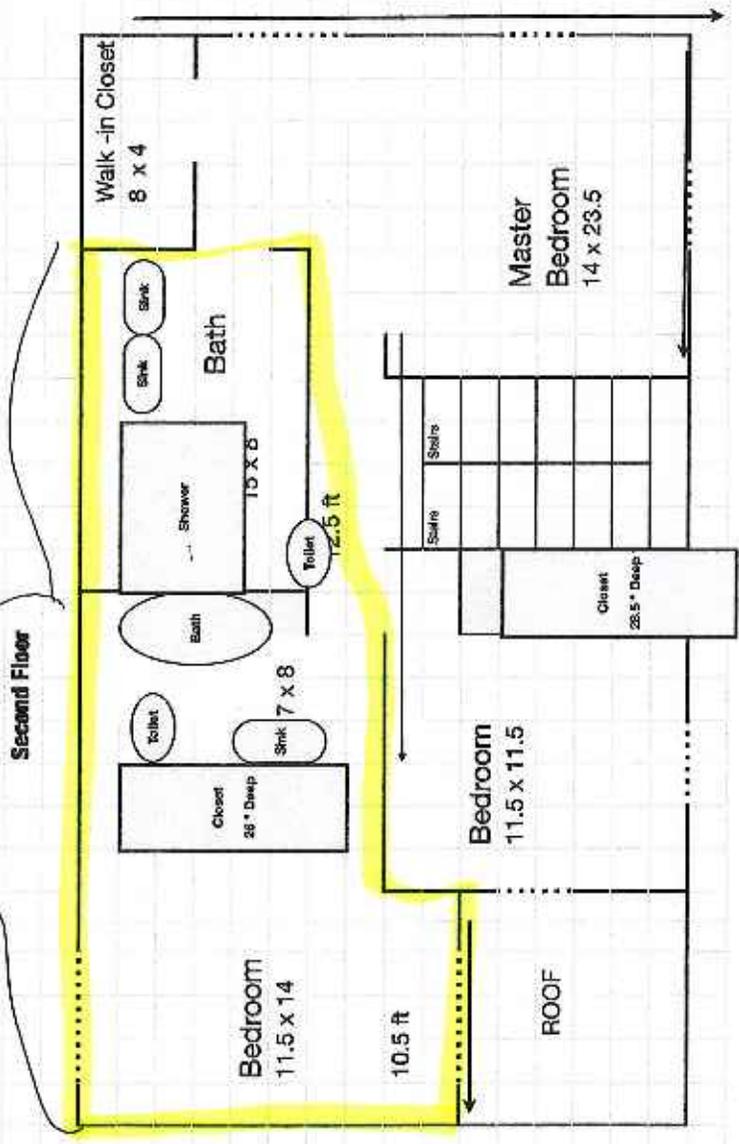


**PROPOSED LAYOUT**

- Add Great Room
- New 2 car garage
- Remove 1/2 wall in entry way
- Add mud room
- Re-Design Pantry/Utility Room
- New Kitchen Cabinets/Counter Top/Floor
- Add Deck & Patio
- Add Mudroom

where existing garage is

NEW — ADD A BATHROOM  
 + MOVE ONE BEDROOM



**PROPOSED LAYOUT**

- Remove "Designer Wall" In Master
- New Bedroom Over Roof
- New Bathroom
- Master Bath
- Walk-In Closet

# SKETCH/AREA TABLE ADDENDUM

Parcel No 00028-0436

Property Address 436 MONKTON ROAD

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

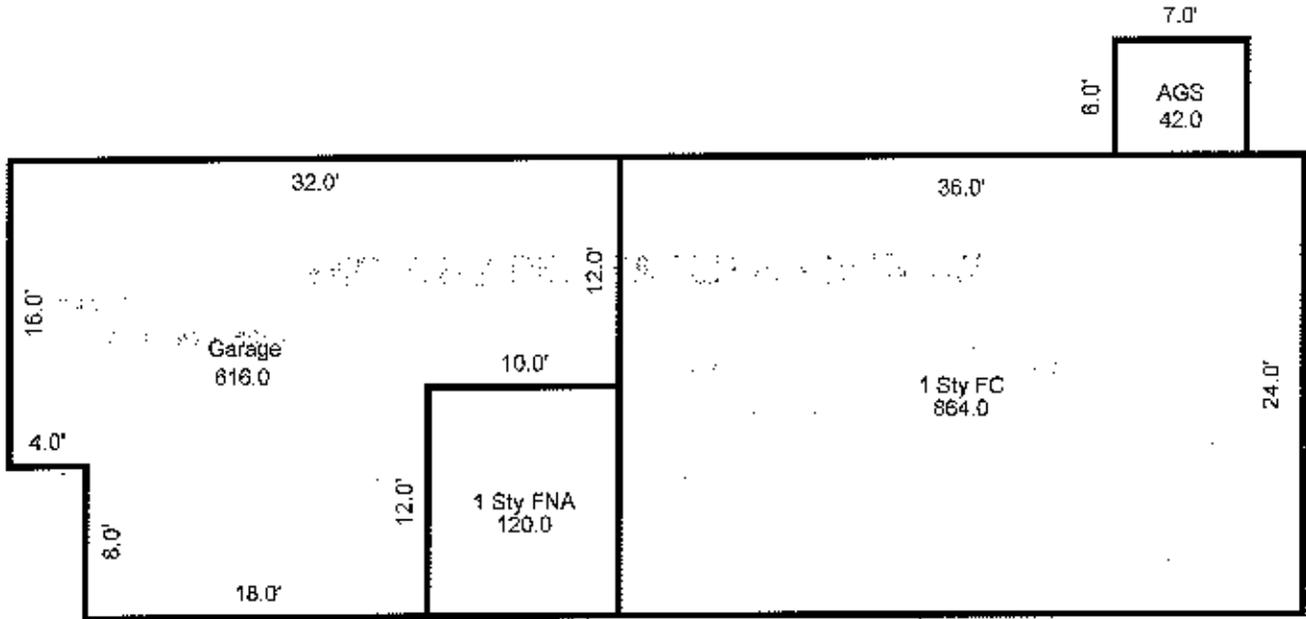
Owner \_\_\_\_\_

Client \_\_\_\_\_

Appraiser Name \_\_\_\_\_

SUBJECT

IMPROVEMENTS SKETCH



Total lot coverage  
 $\frac{4,086}{43,560} \approx 9.5\%$

Building lot coverage

Scale: 1" = 10'

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLAI	1 Sty FC	1.00	864.00	120.0	
	1 Sty FNA	1.00	120.00	44.0	984.00
P/P	Porch	1.00	16.00	16.0	16.00
GAR	Garage	1.00	616.00	112.0	
	Garage	1.00	42.00	26.0	+ 658.00

1 Acre =  $\frac{43,560}{1,658} \approx 3.8\%$  = existing

1 Acre =  $\frac{43,560}{2,570} \approx 5.9\%$  = proposed

TOTAL LIVABLE (rounded) 984

#### Comment Table 1

#### Comment Table 2

#### Comment Table 3

AREA CALCULATIONS



Monkton Rd

d

Approx. 115ft

Approx. 109ft

Approx. 70ft

Approx. 35 ft



## Britney Tenney

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**From:** Erica Galipeau <ejgalipeau@gmail.com>  
**Sent:** Tuesday, October 14, 2014 7:38 PM  
**To:** Britney Tenney  
**Cc:** E Galipeau  
**Subject:** Re: Follow-Up Questions

Britney - Here are the answers to your questions. Also - will they need to come into the house or will they just walk the parameter and be outside assessing barriers? I ask because I need to know if I should make other arrangements for my kids as my mother in law will be at the house with two dogs watching them. Thank you again for all your help.

Follow up Questions:

1. What is the current/proposed height of the residence? 20 feet
2. Where will parking be located? in front and in the garage
3. What is the total volume (square footage) being added to the residence? 912 square feet
4. What are the confirmed setbacks (front/side/rear)? Based on the attachment you provided, all the set backs are correct except one. They should be; Front approx 109 feet, side is approx 115 feet and other side 35 feet (not 15 feet), rear 70 feet.
5. What are the proposed setbacks? Approx; front 81 feet, side 115 feet and 32 feet and rear 70 feet (if include deck would be 58 feet from the rear).
6. What are the dimensions of the proposed deck? 12 feet x 54 feet
7. What is the existing and proposed lot coverage? (Building lot coverage is calculated using the footprint of everything covered by the roof, included covered decks/porches. Lot coverage includes all other impermeable surfaces ( sheds, decks, driveways ect). Total Estimated; 4086 square feet
8. Confirm no increase in occupancy (no increase in bedrooms) - No increase in occupancy is confirmed.

If you need anything further, please call my cell phone at 578-6577. I also copied my work email. Thanks!  
Sincerely, Erica

On Oct 13, 2014, at 3:37 PM, Britney Tenney <[BTenney@townofcharlotte.com](mailto:BTenney@townofcharlotte.com)> wrote:

Hi Jason,

It appears that I sent the first email a bit prematurely. After spending the day reviewing your application, and preparing for the hearing, I have come up with a list of follow up questions that I am anticipating the ZBA will want to ask. The questions are posted below ( some of them are duplicated from my original email). If it is possible to supply handout(s)