



CIVIL ENGINEERING ASSOCIATES, INC.

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February 9, 2016

Ms. Jeanine McCrumb, Town Planner and Zoning Administrator
Town of Charlotte
P.O. Box 119
Charlotte, Vermont 05445

**Re: Tiller Property Proposed House Construction
Zoning Permit Application - 362 Holmes Road**

Dear Jeannine:

Consistent with the conditions set forth in the issuance of Conditional Use Permit ZBA-15-08, Michelle and Tom Tiller are proposing to deconstruct the existing house and construct a new 4-bedroom home on their property at 362 Holmes Road.

The conditions of approval from ZBA-15-08 have been outlined below and responses as to the status of each have been embedded where appropriate.

1. As provided for in Table 2.6 (F) (9), erosion control measures shall be taken during excavation and construction of the proposed project to mitigate sediment runoff into the lake. **Acknowledged, In addition, the project will be subject to compliance with the State General Permit for Construction Stormwater standards for Low Risk Site.**
2. No portion of the proposed primary structure, including the proposed attached retaining wall on the north side of the house, shall be closer to the lake than the existing 128ft setback, as measured from the 98ft mean high-water mark. **The attached plan shows the 128-Ft setback line for reference and it shows that there are no portions of the building or retaining wall located within this distance to the Lake.**
3. A revised "CSK-1" plan showing the proposed attached retaining wall, shortened to the 128ft mean high-water mark setback, shall be submitted at the time a building permit is

applied for. **This plan is attached as part of the application while a full size plan is attached to complete the file record.**

4. If blasting is required, the applicant shall notify the Town of Charlotte at least 24 hours before blasting occurs, so that neighbors can be warned. **Acknowledged.**

5. Pursuant to Section 3.I (B), immediately following any demolition, all materials shall be disposed of according to Chittenden Solid Waste District Standards. **Acknowledged.**

6. There shall be no cutting or removal of trees or shrubs within the 100ft lakeshore vegetative buffer without the consent of the Charlotte Tree Warden. **Acknowledged.**

7. The Zoning Board of Adjustment approves the proposed 9.18ft high cupola, as long as it is not accessible for habitable use, and is used for ventilation purposes. **Acknowledged.**

8. It is the Applicant's responsibility to adhere to all local and State regulations, including, but not limited to, the Vermont Shoreland Protection Act. **Permit #213 was issued for this project in recognition of the clearing required between the 100-Ft and 250-Ft jurisdictional limits of that program.**

The proposed building has been designed to comply with the 30-foot maximum height requirements with the understanding that the average existing natural grade is at elevation 154.9 resulting in a maximum building height of 28'-10" above the proposed first floor elevation of 156.0.

The house has a footprint of 3,385 SF and a second floor area of 1,696 SF and a basement area of 1,131 SF. The post construction building coverage (including the barn which was recently issued a ZP) will be 0.7% and the lot coverage will be 5.2%.

The proposed water and sewer improvements depicted on the attached site plan are consistent with that recently authorized through the issuance of WW-138-1516.

Ms. Jeanine McCrumb

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Please find enclosed the following materials in support of this application:

1. Zoning Permit application form
2. Application fee of \$1,000.
3. List of Abutters
Plan Submittals (all in 11x17 format)
4. Overall Site Plans
5. Building Floor Plans
6. Building Elevations
7. CD with PDFs of submittal documents.

This completes our summary of the proposed project features. If you should have any questions, please feel free to contact me at 864-2323 x310 or at dmarshall@cea-vt.com.

Respectfully,



David S. Marshal, P.E.

Project Engineer

Enclosures (as listed above)

Cc: T. Tiller, C. Quinn; C. Wickersham (all Digital Only); CEA 13229.01