

**CHARLOTTE PLANNING COMMISSION
FINDINGS OF FACT AND DECISION
IN RE APPLICATION OF**

**WILLIAM RYERSON AND LETA FINCH
RECONSIDERATION OF
FINAL PLAT REVIEW**

**For a
2-LOT SUBDIVISION**

Background:

The Planning Commission approved an application by William Ryerson and Leta Finch for a two-lot subdivision on the east side of Dorset Street on October 7, 1999. One of the conditions of approval was that the applicants install two traffic warning signs saying "Hidden Drive on Left" and "Hidden Drive on Right" in both north and south directions before a Certificate of Occupancy for any new construction on either lot could be approved.

The Selectboard has jurisdiction over the road signage within town road rights-of-way, and requested a reconsideration of the above-noted condition.

Regulations in Effect

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

Findings

1. Selectboard-member Jim Sheldon-Dean and Planner Dean Bloch made a site inspection on December 17, 1999, and noted that since the driveway has been constructed, the road-cut is more visible and therefore less of a hazard than previously estimated. They also noted that the sight-line from the road-cut looking south is not unusual for rural roads in the town.
2. In a memorandum dated 12/20/99 to the Charlotte Planning and Zoning Office, the Charlotte Selectboard stated "...the Charlotte Selectboard has voted to go on record as opposing the installation of a 'Hidden Drive Right' sign for northbound traffic in the vicinity of the abovementioned subdivision on Dorset Street Extension. The Selectboard feels this sign is unnecessary and should not be required as a condition of the granting of a Certificate of Occupancy for construction in this subdivision."

Decision

Based on these Findings, the Planning Commission approves an amendment to Final Plat Approval as follows:

1. All conditions of the original Findings of Fact and Decision shall remain, except the following: a "Hidden Drive on Right" sign shall not be required in the northbound lane, and absence of said sign shall not detain the issuance of Certificates of Occupancy for

new construction on either lot created by this subdivision.

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.

Members Present at the Public Hearing: Al Moraska, Ed Melby, Dave Brown, Jeff McDonald, Jim Donovan,

Vote of Members Present:

AYES: Unanimous

NAYS:

ABSTENTION:

Date Approved: January 6, 2000

Signed: _____ (Chair/Vice Chair)

Date Signed: _____