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**TOWN OF CHARLOTTE
ZONING BOARD OF ADJUSTMENT
JULY 8, 2015**

DRAFT

MEMBERS PRESENT: Frank Tenney, Chair; Matt Zucker, Jonathan Fisher, Andrew Swayze (departed the hearing at 8:04 p.m.).

ADMINISTRATION: Britney Tenney, Zoning Clerk.

OTHERS PRESENT: Bob Humstone, Chris Gignoux, Mary Humstone, Elizabeth Humstone, Stan Black.

Minutes subject to correction by the Charlotte Zoning Board of Adjustment. Changes, if any, will be recorded in the minutes at the next meeting of the Board.

AGENDA:

- **6:30 PM SITE VISIT: ZBA 15-03 at 600 North Shore Road.**
- **7:15 PM Continuation: ZBA-15-03: Conditional Use Review for a proposed addition to an existing camp on Thompson's Point. The camp is owned by Elizabeth Humstone and is located at 600 North Shore Road.**

CALL TO ORDER

Mr. Tenney, Chair, called the meeting to order at 7:23 p.m.

CONTINUATION: ZBA-15-03: CONDITIONAL USE REVIEW FOR A PROPOSED ADDITION TO AN EXISTING CAMP ON THOMPSON'S POINT. THE CAMP IS OWNED BY ELIZABETH HUMSTONE AND IS LOCATED AT 600 NORTH SHORE ROAD.

Chris Gignoux, contractor, Elizabeth Humstone, owner, appeared on behalf of the application.

STAFF NOTES

Mr. Tenney reviewed staff notes.

SITE VISIT REPORT:

Mr. Zucker reported that Mr. Tenney, Mr. Fisher, Mr. Swayze and Mr. Zucker, ZBA members, Ms. Tenney, Zoning Clerk, and a Charlotte Deputy Tree Warden attended a site visit to the subject property. Ms. (Elizabeth) Humstone, Mr. (Robert) Humstone, Ms. (Mary) Humstone, Mr. Black, architect, Mr. Gignoux, Mr. (Eric) Jensen and Ms. (Barbara) Baker were present. The ZBA members observed the existing camp and lot features.

Mr. Gignoux, Ms. (Elizabeth) Humstone, Ms. (Mary) Humstone, and Mr. Black were sworn in.

APPLICANT COMMENTS

Mr. Gignoux reviewed proposed additions and changes to the existing camp as follows:

- 48 • The camp would be expanded on the north side (lake side) to increase exposure to
49 the lake.
- 50 • Visual impacts to the Jensen camp and road side would be minimized.
- 51 • The mean shoreline setback was estimated at 44.8'. The 100' shore line high
52 water mark was clearly noted on the site map.
- 53 • A copy of the state shoreline permit application was submitted for the Town
54 records.
- 55 • A proposed roof pitch would meet state requirements for hardscape stormwater
56 management rules within a 100' shoreline setback as per state requirements.
- 57 • The existing driveway was gravel.
- 58 • Written comments by the Charlotte Design Review Committee would be
59 addressed related to changes in square footage from 870 to 1, 225 square feet; the
60 building height elevation expansion moving down the slope toward the lake was
61 under 30'; the building elevation north to west was 25'.
- 62 • Slope calculations were done for the state shoreline permit application.
- 63 • Two windows would be added to the glass façade on the south side; the 5' tall
64 windows on the south side would be changed to 6' tall windows on two floors.
- 65 • The north side elevation would be similar in character to what existed regarding
66 glazing and clapboard area.
- 67 • The new building footprint would maintain the 44.8' mean water shoreline
68 setback as per the state permit.
- 69

70 **EXHIBIT A: A copy of the state Shoreline Permit application was accepted and**
71 **marked as Exhibit A.**

72

73 ZBA QUESTIONS/COMMENTS

74 Mr. Zucker suggested that the DRC was talking about design and character of what was
75 presented related to what existed for Thompson's Point camps.

76

77 Mr. Gignoux said that the proposal kept a 25' building height and that addressed DRC
78 concerns regarding the height limitations.

79

80 Mr. Fisher said that the east elevation roof pitch looked shallow. Mr. Gignoux explained
81 that the pitch was 2.5"-3":12". A standing seam metal roof with a substrate was proposed
82 for the new roof and would be dark grey in color.

83

84 Mr. Gignoux stated that it was unclear what the DRC comments regarding 'appropriate
85 architectural style' and "modern" design for the North Shore Road meant. The camps on
86 the North Shore Road were not a part of the National Registry of Historic Places. A
87 Historic Building survey was done around the club house area, but did not include the
88 camp area. The proposal maintained a small scale camp, said Mr. Gignoux. Mr. Tenney
89 replied that zoning and Conditional use land use regulations were written with the idea
90 that the architectural style should fit within the 'character of the neighborhood'.

91

92 Mr. Fisher read the last paragraph in the DRC comments related to a 'flat roof'. Mr.
93 Gignoux explained that the roof slope was not flat. The shallow pitch would promote

94 hardscape water collection to one side of the camp. A diagram was included in the state
95 permit application. Rain gardens would be used to collect and diffuse surface rain water,
96 said Mr. Gignoux.

97

98 There was discussion regarding the merits of rain gardens versus more traditional
99 drainage collection methods.

100

101 Ms. (Elizabeth) Humstone explained that a drainage system was already in place.
102 Underground drainage tile and gravel go off to the sides of the camp, said Ms. Humstone.

103

104 Mr. Tenney asked if the roof design would increase water volume at the two drain outlet
105 points. Mr. Gignoux explained that the roof coverage would increase 45 percent. The lake
106 side has no water infiltration collection now. The rain gardens would not impact the
107 existing drainage system, said Mr. Gignoux.

108

109 Mr. Gignoux reviewed DRC concerns regarding the following comments:

110

- ‘Modern architectural design’ and ‘character of the area’. Mr. Gignoux pointed
111 out that Town regulations were written regarding size, scale and design. The
112 proposed design was similar to camps on the point, stated Mr. Gignoux.

113

- ‘Chimney height’. The chimney height would remain as is if there were no issues
114 to the draw.

115

- ‘Flat roof’. Experts were consulted regarding the roof pitch and they said that the
116 roof design was OK.

117

- Design features related to the proposed metal roof color and proposed siding
118 materials. Mr. Gignoux explained that the proposed siding was rough cut ‘line’
119 lumber edging, which was the existing siding on the camp. The metal roof color
120 chosen was dark gray.

121

122 Mr. Fisher pointed out that the proposed roof at the furthest point would be higher than
123 the chimney. Mr. Gignoux replied that the windows would be fixed pane that would
124 mitigate any smoke infiltration issues cited by the DRC. If an increase in chimney height
125 was needed at a later point then the applicant would come back to the ZBA. It was
126 unclear what design the DRC wanted the applicant to meet, reiterated Mr. Gignoux.

127

128 Ms. (Elizabeth) Humstone said that Thompson’s Point was not a ‘historic district’ and the
129 Town Plan has no language regarding the camp designs. She was a planner by profession
130 and knew what ‘character of the neighbor’ was, said Ms. Humstone.

131

132 (NOTE: Mr. Swayze departed the meeting at 8:04 p.m.)

133

134 Following further discussion regarding the proposed metal roof color, Mr. Gignoux said
135 he would provide samples of the dark grey roofing material. The current camp siding was
136 rough cut ‘live’ edge siding, clarified Mr. Gignoux.

137

138 PUBLIC COMMENTS

139 Mr. (Eric) Jensen was sworn in.

140

141 Mr. Jensen, abutting camp neighbor, reviewed a history of the Jensen-Baker camp. The
142 camp was built in the character of the neighboring camps. The Jensen-Baker family was
143 unified in support of the Humstone application regarding design, said Mr. Jensen.

144

145 Ms. (Barbara) Baker was sworn in.

146

147 Ms. Baker reviewed that the Humstone camp has changed hands many times over the
148 years. Beth Humstone took over the camp and did a good job of the interior. She trusted
149 Beth's taste and design, stated Ms. Baker.

150

151 Mr. Fisher noted that camps on Thompson's Point have gone through DRC review over
152 the last 20 years. At one point the Town wouldn't allow any camp owner to do more than
153 patch roof holes. Now changes to camps went through a Conditional Use review, said
154 Mr. Fisher. Ms. Humstone said that camp owners could change windows without going
155 through the DRC. She could submit photographs of the camp from the lake if needed,
156 said Ms. Humstone.

157

158 Mr. Gignoux reviewed two trees that needed to be cut.

159

160 Mr. Tenney asked if the soil would be disturbed by equipment bringing in materials. Mr.
161 Gignoux explained that materials would be hand carried down the hill. He had been
162 working on gardens on the south side of the camp for many years and would not want to
163 disturb the gardens, said Mr. Gignoux.

164

165 Mr. Fisher asked if blasting was done in order to construct a septic. Ms. Humstone
166 replied that no blasting done. There was sufficient depth of soil to dig down for a septic
167 system. There was a visible white pipe coming out from under the camp on the road side
168 to the tank, said Ms. Humstone.

169

170 Mr. Tenney asked if the state shoreline permit was approved yet. Mr. Gignoux replied
171 that the application was going through public review. The 30 day period ended July 23rd,
172 said Mr. Gignoux.

173

174 Ms. Tenney recommended that the hearing continue to July 29, 2015, in case there were
175 any changes in the state permit conditions.

176

177 Ms. Tenney summarized submittal items needed:

178

- Metal roof color roof samples.

179

- Siding samples.

180

- A rendering on the site plan to show the clapboard siding design.

181

- Photographs of North Shore Road camps.

182

183 Mr. Tenney said that staff would correct the proposed roof pitch. The applicant should
184 discuss the removal, or not, of a maple tree by the driveway with the Deputy Tree

185 Warden. Regarding removal of the pine tree by the camp, the applicant should discuss if
186 the tree would interfere with an 8" overhang of proposed roof, said Mr. Tenney.

187

188 Ms. Tenney said that a steep slope storm water and erosion control management plan for
189 a 15.7 slope and the appropriate bylaws that covered roof and drainage rain garden plan
190 were covered by state permit application.

191

192 **MOTION by Mr. Fisher, seconded by Mr. Zucker, to continue PC-15-03,**
193 **Conditional Use Review for a proposed addition to an existing camp on Thompson's**
194 **Point, the camp owned by Elizabeth Humstone and located at 600 North Shore**
195 **Road, to July 29, 2015 at 7:00 p.m.**

196 **VOTE: 3 ayes, 1 absent (Mr. Swayze); 1 seat vacant; motion carried.**

197

198 **DELIBERATIONS**

199 The ZBA members entered Deliberative Session at 8:28 p.m.

200

201 **ADJOURNMENT**

202 The ZBA meeting was adjourned at p.m.

203

204 Minutes respectfully submitted, Kathlyn Furr, Recording Secretary.

205

206