

# **CHARLOTTE PLANNING COMMISSION**

## **FINDINGS OF FACT AND DECISION IN RE APPLICATION OF**

**Champlain Valley Co-Housing (Applicant)  
James Callery (Property Owner)**

**Final Plat and Site Plan Review  
For A  
Planned Residential Development  
Creating 26 Dwelling Units And Common Buildings  
Applications # PC-03-17 & PC-03-31**

### **Background**

The applicant's Preliminary Plat (PC-02-22) was approved on February 14, 2003. The Planning Commission approved a Subdivision Modification (PC-03-02) on March 20, 2003, which created a parcel of 125.9 acres that is the subject parcel for this Final Plat application (PC-03-17). A Final Plat hearing (PC-03-17) and Site Plan Review hearing (PC-03-31) for the proposed common buildings and multi-family dwellings were held simultaneously.

### **Application**

The application is attached as Appendix A.

### **Public Hearings**

Public hearings for the Final Plat application and the Site Plan Review application were opened on July 17, 2003 and continued on August 7, 2003.

William Maclay, David Marshall, Michael Buscher, Sean Flaherty, Sheila Braun and Chip Patullo were present at the hearing representing the applicant.

Adjoining property owners and other parties present were: James Callery, Holly Callery, Angus Buxton, Carl Johnson, Daniel Rosen, Victoria Rosen, Alice Lawrence, James Lawrence, Debbie Ramsdell, Larilee Suiter and Linda Hamilton (Charlotte Conservation Commission).

### **Regulations in Effect**

Town Plan as amended March 2002  
Zoning Bylaws as amended March 2002  
Subdivision Bylaws as amended March 1995  
Sewage Ordinance, effective August 1997

### **Findings**

1. The applicant proposes to create a Planned Residential Development consisting of twenty-six (26) dwelling units, a common building, an office building, a workshop

- building, a barn, a greenhouse and four parking sheds.
2. The dwellings are to consist of 12 single-family dwellings, two three-family dwellings and two four-family dwellings. All are permitted uses in the Rural District.
  3. Each dwelling unit is proposed to be located on a separate lot; the lots for the multi-family dwellings have no interior lot-line setbacks.
  4. The common building, office building, workshop building, barn, greenhouse and four parking sheds are proposed to be located on a common lot (Lot 27) of 123.7 acres.

#### **Zoning Bylaws –Chapter IV Section 4.2 Density Requirement**

5. The applicant has designated two of the 26 dwelling units as affordable housing, and has executed a Memorandum of Understanding (dated April 23, 2003) with the Burlington Community Land Trust, a qualified non-profit housing organization, to this end.
6. The project allocates five acres of density to each of the 24 “market-rate” dwelling units and the common house. The two affordable dwelling units represent a density increase of 8%.
7. In consideration of the affordable housing provision of Section 5.14 of the Charlotte Zoning Bylaws, the applicant meets the density requirement. (*See Section 4.2.D.2 and Section 5.14 of the Charlotte Zoning Bylaws*).
8. The common building is proposed to have space for the temporary, short-term lodging of guests of residents of the development. The application (in Section 5.1 of the Declaration) proposes that “the use of the Common House is subject to the restriction that no guest shall be permitted to reside in the Common House for more than four consecutive weeks during any 12 month period.” At the public hearing the applicant stated that removing “consecutive” from this provision would be acceptable.

#### **Zoning Bylaws Chapter V Section 5.15**

9. The proposed development plan is an effective and unified treatment of the development possibilities of the project site, and makes appropriate provision for preservation of natural, agricultural, scenic, and archaeological resources on the parcel. (*See Section 5.15.B.1. of the Charlotte Zoning Bylaws*).
10. The proposed number of dwelling units may be achievable in a conventional lot layout. (*See Section 5.15.B.2. of the Charlotte Zoning Bylaws*).
11. The proposed development plan provides a greater setback at the periphery of the development than the minimum side and rear yard setbacks required for the Rural District. (*See Section 5.15.B.3. of the Charlotte Zoning Bylaws*).
12. The proposed development is consistent with the Town Plan and other applicable regulations, except as noted in this document. (*See Section 5.15.B.5. of the Charlotte Zoning Bylaws*).
13. Site Plan Approval standards and Subdivision standards are reviewed elsewhere in this document. (*See Section 5.15.B.6. of the Charlotte Zoning Bylaws*).
14. The proposed development provides for the preservation of open space as noted below. (*See Section 5.15.B.7. of the Charlotte Zoning Bylaws*).
15. Dwelling units are proposed to be of various types including one-family, three family and four family construction. (*See Section 5.15.B.8. of the Charlotte Zoning Bylaws*).
16. The proposed development plan provides setbacks that are greater than the required

minimum, and also provides landscaping for structures and parking areas along the perimeter of the development area. *(See Section 5.15.C.2. of the Charlotte Zoning Bylaws).*

17. The proposed development plan provides adequate internal pedestrian circulation, and the applicant is donating a public trail easement between Route 7 and Greenbush Road. *(See Section 5.15.C.3. of the Charlotte Zoning Bylaws).*
18. The development is proposed to be built-out in one phase. *(See Section 5.15.C.4. of the Charlotte Zoning Bylaws).*
19. The proposed development will be clustered on approximately eight (8) acres of the 125-acre parcel. The applicant is proposing to donate a conservation easement on the remaining land (approximately 116 acres) to the Vermont Land Trust. The land on which this easement will be placed is the most productive for agriculture and wildlife habitat. The conservation easement will result in the protection of approximately 92% of the parcel. *(See Chapter V Section 5.15.D. 1-5 and 8-10 of the Charlotte Zoning Bylaws).*
20. The proposed open space will be bordered to the east by the Charlotte Berry Farm, which is protected by a Vermont Land Trust easement, and it is bordered to the south by a parcel owned by The Conservation Fund that is likely to be protected in the future. *(See Chapter V Section 5.15.D.6 of the Charlotte Zoning Bylaws).*

#### **Zoning Bylaws Chapter VI Section 6.5**

21. No vehicular access is proposed from Route 7. *(See Chapter VI Section 6.5.D.1 of the Charlotte Zoning Bylaws).*
22. The application includes analysis of the sight distance at the intersection of the access roadway with Greenbush Road, which the analysis indicates significantly exceeds that required for the posted speed limit of 35 miles per hour. The applicant has obtained an Access Permit from the Charlotte Selectboard. *(See Chapter VI Section 6.5.D.2 of the Charlotte Zoning Bylaws).*
23. The applicant is proposing landscaping to screen the northern parking area and the westerly portion of the access roadway from adjacent properties. At the public hearing on July 17 the applicant stated that buffer trees would be added in the vicinity of Lots 21 and 23 to screen lights from adjacent properties to the west. At the public hearing on August 7, the applicant stated that it would pay for landscaping to be installed on the property of Angus and Judith Buxton to shield the Buxtons' residence from headlights of automobiles leaving the subject parcel. *(See Chapter VI Section 6.5.D.3 of the Charlotte Zoning Bylaws).*
24. The development plan includes consideration of existing vegetation and important features on the site. It is noted that an existing stone wall will be partially disturbed by the proposed development. The applicant has submitted landscaping plans which indicate that portions of the stone wall will be protected. *(See Chapter VI Section 6.5.D.4.a.-c. of the Charlotte Zoning Bylaws).*
25. It is noted that the proposed access roadway crosses Thorp Brook, and that grading will take place within the stream bank setback. An erosion control plan has been submitted with the Final Plat Application. Other impacts on Thorp Brook are addressed elsewhere in this document. *(See Chapter VI Section 6.5.D.4.d. of the Charlotte Zoning Bylaws).*
26. The applicant is proposing that the only outdoor lighting will be bollards along the

- interior pedestrian path, recessed fixtures on the front porches of dwellings and the overhangs of common buildings, and surface mounted fixtures on the back porches of dwellings. (*See Chapter VI Section 6.5.D.4.e. of the Charlotte Zoning Bylaws*).
27. The applicant will need the Selectboard's approval of a name for the proposed access road. (*See Chapter VI Section 6.5.D.4.f. of the Charlotte Zoning Bylaws*).
  28. There are no known historic structures on the subject parcel, and the proposed development will not impact any historic structures on adjacent parcels. (*See Chapter VI Section 6.5.D.5. of the Charlotte Zoning Bylaws*).
  29. Structures within proposed development will be largely screened from viewpoints on public roads by the natural landscape. The application includes preliminary elevation drawings of the proposed structures, which are designed in a vernacular style. (*See Chapter VI Section 6.5.D.6. of the Charlotte Zoning Bylaws*).
  30. The proposed development has been designed to minimize and mitigate adverse impacts on the important natural features on the parcel. (*See Chapter VI Section 6.5.D.7. of the Charlotte Zoning Bylaws*).
  31. The proposed water supply and sewage disposal systems appear to be adequate. The applicant will need a Water and Wastewater Permit from the State. The town adopted a Sewage Ordinance on August 8, 1997. This ordinance references the Environmental Protection Rules adopted by the Vermont Agency of Natural Resources, effective August 8, 1996. The town is required to adopt the most recent Environmental Protection Rules (effective August 16, 2002) by 2007, but may adopt them sooner. The wastewater design for the project uses flow rates allowed under the 2002 rules, which is slightly greater than what is allowed under the Charlotte Sewage Ordinance (ie: 1996 State rules). (*See Chapter VI Section 6.5.D.8 of the Charlotte Zoning Bylaws*).

#### **Subdivision Bylaws Chapters VI and VII**

32. The applicant is proposing additional plantings to replace wildlife cover and food sources that will be destroyed during development, and also to strengthen the vegetative corridor along Thorp Brook. The applicant is also proposing to undertake measures to protect selected existing vegetation during the construction process. Plans for the crossing of Thorpe Brook are shown as providing a large enough opening to allow continued free flow of the brook, even during typical high water stages. Taken together with other mitigation measures described elsewhere in this decision, these measures meet the standards of *Chapter VI Section 2.A.* and *Chapter VII Sections 1 of the Charlotte Subdivision Bylaws*.
33. The applicant has identified an archaeologically sensitive area on the parcel (near Greenbush Road) and is keeping the site undisturbed. It is noted however that the development will disturb a stone wall which runs in a north/south orientation through the site of the proposed dwellings. (*See Chapter VI Section 2.B. of the Charlotte Subdivision Bylaws for Findings*).
34. The proposed development is located adjacent to a residential neighborhood to the north (Wildwood West) and an agricultural operation to the east (Charlotte Berry Farm). Other features of the proposed development, including the access road and the wastewater disposal system, are adjacent to other residential properties. The proposed layout, including landscaping and setback buffers of approximately 260 feet to Wildwood West

and 160 feet to the Charlotte Berry Farm, along with a low-impact lighting plan, will minimize the impact on those adjoining properties. The proposed landscaping will minimize impacts of the roadway on adjacent properties. The wastewater disposal system has been designed to meet required setbacks from structures to protect adjacent properties from groundwater impacts. There should be minimal visual impacts from the wastewater disposal system on adjacent properties. An alternative layout that is non-clustered would result in greater negative impacts to wildlife, agricultural and scenic resources. With the proposed design features, the Planning Commission finds that the proposed density, building sizes, pattern of development, and configurations of open space are compatible with the surrounding natural and built environment. (*See Chapter VI Section 2.C. of the Charlotte Subdivision Bylaws*).

35. The application includes engineered provisions for the control of storm-water runoff and prevention of soil erosion and degradation of water quality during and after construction. It is noted that the applicant will need a Stormwater Discharge Permit and an Erosion Management Permit from the State. (*See Chapter VI Section 2.D. of the Charlotte Subdivision Bylaws*).
36. The applicant will need a Water and Wastewater Permit from the State. (*See Chapter VI Section 2.E. of the Charlotte Subdivision Bylaws*).
37. The applicant will need a Water and Wastewater Permit from the State and Septic Permits from the Town. (*See Chapter VI Section 2.F. of the Charlotte Subdivision Bylaws*).
38. The application includes provision for the donation of a right-of-way for a recreation path that will connect with existing and proposed recreation paths. (Construction of the recreation path is not being proposed by the applicant.) (*See Chapter VI Section 2.G. and Chapter VII Section 5.B. of the Charlotte Subdivision Bylaws*).
39. The application states that the efficiency of road intersections (as measured by the Level of Service) in the vicinity of the proposed development will not decline below the current levels. (*See Chapter VI Section 2.H. of the Charlotte Subdivision Bylaws for Findings 40-47*).
40. "Level of Service," as a measurement of traffic impact, does not recognize (or attribute responsibility for) impact cumulatively. That is, it only recognizes when a certain threshold is reached (ie: the Level of Service drops below C). This decline in Level of Service could happen when a subsequent development is proposed. That development, even if substantially smaller, may then be held responsible for the decline in Levels of Service disproportionate to its impact.
41. It is unclear from the traffic study submitted with the application how close the relevant intersections are to thresholds of declines in Levels of Service.
42. It is noted that while not triggering a decline in the Levels of Service at nearby intersections, the increase of density which will result from the proposed development will result in an increase of automobile trips, which will detract from the "rural character" of the area.
43. It is noted that the proposed access roadway will have an adverse impact on the rural aesthetics of the area.
44. The applicant (through its engineer) has proposed maintenance procedures at the intersection of the access road and Greenbush Road to improve sight distance.

45. The applicant has obtained an Access Permit from the Selectboard. The access road will need to be named (to be approved by the Selectboard). (Also see *Chapter VII Section 6.H. and M. of the Charlotte Subdivision Bylaws*).
46. The applicant has agreed to requests from the Charlotte Fire and Rescue Department (as indicated in the memo entitled “Champlain Valley Cohousing, Fire Protection Measures” dated 12/31/02 and the plan by William Maclay Architects & Planners entitled “Fire Plan” dated 7/17/03. (Also see *Chapter VII Section 6.F. of the Charlotte Subdivision Bylaws*)
47. The application estimates that twenty-one children will potentially be added to the Charlotte school system from the development, using a multiplier of .82 children per household. However the Charlotte Central School estimates school enrollment by using a multiplier of 1.6 children per household. This results in an estimate of forty-one children potentially being added to the Charlotte school system from the proposed development (not including those that may attend CVU). (See *Chapter VI Section 2.I. of the Charlotte Subdivision Bylaws for Findings 48-51*).
48. The capacity of the Charlotte Central School is 600 children; the school’s enrollment in recent years has been between 530 and 550. While projections from the New England School Development Council indicate that enrollment will drop at the school over the next few years, actual enrollments have been above recent projections. Given the above Findings, and given that the applicant intends to build-out the development in one phase, Charlotte Central School may reach its capacity in the next few years.
49. The Charlotte Planning Commission ordinarily requires large developments to phase their build-out in order to minimize impacts on the local education system. Based on the size of this project, the local educational system estimates an increase in enrollment of 42 students. It is reasonable to require a project of this size to phase the build-out over a three year period.
50. The applicant does not propose to phase this project. As an alternative to phasing the applicant has proposed to make a contribution to the Town "in lieu of phasing" in order to mitigate the impact of the development on the local (grade school and high school) education system. The proposed contribution would be for any students added to the Charlotte school system (ie: Charlotte Central School and Champlain Valley Union High School) over 14 per year for a three-year period beginning with the date of the first occupants of the project. The contribution would be the difference between the general state support grant provided to the town and the “per student cost” for the Charlotte school system.
51. Aside from the potential impact on education services, it does not appear that the proposed development will place an unreasonable burden on the ability of the town to provide other municipal or governmental services or facilities.
52. It is noted that the three existing water wells that are to serve the proposed development are located within a field that is proposed to be used for agricultural purposes. This could modify the agricultural practices within the wellhead protection area, but it will not remove this area from agricultural use. The Planning Commission finds this to be an acceptable impact. (See *Chapter VI Section 2.J. and Chapter VII Section 11.A. and D. of the Charlotte Subdivision Bylaws*).
53. The proposed development appears to promote energy conservation by its compact layout

and the southerly orientation of dwellings, however, the development is located in a rural area, and it is therefore likely that prospective residents will rely primarily on automobiles for transportation. (*See Chapter VI Section 2.K. of the Charlotte Subdivision Bylaws*).

54. The proposed development is in compliance with the Town Plan and Zoning Bylaws, except as noted in this document. (*See Chapter VI Section 2.L. of the Charlotte Subdivision Bylaws*).
55. The project is configured as a Planned Residential Development, in conformance with Chapter V Section 5.15 of the Charlotte Zoning Bylaws. (*See Chapter VI Section 2.M. of the Charlotte Subdivision Bylaws*).
56. The application indicates that natural contours will be disturbed for the access roadway, the fire pond, and the berm to the north of the northernmost parking shed. Selective disturbance of the edges of the natural vegetative cover will also occur. The Planning Commission finds this to be an acceptable impact. (*See Chapter VII Section 1.B. of the Charlotte Subdivision Bylaws*).
57. The applicant has submitted a landscaping mitigation plan that will establish permanent vegetation. The applicant has also submitted an erosion control plan with the Final Plat application. (*See Chapter VII Section 2.A. of the Charlotte Subdivision Bylaws*).
58. The application includes a drainage plan. The drainage plan will have impacts on wetlands on the westerly portion of the access roadway and the easternmost portion of the development area. The applicant has worked to minimize these impacts and to mitigate those impacts that it cannot eliminate, in conjunction with input from the U.S. Army Corps of Engineers, the Vermont Agency of Natural Resources and the Charlotte Conservation Commission. (*See Chapter VII Section 2.B. of the Charlotte Subdivision Bylaws*).
59. The crossing of Thorpe Brook will be designed to accommodate normal and typical storm water flows from upstream watershed area. There does not appear to be a potential for significant increases in run-off from additional upstream development that would impact drainage facilities for this project. (*See Chapter VII Section 2.C. of the Charlotte Subdivision Bylaws*).
60. Due to proposed grading and on-site storage of stormwater, there does not appear to be a likelihood that run-off from the proposed development will impact properties downstream. (*See Chapter VII Section 2.D. of the Charlotte Subdivision Bylaws*).
61. The stormwater drainage system will drain to the proposed fire pond. The applicant will need a Stormwater Discharge Permit from the State. (*See Chapter VII Section 2.E. and F. of the Charlotte Subdivision Bylaws*).
62. The applicant is proposing a community water system. As discussed in Findings above, the application proposes to permanently protect farmland and wildlife habitat on the parcel, and also proposes two units of affordable housing. The subject parcel is adjacent to a former town landfill. The applicant will need a Water and Wastewater Permit from the Agency of Natural Resources. (*See Chapter VII Section 3.A. of the Charlotte Subdivision Bylaws*).
63. The applicant is proposing to construct a fire pond and two dry hydrants, and take other fire protection measures as indicated in the memo entitled "Champlain Valley Cohousing, Fire Protection Measures" dated 12/31/02. (*See Chapter VII Section 3.E. of*

- the Charlotte Subdivision Bylaws*).
64. The applicant is proposing a community wastewater system. As discussed in Findings above, the application proposes to permanently protect farmland and wildlife habitat on the parcel, and also proposes two units of affordable housing. A portion of the wastewater system is located on an adjoining property, requiring an easement. The applicant will need State and Town wastewater permits. (*See Chapter VII Section 4.A. of the Charlotte Subdivision Bylaws*).
  65. See Finding #31 above. (*See Chapter VII Section 4.C. of the Charlotte Subdivision Bylaws*).
  66. A private road is proposed to serve the development. The layout of the proposed development and the topography and natural resources of the subject parcel and adjoining parcels make the continuation of the access roadway to adjoining parcels undesirable and impracticable. (*See Chapter VII Section 6.A.&B. of the Charlotte Subdivision Bylaws*).
  67. No vehicular access is proposed from Route 7. A recreation path is proposed as part of a town-system that will include an underpass under Route 7. Only one curb-cut, located on Greenbush Road, is proposed. (*See Chapter VII Section 6.C. of the Charlotte Subdivision Bylaws*).
  68. The proposed access roadway will terminate with an appropriate “turn-around”. The proposed road will be a “dead end” of more than 1800 feet in length, however the project includes creation of a fire pond and two dry hydrants. (*See Chapter VII Section 6.D. of the Charlotte Subdivision Bylaws*).
  69. The intersection of the proposed access roadway with Greenbush Road is a “T” intersection; there is no road opposite the proposed intersection. The intersection is designed at close to a right angle. (*See Chapter VII Section 6.E. of the Charlotte Subdivision Bylaws*).
  70. At the public hearing on August 7 the applicant submitted a revised plat with a road right-of-way sixty (60) feet in width. (*See Chapter VII Section 6.J. of the Charlotte Subdivision Bylaws*).
  71. The Planning Commission finds the proposed roadway plan to be acceptable. The plan is in conformance with the Charlotte Volunteer Fire and Rescue Services Recommended Standards for Developments and Homes. (*See Chapter VII Section 6.K. of the Charlotte Subdivision Bylaws*).
  72. The applicant is proposing that the only outdoor lighting will be bollards along the interior pedestrian path, recessed fixtures on the front porches of dwellings and the overhangs of common buildings, and surface mounted fixtures on the back porches of dwellings. (*See Chapter VII Section 7.A. B., and C. of the Charlotte Subdivision Bylaws*).
  73. Site plans submitted with the application indicate that utility lines will be underground. Utility lines will draw from an existing pole on the west side of Greenbush Road. The applicant will need approval from the Selectboard to bore through or dig up Greenbush Road to bring the line to the east side of Greenbush Road. A performance bond may be required. (*See Chapter VII Section 8.A. of the Charlotte Subdivision Bylaws*).
  74. It is noted that easements will be needed for utilities serving the proposed development. (*See Chapter VII Section 8.B. of the Charlotte Subdivision Bylaws*).
  75. The proposed development is designed as a Planned Residential Development, and

- therefore modifications of the dimensional requirements (ie: *minimum lot size, lot frontage, front yard setback, side yard setback, and rear yard setback* of Chapter IV Section 4.2.) for the individual building lots are allowed. The Planning Commission finds that the proposed configuration as indicated on Sheet S-2.2 (last revised 8/6/03) is acceptable provided that Lot 18 will be relocated as shown on “Option 2” of the Housing Planting Plan submitted at the public hearing on August 7<sup>th</sup>. (*See Chapter VII Section 9.A., B., C., D. and E. of the Charlotte Subdivision Bylaws*).
76. The lot layout will preserve approximately 92% of the parcel. The protected portion includes areas with significant wildlife and agricultural resources. (*See Chapter VII Section 9.F. of the Charlotte Subdivision Bylaws*).
77. The proposed development takes the topographic drainage and soil conditions into account. The application does not propose development on steep slopes. (*See Chapter VII Section 9.G. of the Charlotte Subdivision Bylaws*).
78. The proposed development avoids access from more heavily traveled roads (ie: Route 7). It is noted that only one access point is proposed. (*See Chapter VII Section 9.H. of the Charlotte Subdivision Bylaws*).
79. The applicant proposes to donate a recreation path easement to the Town. (*See Chapter VII Section 10.A. of the Charlotte Subdivision Bylaws*).
80. The proposed development plan avoids impacting productive farmland, scenic vistas, locally significant wildlife habitat, natural areas and aquifer protection areas. The application includes a draft Grant of Development Rights and Conservation Restrictions to the Vermont Land Trust. (*See Chapter VII Section 11.A., B. E., F., and G. of the Charlotte Subdivision Bylaws*).
81. See Finding 53 above. Some proposed residences are within 160 feet from the nearest agricultural operation (the Charlotte Berry Farm), however the water supply wells serving the project will be in excess of 1,000 feet from the nearest farm. The application (in Section 14.21(c) of the Declaration) includes a “right-to-farm” provision which specifically addresses neighboring agricultural operations. The applicant has also indicated that expanding this provision to other agricultural operations in the general vicinity is acceptable. (*See Chapter VII Section 11.D. of the Charlotte Subdivision Bylaws*).
82. The applicant will also need an Act 250 Permit from the State.

## Decision

Based on these Findings, the Planning Commission approves the Final Plat Application and Site Plan Review for the proposed Planned Residential Development with the following conditions:

1. Sheet S-2.1 by Civil Engineering Associates, entitled Champlain Valley Co-housing, Final Plat Subdivision Plan, dated September 2002, last revised 8/6/03 will be amended as follows:
  - A. The acreage for Lot 27 will be verified; it is noted that it differs from the original Final Plat application.
  - B. A note will be added indicating the acreages of Development Area and the Vermont Land Trust Easement Area. If the Vermont Land Trust Easement Area

- is not the remainder of Lot 27, a label and demarcations will be added clarifying the easement area.
- C. Under “N/F James Callery,” the most recent deed and map reference will be provided; all else will be deleted.
  - D. Under “N/F Holly Callery,” the most recent deed and map reference provided; all else will be deleted.
  - E. For the Farm Vehicle Access Easement, a note will be added indicating that this is within Public Path Easement Areas 5 & 6.
  - F. Public Path Easement Area 3, in the vicinity of the double row of pine trees, will be expanded to 100 feet in width for a distance of 220 feet.
  - G. The easterly portion of Public Path Easement Area 5 and the Farm Vehicle Access Easement Area, where they are adjacent to the hedgerow running perpendicular to Route 7, will be expanded to 100 feet in width.
  - H. A note will be added referring to Sheet S-2.2 for other information.
  - I. A new revision date will be added.
  - J. The stamp and signature of the surveyor will be added.
2. Sheet S-2.2 by Civil Engineering Associates, entitled Champlain Valley Co-housing, Final Plat Subdivision Plan, dated September 2002, last revised 8/6/03 will be amended as follows:
- A. A note will be added referring to Sheet S-2.1 for other information. Under “James Callery,” the most recent deed and map reference will be provided.
  - B. The grid pattern (used for the Wildwood West Easement Area 2 on sheet S-2.1) will be deleted.
  - C. A note will be added that the pump house is to be underground.
  - D. Lot 18 will be located as on “Option 2” of the Housing Planting Plan submitted at the public hearing on August 7<sup>th</sup> (where two houses are located adjacent to the green and the greenhouse is to the south of the dwellings). An easement will be added to provide access to the greenhouse.
  - E. Labels will be added along the western portion of the access roadway to clarify the easements and the roadbed.
  - F. A label will be added to Wildwood West Access Area 1.
  - G. The multi-unit dwelling lots will indicate “building footprints” as that symbol is depicted in the legend.
  - H. The fence and stone wall symbols will be deleted from the legend.
3. A mylar (18” x 24”) of sheets S-2.1 and S-2.2 (as amended by Condition #1 and #2 above) will be submitted to the Planning Commission for review within 60 days, and recorded in the Town Land Records within 90 days. Mylars will be legible; if necessary figures will be enlarged, or additional sheets will be created at a larger (blown-up) scale.
4. The use of the common house is subject to the restriction that no guest shall be permitted to reside in the common house for more than four weeks during any 12 month period (ie: the common house cannot be used as a permanent residence). The second paragraph Section 5.1 of the Declaration will be amended to reflect this condition.
5. The use of the common office, workshop and greenhouse are subject to the restriction that they will not be used for any trade or business, other than home occupations allowed under the Town of Charlotte Zoning Ordinance that do not require a Conditional Use

Permit from the Town of Charlotte.

6. In Section 14.21(c) of the Declaration of Planned Community for CVC\_\_\_\_ Village, the first sentence will be amended to state: “Notice is given of the existence of active, regionally significant farm and agricultural operations located in the vicinity of the Property herein and of the protection of open land for agricultural purposes on portions of the Property.”
7. In Section 14.21 of the Declaration of Planned Community for CVC\_\_\_\_ Village, a subsection (g) will be added as follows: “Notice is given of the existence of a former town landfill in close proximity to the Property.”
8. After acquiring the subject parcel, and within 60 days of the review and approval of the Town’s Attorney, but prior to the conveyance of any property within the subject parcel or the reconveyance of the entire parcel, and prior to the submission of any Zoning Permit applications associated with the project, the applicant will execute and record in the Charlotte Land Records the following documents: Declaration of Planned Community for CVC\_\_\_\_ Village, Roadway Agreement and Waiver, Irrevocable Offer of Dedication for the Recreation Path, Fire Pond Agreement and Waiver, Sewage Service Agreement and Waiver, and a Grant of Development Rights and Conservation Restrictions (to the Vermont Land Trust) essentially as submitted in the draft of 7/17/2003.
9. After acquiring the subject parcel, and within 60 days of the review and approval of the Town’s Attorney, but prior to the conveyance of any property within the subject parcel or the reconveyance of the entire parcel, and prior to the submission of any Zoning Permit applications associated with the project, the applicant will execute and submit to the Planning and Zoning Office the Recreation Path Easement.
10. Two of the 26 proposed dwelling units will be permanently affordable by means of covenants to be granted to and enforced by the Burlington Community Land Trust or a suitable successor or designee. Prior to submitting an application for a Zoning Permit for the 25<sup>th</sup> dwelling unit (or for a building containing the 25<sup>th</sup> dwelling unit) the applicant will submit the proposed covenants to the Planning Office for review and approval, and execute and record the covenants in the Charlotte Land Records within 60 days of being approved.
11. Infrastructure may be installed prior to applying for Zoning Permits, however Zoning Permits must be obtained prior to construction of all structures to be constructed at the time of infrastructure installation. Charlotte Septic Permit applications will be submitted prior to or simultaneously with Zoning Permit applications and prior to construction of wastewater disposal infrastructure.
12. Prior to submitting applications for Charlotte Septic Permits, the easement for the off-lot wastewater disposal system will be executed and recorded in the Charlotte Land Records.
13. Until the Town of Charlotte adopts the Vermont Environmental Protection Rules effective August 16, 2002, the applicant will only submit Septic Permit applications for the total flows allowable under the Vermont Environmental Protection Rules effective August 8, 1996. Prior to applying for any Septic Permits, the project engineer will submit to the Planning and Zoning Office the total project flows allowed under the current Charlotte Sewage Ordinance. All Septic Permit applications will include a memorandum from the project engineer indicating the flow rates under both the Charlotte Sewage Ordinance in effect and the 2002 Vermont Environmental Protection Rules.

14. The applicant will obtain the Selectboard's approval for installing utility lines under Greenbush Road prior to undertaking such activity.
15. Prior to applying for a Certificate of Occupancy for any dwelling associated with the project the applicant will complete the following items:
  - A. Obtain the Selectboard's approval for a name for the proposed access road.
  - B. Complete construction of the access roadway, including installation of road-name sign and stop sign.
  - C. Complete construction of the associated wastewater disposal system.
  - D. Construct the water system.
  - E. Construct the fire pond and dry hydrants. The dry hydrant system will be tested to the written satisfaction the Chief of the Charlotte Fire Department.
  - F. Construct the stormwater drainage system.
  - G. All parking areas and parking sheds will be constructed.
  - H. All survey markers will be installed.
  - I. A signed statement from the project engineer will be submitted to the Zoning Administrator stating that items B-H have been installed in conformance with the approved design.
  - J. All required landscaping will be installed, including landscaping on the Buxton's property. A signed statement from the project landscape architect will be submitted to the Zoning Administrator stating that installation has been completed in conformance with the approved design.
  - K. Operation and maintenance contracts for the water and wastewater systems will be submitted to the town for review and approval, and executed within 60 days of approval.
  - L. The applicant will provide to the Charlotte Health Officer the name and contact information of the water system operator.
16. The applicant will cut and remove vegetation and snow at the intersection of the access roadway and Greenbush Road as necessary to maintain sight distances in conformance with the project engineer's recommendations, as described in the letter dated September 24, 2002 to William Maclay.
17. The only outdoor lighting on the subject property will be bollards along the interior pedestrian path, recessed fixtures on front porches of dwellings and overhangs on common buildings, and surface-mounted fixtures on the back porches of dwellings. The surface-mounted fixtures on back porches shall be mounted no higher than ten feet above the ground floor. Fixtures will be shielded to direct light downward.
18. The guard-rail along the access roadway will be constructed of weathered steel mounted on wooden posts.
19. Except where the submitted plans indicate a paved road surface, the access roadway shall be surfaced with non-white crushed stone.
20. All new utility lines will be underground.
21. Every six months for a three-year period beginning with the date of the first occupants of the project, the applicant will provide a tally of students in the Charlotte school system (ie: the Charlotte Central School and the Champlain Valley Union High School) to the Planning and Zoning Office. For any students added to the Charlotte school system over 14 per year for a three-year period beginning with the date of the first occupants of the

project, the applicant will make a contribution to the town for the difference between the general state support grant provided to the town and the “per student cost” for the town. Payments will be made to the Charlotte Treasurer, and will be pro-rated based on the school system’s fiscal year. Failure to comply with this condition will be treated as a zoning violation as provided for in Chapter VII Section 7.5 of the Charlotte Zoning Bylaws. (See Findings 48-51).

- 22. All applications to amend the approved plat or any conditions of approval of the subdivision shall be submitted only by the Homeowners' Association. The Town of Charlotte shall act only upon an amendment application submitted by the Association and shall not be required to resolve any dispute between the Association and an individual lot owner. It shall be the duty of the Association to notify all persons having an interest in the subdivision that may be affected by the application of the commencement of such proceedings.
- 23. The applicant shall notify the Charlotte Health Officer if the name and/or contact information of the water system operator changes.

**Additional Conditions:** All plats, plans, drawings, documents, evidence and testimony submitted with the application or at the hearing and used as the basis for the Decision to grant permit, as well as all conditions listed above 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 of the date of 4<sup>th</sup> signature below approving this decision, as per requirements of 24 VSA Chapter 117, Sections 4471 and 4475.**

**Members Present at the Public Hearings on July 17:** Jeff McDonald, Jim Donovan, Gene Diou, Linda Radimer

**Members Present at the Public Hearings on August 7:** Jeff McDonald, Gordon Troy, Gene Diou, Linda Radimer, Robin Pierce

**Vote of Members after Deliberations:**

The following is the vote for or against the applications, with conditions as stated in this Decision:

- 1. Signed:\_\_\_\_\_ For / Against Date Signed:\_\_\_\_\_
- 2. Signed:\_\_\_\_\_ For / Against Date Signed:\_\_\_\_\_
- 3. Signed:\_\_\_\_\_ For / Against Date Signed:\_\_\_\_\_
- 4. Signed:\_\_\_\_\_ For / Against Date Signed:\_\_\_\_\_
- 5. Signed:\_\_\_\_\_ For / Against Date Signed:\_\_\_\_\_

6. Signed: \_\_\_\_\_ For / Against Date Signed: \_\_\_\_\_

7. Signed: \_\_\_\_\_ For / Against Date Signed: \_\_\_\_\_

**Appendix A**  
**Champlain Valley Co-Housing**  
**Final Plat Application**

The application consisted of a bound document entitled “Champlain Valley Cohousing Final Subdivision and Site Plan Applications” dated May 5, 2003 (which includes Exhibits 1 through 22), and a bound document entitled “Champlain Valley Cohousing” dated March 31<sup>st</sup>, 2003 (which includes Exhibits 23 through 82, which are primarily maps and drawings). Exhibits 83 through 131 were submitted after the initial application.

1. Cover letter from William Maclay to Dean Bloch dated May 5, 2003
2. Final Subdivision Application Form. The fee was paid with the Preliminary Plat Application.
3. Site Plan Application Form/Checklist
4. List of Abutters
5. A document entitled “Champlain Valley Cohousing Project Description”, no date
6. A document entitled “Champlain Valley Cohousing Project Team”, no date
7. A letter from Civil Engineering Associates to William Maclay regarding “Hydrological Analysis/Stormwater Management Plan, Champlain Valley Co-Housing Project, Charlotte, Vermont” dated May 2, 2003
8. A document entitled “Notice of Intent to Discharge Stormwater Runoff From a Construction Site Subject to General Permit No. 3-9001 (2003)
9. A letter and attachments from Civil Engineering Associates to Ernest Christianson regarding “Champlain Valley Cp-Housing Project, 109 Colonel Fletcher Road, Shelburne, Water Supply and Wastewater Disposal Permit Application” dated May 2, 2003
10. A letter and attachments from Civil Engineering Associates to William Maclay regarding “Traffic and Parking Study, Proposed Champlain Valley Co-Housing Project” dated September 24, 2003
11. A document entitled “Champlain Valley Cohousing Fire Protection Measures” dated January 13, 2003
12. A letter from Christopher Davis, Charlotte Fire and Rescue Services to William Maclay regarding “Champlain Valley Co-Housing CVDH Fire Protection Measures” dated January 2, 2003
13. A document entitle “Memorandum of Understanding” between Burlington Community Land Trust and Champlain Valley Cohousing development Company, LLC dated April 23, 2003
14. A document entitled “Declaration of Planned Community for CVC \_\_\_\_ Village”, no date
15. A document entitled “Irrevocable Offer of Dedication, no date
16. A document entitled “Recreation Path Easement Deed, no date
17. A document entitled “Vermont Property Tax Return”, no date
18. A document entitled “Sewage Service Agreement and Waiver”, no date
19. A document entitled “Roadway Agreement and Fire Pond Waiver”, no date

20. A document entitled "Easement Deed" regarding Wildwood West Draft Pedestrian Easement", no date
21. A document entitled "Environmental Guidelines, Champlain Valley Cohousing" prepared by William Maclay Architects & Planners, dated 2002
22. A document entitled "Grant of Development Rights and Conservation Restriction" to the Vermont Land Trust, Inc. revised March 6, 2003
23. A survey by Vermont Land Surveyors (stamped Mark V. Ward) entitled "Preliminary Subdivision Modification Between Holly & Sprague Callery, Virginia Beams and James Callery, East Thompsons Point Road & U.S. Route 2, Charlotte, Vermont" (S1) dated September 3, 2002, revised 9/26/2002.
24. A survey by Civil Engineering Associates (no stamp) entitled "Champlain Valley Cohousing Final Plat Subdivision Plan" (S-2.1) dated September, 2002, revised 5/1/03.
25. A survey by Civil Engineering Associates (no stamp) entitled "Champlain Valley Cohousing Final Plat Subdivision Plan" (S2.2) dated September, 2002, revised 5/1/03.
26. A map by William Maclay Architects & Planners entitled "Overall Site Plan" (SP-1) dated 3/31/03, no revisions.
27. A map by William Maclay Architects & Planners entitled "Area Map" (SA-1) dated 3/31/03, no revisions.
28. A map by William Maclay Architects & Planners entitled "Site Photographs" (SA-2) dated 3/31/03, no revisions.
29. A map by William Maclay Architects & Planners entitled "Overall Site Resources (Based on Charlotte Zoning Regulations)" (SA-3) dated 3/31/02, no revisions.
30. A map by William Maclay Architects & Planners entitled "Overall Agricultural Resources" (SA-4) dated 3/31/03, no revisions.
31. A map by William Maclay Architects & Planners entitled "Agricultural Soil Impact Analysis" (SA-5) dated 3/31/03, no revisions.
32. A map by William Maclay Architects & Planners entitled "Current Land Use" (SA-6) dated 3/31/03, no revisions.
33. A map by William Maclay Architects & Planners entitled "Proposed Land Use" (SA-7) dated 3/31/03, no revisions.
34. A map by William Maclay Architects & Planners entitled "Existing and Proposed Conserved Land" (SA-8) dated 3/31/03, no revisions.
35. A map by William Maclay Architects & Planners (based on information from Jeff Parsons) entitled "Wildlife Planting Plan" (SA-9) dated 3/31/03, no revisions.
36. A sheet by William Maclay Architects & Planners entitled "Fire Plan" (SA-10) dated 3/31/03, no revisions.
37. A sheet by William Maclay Architects & Planners entitled "East West Site Section/Elevation Looking South" (A1-1) dated 3/31/03, no revisions.
38. A sheet by William Maclay Architects & Planners entitled "North/South Site Section/Elevation Looking West" (A1-3) dated 3/31/03, no revisions.
39. A sheet by William Maclay Architects & Planners entitled "Selected Cohousing Projects and Precedents" (A0-1) dated 3/31/03, no revisions.
40. A sheet by William Maclay Architects & Planners entitled "Selected Cohousing Projects and Precedents" (A0-2) dated 3/31/03, no revisions.
41. A sheet by William Maclay Architects & Planners entitled "Unit Plans" (A2-1) dated

- 3/31/03, no revisions.
42. A sheet by William Maclay Architects & Planners entitled “Common House Plan” (A2-2) dated 3/31/03, no revisions.
  43. A sheet by William Maclay Architects & Planners entitled “Common House Elevations” (A3-1) dated 3/31/03, no revisions.
  44. A sheet by William Maclay Architects & Planners entitled “Triplex Elevations” (A3-2) dated 3/31/03, no revisions.
  45. A sheet by William Maclay Architects & Planners entitled “Quadplex Elevations” (A3-3) dated 3/31/03, no revisions.
  46. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Overall Site Plan” (C1.0) dated September, 2002, revised 4/29/03.
  47. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Access Road-West, Site Plan” (C2.1) dated August, 2002, Revised 5/1/03.
  48. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Access Road-East, Site Plan” (C2.2) dated August, 2002, revised 5/1/03.
  49. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Village Area-North, Utility Plan” (C2.3) dated August, 2002, revised 5/1/03.
  50. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Village Area-South, Utility Plan” (C2.4) dated August, 2002, revised 5/1/03.
  51. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Road Profile West” (C3.1) dated August, 2002, revised 4/29/03.
  52. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Road Profile East” (C3.2) dated August, 2002, revised 4/29/03.
  53. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Loop Road Profile Housing” (C3.3) dated May, 2003, no revisions.
  54. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Waterline Profile” (C3.4) dated May, 2003, no revisions.
  55. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Sewer Profile” (C3.5) dated May, 2003, no revisions.
  56. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Detention Basin/Fire Pond, Site Plan” (C4.1) dated August, 2002, revised 5/1/03.
  57. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Detention Basin Details” (C4.2) dated May, 2003, revised 5/1/03.
  58. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Greenbush Road Disposal Area, Site Plan” (C5.1) dated August, 2001, revised 5/1/03.
  59. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Greenbush Rd. – WW Details” (C5.2) dated May, 2003, no revisions.
  60. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Pump Station Plan and Section, Greenbush Road” (C5.3) dated May, 2003, no revisions.
  61. A map by Civil Engineering Associates entitled “Callery Wastewater Disposal Areas, Landfill East and Cedars, Site Plan” (C5.4) dated August, 2001, revised 5/1/03.
  62. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Wastewater Details Landfill East” (C5.5) dated May, 2003, no revisions.
  63. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Pump Station Details, Landfill East” (C5.6) dated May, 2003, no revisions.

64. A map by Civil Engineering Associates entitled “Callery Wastewater Disposal Areas, Strawberries, Site Plan” (C5.7) dated August, 2002, no revisions.
65. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Water Supply Storage” (C6.1) dated May, 2003, revised 4/29/03.
66. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Water Supply Details” (C6.2) dated May, 2003, no revisions.
67. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Typical Road Sections” (C7.1) dated August, 2002, revised 4/29/03.
68. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Water/Sewer Details” (C7.2) dated August, 2002, revised 4/29/03.
69. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Site Details” (C7.3) dated August, 2002, revised 4/29/03.
70. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Soil Mapping, Existing Conditions” (C8.0) dated August, 2002, no revisions.
71. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Access Road – West Sediment and Erosion Control” (C8.1) dated August, 2002, revised 4/29/03.
72. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Access Road – East Sediment and Erosion Control” (C8.2) dated August, 2002, revised 4/29/03.
73. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Access Road – North Sediment and Erosion Control” (C8.3) dated August, 2002, revised 4/29/03.
74. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Sediment and Erosion Control Narrative” (C8.4) dated August, 2002, revised 4/29/03.
75. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Sediment and Erosion Control Specifications” (C8.5) dated August, 2002, revised 4/29/03.
76. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Sediment and Erosion Control Details” (C8.6) dated August, 2002, no revisions.
77. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Sediment and Erosion Control Details” (C8.7) dated August, 2002, no revisions.
78. A map by T.J. Boyle and Associates entitled “Champlain Valley Cohousing, Housing Planting Plan” (L-1) dated 8/28/02, last revised 5/6/03.
79. A map by T.J. Boyle and Associates entitled “Champlain Valley Cohousing, Storm Water & Wildlife Planting Plan” (L-2) dated 8/28/02, last revised 5/6/03.
80. A map by T.J. Boyle and Associates entitled “Champlain Valley Cohousing, Entry Planting Plan” (L-3) dated 8/28/02, last revised 5/6/03.
81. A sheet by T.J. Boyle and Associates entitled “Champlain Valley Cohousing, Planting and Landscape Details” (L-4) dated 8/28/02, revised 5/6/03.
82. A map by T.J. Boyle and Associates entitled “Champlain Valley Cohousing, Preliminary Housing Site Plan” (L-5) dated 8/28/02, last revised 5/6/03.

### **Revisions and Later Submissions**

83. A letter to Dean Bloch from William Maclay dated June 11, 2003 regarding “Champlain Valley Cohousing.”
84. A letter to Dean Bloch from David Marshall of Civil Engineering dated July 15, 2003 regarding “Champlain Valley Co-Housing Final Subdivision Application Additional Information.”

85. Drainage Diagram for Post Development and calculations for the drainage system prepared by Civil Engineering Associates dated 6/20/03.
86. A document entitled "Champlain Valley Co-Housing, Wastewater Collection, Treatment and Disposal Facilities, Charlotte, Vermont, Operations and Maintenance Manual" by Civil Engineering Associates, Inc. dated September, 2002.
87. A copy of a letter from Martin Williams, Jr. to Robert Mack dated January 30, 2001 regarding "Thompson's Point Wastewater Collection, Treatment and Disposal System Operations and Maintenance Contract."
88. A copy of a letter (and attachments) to Gregory Bostock from David Marshall of Civil Engineering Associates dated June 18, 2003 regarding "Request for Public Water System Permit to Construct Champlain Valley Cohousing residential development, Charlotte, Vermont".
89. Three photographs of weathered steel guardrail, Park Road, South Burlington, VT.
90. A letter to Dean Bloch from David Marshall of Civil Engineering dated July 15, 2003 regarding "Champlain Valley Co-Housing Final Subdivision Application Revised Plat Information."
91. A memo entitled "Champlain Valley Cohousing, Revisions to Final Subdivision Application" dated July 17, 2003.
92. A letter to Dean Bloch from William Maclay dated August 6, 2003 regarding "Champlain Valley Cohousing, Issues raised at 7/17/03 hearing."
93. A document entitled "Grant of Development Rights and Conservation Restriction" from Champlain Valley Cohousing Development Company, LLC to the Vermont Land Trust, Inc. dated Draft 7/17/2003
94. A lighting cut-sheet by Ruud Lighting for a Rectangular Fluorescent Deep Shielded fixture, E8-F Series.
95. A lighting cut-sheet by Ruud Lighting for a 6" Fluorescent Triple Tube R Series.
96. A survey by Civil Engineering Associates (no stamp) entitled "Champlain Valley Cohousing Final Plat Subdivision Plan" (S-2.1) dated September, 2002, last revised 8/6/03.
97. A survey by Civil Engineering Associates (no stamp) entitled "Champlain Valley Cohousing Final Plat Subdivision Plan" (S2.2) dated September, 2002, last revised 8/6/03.
98. A map by Civil Engineering Associates entitled "Champlain Valley Co-Housing Overall Site Plan" (C1.0) dated September, 2002, last revised 6/11/03.
99. A map by Civil Engineering Associates entitled "Champlain Valley Co-Housing Access Road-East, Site Plan" (C2.2) dated August, 2002, last revised 8/6/03.
100. A map by Civil Engineering Associates entitled "Champlain Valley Co-Housing Village Area-North, Utility Plan" (C2.3) dated August, 2002, last revised 8/6/03.
101. A map by Civil Engineering Associates entitled "Champlain Valley Co-Housing Village Area-South, Utility Plan" (C2.4) dated August, 2002, last revised 6/23/03.
102. A map by Civil Engineering Associates entitled "Champlain Valley Co-Housing Waterline Profile" (C3.4) dated May, 2003, last revised 6/23/03.
103. A map by Civil Engineering Associates entitled "Champlain Valley Co-Housing Detention Basin/Fire Pond, Site Plan" (C4.1) dated August, 2002, last revised 6/19/03.
104. A map by Civil Engineering Associates entitled "Champlain Valley Co-Housing Detention Basin Details" (C4.2) dated May, 2003, last revised 6/23/03.
105. A map by Civil Engineering Associates entitled "Champlain Valley Co-Housing

- Greenbush Road Disposal Area, Site Plan” (C5.1) dated August, 2001, last revised 6/12/03.
106. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Greenbush Rd. – WW Details” (C5.2) dated May, 2003, last revised 6/12/03.
  107. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Greenbush Rd. – WW Details” (C5.2A) dated June, 2003, no revisions.
  108. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Pump Station Plan and Section, Greenbush Road” (C5.3) dated May, 2003, revised 6/19/03.
  109. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Wastewater Details Landfill East” (C5.5) dated May, 2003, revised 6/19/03.
  110. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Pump Station Details, Landfill East” (C5.6) dated May, 2003, revised 6/19/03.
  111. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Water Supply Storage” (C6.1) dated May, 2003, last revised 8/6/03.
  112. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Water Supply Details” (C6.2) dated May, 2003, revised 6/23/03.
  113. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Typical Road Sections” (C7.1) dated August, 2002, last revised 7/17/03.
  114. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Water/Sewer Details” (C7.2) dated August, 2002, last revised 6/25/03.
  115. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Specifications” (C7.5) dated June 2003, no revisions.
  116. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Specifications” (C7.6) dated June 2003, no revisions.
  117. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Specifications” (C7.7) dated June 2003, no revisions.
  118. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Access Road – West Sediment and Erosion Control” (C8.1) dated August, 2002, last revised 7/17/03.
  119. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Access Road – East Sediment and Erosion Control” (C8.2) dated August, 2002, last revised 7/17/03.
  120. A map by Civil Engineering Associates entitled “Champlain Valley Co-Housing Access Road – North Sediment and Erosion Control” (C8.3) dated August, 2002, last revised 7/17/03.
  121. A sheet by Civil Engineering Associates entitled “Champlain Valley Co-Housing Sediment and Erosion Control Narrative” (C8.4) dated August, 2002, last revised 7/17/03.
  122. A map by T.J. Boyle and Associates entitled “Champlain Valley Cohousing, Housing Planting Plan” (L-1) dated 8/28/02, last revised 8/6/03.
  123. A map by T.J. Boyle and Associates entitled “Champlain Valley Cohousing, Housing Planting Plan – Option 2” (L-1) dated 8/28/02, last revised 8/6/03.
  124. A map by T.J. Boyle and Associates entitled “Champlain Valley Cohousing, Storm Water & Wildlife Planting Plan” (L-2) dated 8/28/02, last revised 7/17/03.
  125. A map by T.J. Boyle and Associates entitled “Champlain Valley Cohousing, Housing Site Plan” (L-5) dated 8/28/02, last revised 8/6/03.
  126. A map by T.J. Boyle and Associates entitled “Champlain Valley Cohousing, Housing Site Plan – Option 2” (L-5) dated 8/28/02, last revised 8/6/03.
  127. A map by T.J. Boyle and Associates entitled “Berry Farm Buffer Planting Plan” (L-6)

dated 5/21/03, no revisions.

128. A map by William Maclay Architects & Planners entitled "Fire Plan" (SA-10) dated 8/6/03.
129. A map by William Maclay Architects & Planners entitled "Motorized Vehicle Access Path Map" (SA-11) dated 7/17/03. (Withdrawn).
130. A map by William Maclay Architects & Planners entitled "East West Site Section/Elevation Looking South" (A1-1) dated 7/17/03.
131. A map by William Maclay Architects & Planners entitled "Wildlife Planting Plan" (SA-9) dated 8/06/03.