

CHARLOTTE PLANNING COMMISSION
FINDINGS OF FACT AND DECISION
IN RE APPLICATION OF
CHARLOTTE CONGREGATIONAL CHURCH

Site Plan Amendment
To Expand the Parking Lot
Application # PC-01-23

Background

Sketch Plan Review was held for the project on April 19, 2001.

Application

The application consists of:

1. A Site Plan Review application form and appropriate fee.
2. A map entitled "Master Plan, Charlotte Congregational Church" by A.T. Stout, dated 3/31/01, last revised 5/21/01.
3. A letter from Anthony Stout to David Pricer dated May 23, 2001.
4. A letter from David Killoy of the Army Corps of Engineers to Anthony Stout, dated 5/21/01.
5. A letter from David Fuqua of Ridge Consulting Engineers dated May 23, 2001.

Public Hearing

A Public Hearing was held for this application on June 21, 2001. Present at the hearing on behalf of the applicant were David Pricer and Anthony Stout.

Regulations in Effect

Town Plan readopted March 2000
Zoning Bylaws as amended March 1997
Subdivision Bylaws as amended March 1995

Findings

1. The proposed parking-lot expansion complies with Section 6.5 of the Charlotte Zoning Bylaws.
2. According to the letter from Anthony Stout dated 5/23/01 and the letter from David Killoy dated 5/21/01, the project will impact approximately 2700 square feet of a Class III wetland. The letter from David Killoy (Army Corps of Engineers) indicates that the project has been issued a State of Vermont General Permit (GP-58).
3. A memo from Spencer Harris of Vermont Contours, the Town's septic consultant, indicates that the existing pump station is functioning properly.

Decision

Based on these Findings, the Planning Commission approves the Site Plan Amendment application to expand the parking lot with the following conditions:

1. An 18” by 24” mylar of the map entitled “Master Plan, Charlotte Congregational Church” by A.T. Stout, dated 3/31/01, last revised 5/21/01 shall be submitted to the Planning Commission within 60 days and recorded in the Town Land Records within 90 days, and prior to obtaining a building permit.

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. If you fail to appeal this decision during this period, your right to challenge this decision in the future may be lost; you and subsequent property-owners will be bound by this decision, pursuant to 24 VSA Section 4472(d) (exclusivity of remedy; finality).

Members Present at the Public Hearing: Jeff McDonald, Al Moraska, Jim Donovan, Josie Leavitt, and Gordon Troy

Vote of Members Present:

AYES: Unanimous

NAYS:

ABSTENTION:

Date Approved: June 21, 2001

Signed: _____ (Chair/Vice Chair)

Date Signed: _____