

**CHARLOTTE PLANNING COMMISSION**  
**FINDINGS OF FACT AND DECISION**  
**IN RE APPLICATION OF**  
**CHARLOTTE TOWN SCHOOL DISTRICT/MARGARET TITUS**  
**SITE PLAN REVIEW**  
**For a**  
**EXPANSION OF RECREATION FIELDS**

**Background:**

The School District is proposing to expand the recreation fields, part of which would be located on the property of Margaret Titus. The School would hold a perpetual easement and lease for the portion of the field on the Titus property. Charles Brush represented the School District with the application.

**Application**

The application consists of:

1. A Site Plan application form received on July 14, 1999.
2. A site plan by Richard Hamlin of Donald Hamlin Consulting Engineers, Inc. entitled ACharlotte Central School, Charlotte, Vermont, Proposed Recreation Field Improvements- Version #2 Site Plan dated 7/799, last revised 8/4/99.
3. Draft deed language by Downs Rachlin and Martin dated July 14, 1999.

**Public Hearing**

A public hearing was held for this application on August 5, 1999. Charles Brush and Margaret Titus were present at the hearing. Also present was Connie Markle, an adjoining property owner.

**Regulations in Effect**

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

**Findings**

1. The proposed site plan provide appropriate drainage and landscaping designs.

**Decision**

Based on these Findings, the Planning Commission approves the site plan application with the following conditions:

1. Plantings on the Margaret Titus property shall be subject to the approval of Margaret Titus.
2. The hedge on the eastern border will be maintained and replaced if damaged during construction. After construction the hedge on the eastern border will be maintained to the extent that it's on school property.
3. The catch basins shall be installed as presented on the site plan. They may be a different brand, but shall be the same size as indicated.
4. A mylar shall be submitted within ninety days of site plan approval.

**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 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.**

**Members Present at the Public Hearing:** Al Moraska, Dave Brown, David Woolf, Josie Leavitt

**Vote of Members Present:**

AYES: Unanimous

NAYS:

ABSTENTION:

Date Approved: August 5, 1999

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

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