

CHARLOTTE PLANNING COMMISSION

FINDINGS OF FACT AND DECISION IN RE APPLICATION OF

Charlotte School District
408 Hinesburg Road

Site Plan Review For the Reconstruction of the Southerly Wing Applications PC-10-18

Background

Sketch Plan Review was waived as allowed by Section 5.5(C) of the Charlotte Land Use Regulations due to the project's small proposed changes to the building's footprint and dimensions (which will not result in a change to student capacity); and the small proposed change to the site plan and landscaping adjacent to the wing to be reconstructed.

Application

Materials submitted with the application are listed in Appendix A.

Public Hearing

The Planning Commission held a public hearing for this application on June 17, 2010. Rani Philip of Dore & Whittier Architects, Inc. represented the applicant. No other parties participated in the hearing or submitted written comments in advance of the hearing.

Regulations in Effect

Town Plan, amended March, 2008

Land Use Regulations adopted March, 2009

Recommended Standards for Developments and Homes adopted September, 1997

Findings

1. The project consists of the demolition of the existing southern wing of the school building, and replacing it with a structure that has a slightly larger footprint, a sloped roof, and upgraded mechanicals. Minor site modifications in the vicinity of the structure are also proposed.
2. The project will not increase student capacity of the school.

Section 5.5—Site Plan Review

(D)(1)—Site Features

3. The existing structure is not a historical architectural resource.
4. The project will have no impact on site features on the parcel.

(D)(2)—Site Layout & Design

5. The proposed structure is of a size, scale, arrangement and appearance that is compatible and harmonious with its surroundings.

(D)(3)—Access

6. The project will not change the existing accesses.

(D)(4)—Parking, Loading, & Service Areas

7. The project will not change existing parking, loading and service areas.

(D)(5)—Landscaping and Screening

8. The application and testimony indicated the following landscaping modifications:
 - A. Three trees are to be relocated.
 - B. One tree is to be added (a memorial tree)
 - C. 25 common junipers are to be added.
9. Common juniper can be a host for Cedar Apple Rust.

(D)(6)—Stormwater Management and Erosion Control

10. The application includes provisions for stormwater control, erosion prevention and sedimentary control.

(D)(7)—Outdoor Lighting

11. Proposed outdoor lighting consist of:
 - A. Three fixtures at the second floor level, two on the south elevation and one on the west elevation.
 - B. Security lights over the two doorways on the first floor on the east and south elevations.
12. The three second floor fixtures are proposed to be on photocontrol and motion control switches, with 47.5 watt LED lamps. The lamps will be concealed and lighting will be directed downward.

Decision

Based on these Findings, the Planning Commission determines that application PC-10-18 complies with the Site Plan Review standards of the Charlotte Land Use Regulations, and approves the application with the following conditions:

1. Mylars (18" x 24") of sheet C1.0 and sheet C1.1 by Dore & Whittier Architects, Inc. and Engineering Ventures, PC. will be submitted to the Planning Commission within 160 days and recorded in the land records within 180 days. The mylars will include a signature block for the Planning Commission Chair/Vice Chair.
2. The proposed junipers on the west side of the proposed structure will be replaced with an alternative non-invasive shrub that is not a host of Cedar Apple Rust.

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.

This decision may be appealed to the Vermont Environmental Court by the applicant or an interested person who participated in the proceeding. Such appeal must be taken within 30 days of the date of the 4th signature below, pursuant to 24 V.S.A. Section 4471 and Rule

5(b) of the Vermont Rules for Environmental Court Proceedings.

Members Present at the Public Hearing on June 17: Jeff McDonald, Jim Donovan, Ellie Russell, Peter Joslin and Paul Landler.

Vote of Members after Deliberations:

The following is the vote for or against the application, with conditions as stated in this Decision:

- 1. Signed:_____ For / Against Date Signed:_____
- 2. Signed:_____ For / Against Date Signed:_____
- 3. Signed:_____ For / Against Date Signed:_____
- 4. Signed:_____ For / Against Date Signed:_____
- 5. Signed:_____ For / Against Date Signed:_____
- 6. Signed:_____ For / Against Date Signed:_____
- 7. Signed:_____ For / Against Date Signed:_____

Appendix A

The application and additional materials submitted in support of the application consists of:

- 1. A Site Plan Review application form. Fees were waived by the Selectboard on April 12, 2010.
- 2. A memo dated April 16, 2010 from Bob Mason, Chief Operations Officer of the Chittenden South Supervisory Union designating Dore and Whittier to act on behalf of the Charlotte School District for the purposes of obtaining permits for the renovation project.
- 3. A letter dated May 10, 2010 to Thomas Mansfield from Lee Dore regarding “Application for Sketch plan Subdivision Amendment-Waiver Request.”
- 4. A packet of plans by Dore & Whittier Architects, Inc. and Engineering Ventures, PC entitled “Charlotte Central School, Renovations & New South Wing, Charlotte, Vermont” that include the following sheets:
 - A. Sheet C1.0, Existing Conditions & Demolition Plan, dated May 7, 2010, no revisions.
 - B. Sheet C1.1, Proposed Site and Sewer Profile, dated May 7, 2010, no revisions.
 - C. Sheet C3.1, Site Details, dated May 7, 2010, no revision.
 - D. Sheet C3.2, Water & Sewer Details, dated May 7, 2010, no revisions.
 - E. Sheet C3.3, Stormwater Details, dated may 7, 2010, no revisions.
 - F. Sheet C3.4, Erosion Prevention & Sediment Control Details, dated May 7, 2010 no revisions.
 - G. Sheet A.4.1 (only by Dore & Whittier Architects, Inc.), Exterior Elevations, dated May 7, 2010, no revisions.
- 5. A plan by Donald L. Hamlin Consulting Engineers, Inc. entitled “Charlotte Central

- School, Charlotte, Vermont, Charlotte Central School Site Plan” dated February 11, 1997, no revisions.
6. A plan by Donald L. Hamlin Consulting Engineers, Inc. entitled “Charlotte Central School, Charlotte, Vermont, Vicinity Site Plan” dated August 4, 1998, no revision.
 7. A plan by Natural Resource Consulting Services entitled “Wetland Delineation, Charlotte Central School” dated July 29, 2008, no revisions.
 8. A document entitled “Charlotte Central School, Charlotte, Vermont, Historic Resources Report for Regulatory Review” by Chris Quinn, dated February 1, 2010, concurred by Giovanna Peebles, SHPO, on February 9, 2010.
 9. A lighting cut-sheet from Hubbell Outdoor Lighting for RTP Radius Trapezoid, 50L8-5K 47.5 watt LE 120-277V, wide throw, button photocontrol, 277 volts.
 10. A plan by Dore & Whittier Architects, Inc. and Pearson & Associates entitled “Charlotte Central School, Renovations & New South Wing, Charlotte, Vermont, Second Floor Electrical Plans, sheet E-3” dated May 7, 2010, no revisions.
 11. A plan by Dore & Whittier Architects, Inc. and Pearson & Associates entitled “Charlotte Central School, Renovations & New South Wing, Charlotte, Vermont, Electrical Schedules, sheet E-6” dated May 7, 2010, no revisions.
 12. An e-mail from Rani Philip to Dean Bloch dated June 10, 2010 at 11:56 AM regarding “Charlotte Central School Project”.