

**RECEIVED**

JUN 04 2018

CHARLOTTE  
PLANNING & ZONING

**Jeff & Gayle Finkelstein**

6243 Spear Street  
Charlotte, VT 05445  
802-238-3716 (Jeff Mobile)  
[Jeff.i.finkelstein@gmail.com](mailto:Jeff.i.finkelstein@gmail.com)

June 4th, 2018

Town of Charlotte  
Planning and Zoning Office  
159 Ferry Road  
P.O. BOX 119  
Charlotte, Vermont 05445

Dear Zoning Board of Adjustment:

We received a letter warning a public hearing to be held on June 13th which referenced the Hauenstein conversion of a historic barn to a two-family duplex. Due to the very short notice in the warning of this meeting, we will not be able to attend since we have pre-existing travel plans.

As per Title 24, '*Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding*', this letter should serve as written testimony and therefore meet the prerequisite to the right to appeal any decision related to the application being discussed.

As per the Lewis Creek Covenants (attached), a 2 family duplex within the barn would violate multiple sections of the agreed upon covenants as briefly described:

Section 2: No improvement or structure other than a single-family, private dwelling, a guest house...  
Section 8: Electrical Service is to be buried...  
Section 12: Plans for alterations to a building need approval by the Developer or his successors..  
Section 15: Grounds visible from roadway shall be maintained in keeping with residential home sites..

We see no reason why this project should be allowed to move forward while blatantly disregarding the covenants. Our property has already been impacted by the commercialization of the land with the addition of 10 large solar trackers on the same site. Now Hauenstein wishes to commercialize the property even further with the addition of a duplex.

Allowing this project to move forward would not be a fair interpretation of the covenants.

Thank you in advance for consideration of this matter and of our specific concerns.

Jeff & Gayle Finkelstein

cc: AJ LaRosa, MSK – Burlington VT