

CHARLOTTE PLANNING COMMISSION
Charlotte Town Office
PO Box 119
Charlotte, VT 05445
Phone: 802-425-3533

August 21, 2015

Chris and Rebecca Fortin
2737 Lake Road
Charlotte, VT 05445

Re: Sketch Plan Review – Application Number PC-15-06

Dear Chris and Rebecca,

The purpose of this letter is to summarize the Sketch Plan Review for your proposed Home Occupation III / Contractor's Yard held at the Planning Commission's meetings on April 2 and May 21, 2015 and for which a site visit was conducted on April 2, 2015.

The Planning Commission reviewed your project for conformance with the site plan review criteria in accordance with Section 5.5(E) of the Charlotte Land Use Regulations. Upon submittal of the Site Plan Review Application, a hearing will be scheduled.

The Planning Commission is providing the following comments and recommendations for the Site Plan Review Application which supplement the submission requirements of the Charlotte Land Use Regulations:

1. The following significant site features were identified on the property: statewide agricultural soils (Vergennes Clay and Covington Silty Clay); active agricultural areas; and surface waters, wetlands and associated setback and buffer areas. Vergennes Clay is identified as a Highly Erodible Soil and Covington Silty Clay as a poorly drained soil. The final plan application shall include a Stormwater Management & Erosion Control Plan prepared by a licensed professional. Given the types of soils on the property and the different uses proposed for the property (residential, contractor's yard, agriculture), the Commission is requiring that the Stormwater Management & Erosion Control Plan be prepared by a Professional Engineer (P.E.).
2. The site plan includes a proposed 4,176 square foot riding arena (addition to 2,160 Existing Garage Structure). The arena is being reviewed as part of this project because it is being proposed as a means of mitigation for both noise and visual impacts. As such, details related to this structure shall be submitted with the final application. These details should include at a minimum an architectural rendering of the structure, type of materials used for construction, building color and any proposed lighting. A lighting plan that meets the

standards outlined in Section 3.9 of the Land Use Regulations shall be provided with the final application. The lighting plan shall include illumination levels and distribution patterns for all lighting (including residential and agricultural uses) that casts light onto the business area of the property. A timeline for the construction of this building should also be included in the site plan application.

The arena can be permitted as a farm structure but must be used in “conjunction with the raising, feeding, and management of at least the following number of adult animals... four equines...”[Acceptable Agricultural Practices Section 2.06]. The equines using the arena must be *owned or boarded* by the farmer.

There was some discussion as to the phasing of the construction of the arena. Given that it is proposed as a means of mitigation for both noise and visual impacts, the Commission will require completion of construction of the arena within one year or less (construction season). If the arena cannot be constructed within this time frame and / or the use of the proposed building will be something other than agriculture, a new sketch application must be submitted for review. Such a change may also require review and approval from the Zoning Board of Adjustment.

3. Equipment Parking and Implement Storage Areas have been designated on the proposed plan. A list of existing equipment was provided with the Zoning Board of Adjustment application. It is unclear where vehicles and trailers associated with the riding arena / boarding facility will park. Parking and loading areas should be designed to accommodate all proposed uses on the site and to allow for necessary service areas including snow removal and emergency vehicle entry and circulation. Please provide justification for the sizing and layout of parking, loading and storage areas with future submittals.
4. To mitigate the visual impact to adjoining property owners, the applicants are proposing increased tree and shrub screening on the property lines (see site plan dated 9/12/14). The Commission generally concurs with this approach and adds that vegetative material should be of a height and density so as to effectively screen an area within 2 years of construction. The ZBA decision conditioned approval on the installation of trees 10 feet in height, from natural grade, and of a sufficient girth for screening. The Commission adds to this and recommends offsetting rows of vegetation in currently planned mitigation areas and along the southern property line in the vicinity of the riding arena (to screen the riding arena). The Commission also recommends using a diversity of plant materials to create a more naturalized appearance.
5. During the site visit, several stumps and other pieces of wood were observed in the area south of the existing garage and proposed riding arena. The accumulation of such materials constitutes a use which may be subject to certification by the Agency of Natural Resources, Waste Management Division. The Commission would like this area to be remediated with wood removed.

Other items may come up during review of the final application and can be addressed during that process.

Please let me know if I can answer any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeannine', with a long horizontal stroke extending to the right.

Jeannine McCrumb, Town Planner
For the Charlotte Planning Commission

- c Mike Russell, 2577 Lake Rd.
- Kristen DeStigter and Eric Silfen, 2579 Lake Rd.
- Tim Hotaling, 2805 Lake Rd.
- Jonathan Silverman & Martha Whitfield, 2776 Lake Rd.
- Liam Murphy Esq.
- Amanda Lafferty, Town Attorney