

CHARLOTTE PLANNING COMMISSION

FINDINGS OF FACT AND DECISION IN RE APPLICATION OF

CHARLOTTE SENIOR CENTER, Applicant STEPHEN AND LORIEGABOURY, Property Owner Site Plan Review For the Development of a Senior Center Application # PC-00-22

Background

The Planning Commission held Sketch Plan Review on April 20, 2000.

Application

The application consists of:

1. A Site Plan Review application form submitted on May 2, 2000. The fee was waived by the Selectboard on April 10, 2000.
2. A survey map entitled "Plat of Boundary Survey, Property of Stephen M. and Lorie M. Gaboury, Charlotte, Vermont" by Stuart Morrow, dated May 2000, no revisions.
3. A map entitled "Charlotte Senior Center, Landscape Plan" by SE Group, Martin Harris Jr. Architect and Phelps Engineering, dated 5/4/00, revised on 5/17/00.
4. A map entitled "Charlotte Senior Center, Site Improvements, Charlotte, Vermont" by Phelps Engineering, dated 3/30/00, no revisions.
5. A map entitled "Charlotte Senior Center, Site Improvements, Charlotte, Vermont" by Phelps Engineering, dated 5/5/00, no revisions.
6. A document entitled "Town of Charlotte Senior Center, Proposed Site Work Specifications"
7. Preliminary architectural elevation drawings (3 sheets) entitled "Charlotte Senior Center, Ferry Rd., Charlotte, Vermont" by Martin S. Harris Jr.; the east elevation is dated 4/29/00 (no revisions), the north elevation is dated 5/2/00 (no revisions), and the west elevation is dated 5/3/00 (no revisions).
8. A sketch showing proposed shared driveway between the Fire Station and Senior Center, dated 4/13/00; Chris Davis and Kurt Fisher of Charlotte Fire and Rescue were present.
9. A memo from Robert Mack, Charlotte Selectboard Chair, to the Charlotte Planning Commission dated April 18, 2000, authorizing the Senior Center Board of Directors to initiate the permit process for the Senior Center on 212 Ferry Road.
10. A memo from Maurice Harvey, Charlotte Land Trust President, dated April 19, 2000 authorizing the Charlotte Senior Center Committee to represent the Charlotte Land Trust before the Charlotte Planning Commission in discussion relating to the Gaboury property on Ferry Road.

Public Hearing

A Public Hearing was held for this application on June 1, 2000. Present at the hearing representing the applicant were MaryAnne Gatos, Peter Coleman, Patricia Coleman, Shirley

Bean, and John Kiernan. Adjoining landowners and interested persons present were George (Spin) Richardson, Joseph Zilko, and Linda Radimer of the Charlotte Conservation Commission.

Regulations in Effect

Town Plan readopted March 1995

Zoning Bylaws as amended March 1997

Subdivision Bylaws as amended March 1995

Findings

1. The proposed use is a Permitted Use, under Section 4.3.B.5. of the Charlotte Zoning Bylaws.
2. There are drainage ditches that run along the western, northern, and eastern sides of the property, as shown on the map entitled "Charlotte Senior Center, Site Improvements, Charlotte, Vermont" by Phelps Engineering, dated 3/30/00, no revisions.
3. The proposed building is bordered on the west and north by residential uses, and on the east by Charlotte Fire and Rescue.
4. The location of the proposed building is within the West Charlotte village, which has high levels of automobile and pedestrian use.

Decision

Based on these Findings, the Planning Commission approves the Site Plan Review application for a the development of a Senior Center at 212 Ferry Road with the following conditions:

1. Existing drainage patterns shall be maintained. Runoff adjacent to the western and northern property lines shall be conveyed by an improved ditch and swale.
2. No exterior lighting shall be installed along the west and north building elevations. Lighting at the entrance and walkways shall be shielded, downward directed, and confined within the building and walkway areas.
3. Trash receptacles shall be screened from adjoining properties by fencing and/or landscaping.
4. Evergreen trees shall be added to the Landscape Plan on the northwest corner of the property, to act as a screen to the adjoining property. These trees may be shifted from other locations on the property.
5. Spirea and Euonymus shall be removed from the Landscape Plan.
6. Parking and circulation areas shall have top layer of dark gray gravel or equivalent.
7. The applicant should consider moving the traffic circle to the north as far as possible while allowing for fire truck turning movements.
8. An entrance sign on the northern parking lane and an exit sign on the southern parking lane shall be noted on the site plan/landscape plan, and installed prior to a Certificate of Occupancy being issued.
9. The steps on the south and east sides of the proposed building, shall be removed from the site plan/landscape plan.
10. Mountable curbs for handicap access shall be shown in at least two locations on the site plan/landscape plan, and installed prior to a Certificate of Occupancy being issued.
11. The applicant should consider using a double airlock door for the main entrance.

12. New utility lines shall be constructed underground.
13. Final locations of the power transformer and phone distribution boxes shall be submitted to the Planning Commission for approval.
14. Final agreements for the use of the Charlotte Fire and Rescue property shall be recorded in the Charlotte Land Records after review by the Town Attorney, and prior to beginning construction.
15. Future improvements to the septic system shall be submitted to the Planning Commission for approval.
16. Final proposed exterior finish color scheme, sign, and landscaping plan shall be submitted to the Planning Commission for administrative review.
17. Final plans and specifications which incorporate the changes of this approval shall be provided to the Planning Office for the project file prior to construction.
18. A report on pedestrian and automobile traffic and use shall be provided by the applicant to the Planning Commission following one (1) year of use. The Planning Commission may impose additional requirements for sidewalk extensions and parking control.
19. An appropriately sized mylar of the map "Charlotte Senior Center, Site Improvements, Charlotte, Vermont" by Phelps Engineering, dated 5/5/00, and revised to incorporate items discussed at the public hearing, 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.

Members Present at the Public Hearing: Jeff McDonald, Dave Brown, Jim Donovan, and David Woolf

Vote of Members Present:

AYES: Unanimous

NAYS:

ABSTENTION:

Date Approved: June 1, 2000

Signed: _____ (Chair/Vice Chair)

Date Signed: _____