

**CHARLOTTE PLANNING COMMISSION**  
**FINDINGS OF FACT AND DECISION**  
**IN RE APPLICATION OF**  
**CHARLOTTE FIRE AND RESCUE SERVICES, INC.**

**Site Plan Amendment**  
**For the**  
**Redevelopment of the Fire and Rescue Station**  
**Application # PC-00-27**

**Background**

This application amends the previous Site Plan for the Fire and Rescue Station, which was last updated on May 20, 1999 and recorded in map clip 3 page 37. The applicant met with the Planning Commission on March 25, April 20, and August 3 (all in 2000), at which times the architectural elevations were discussed. On August 17, the applicant indicated that the septic tank, driveway, and parking lot would need to be reconfigured. Because of the impact that these changes would have on the proposed Senior Center, the Planning Commission requested that the applications for both Fire and Rescue and the Senior Center be heard at a joint public hearing.

**Application**

The application consists of:

1. A map which was submitted jointly with the Charlotte Senior Center entitled "Charlotte Senior Center, Site Improvements, Charlotte, Vermont, Proposed Site Plan" by Phelps Engineering, Inc. dated 8/14/2000, last revised September 6, 2000, drawing 1 (1 sheet).

**Public Hearing**

A joint Public Hearing was held for this application and the Charlotte Senior Center on September 7, 2000. Present at the hearing on behalf of Charlotte Fire and Rescue were Ray Walker, Richard St. George, Chris Davis, and Rick Pollack. Representatives from the Charlotte Senior Center were Wally Gates, Joan Gates, Patricia Coleman, Shirley Bean, and Peter Coleman. Joseph Zilko, an adjoining landowner, was also present.

**Regulations in Effect**

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

**Findings**

1. The revised site plan shows a revised building footprint, a 12 foot one-way driveway on the east side of the station for access to the parking lot (in addition to the 24 foot 2-way driveway on the west side of the station to be shared with the Senior Center), and an enlarged and slightly reconfigured parking lot.

2. The 12 foot one-way driveway will allow safer access for personnel entering the station, because they won't have to cross in front of the truck bays when responding to an emergency.
3. The movement of the station and parking lot to the west can be accommodated in the layout of the Senior Center, with the loss of four parking spaces at the Senior Center.
4. The Fire and Rescue representatives stated at the public hearing that people using the Senior Center will be allowed to park in the Fire and Rescue parking lot.

**Decision**

Based on these Findings, the Planning Commission approves the Site Plan Amendment application for the redevelopment of the Fire and Rescue Station with the following conditions:

1. The submitted site plan shall be renamed "Charlotte Fire and Rescue Station" and a mylar of this site plan shall be recorded in the Town Land Records within 90 days.

**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. If you fail to appeal this decision during this period, your right to challenge this decision in the future may be lost; you and subsequent property-owners will be bound by this decision, pursuant to 24 VSA Section 4472(d) (exclusivity of remedy; finality).**

**Members Present at the Public Hearing:** Jeff McDonald, Dave Brown, David Woolf, Josie Leavitt, and Ed Stone

**Vote of Members Present:**

AYES: Unanimous

NAYS:

ABSTENTION:

Date Approved: September 7, 2000

Signed: \_\_\_\_\_ (Chair/Vice Chair)

Date Signed: \_\_\_\_\_