

Fee paid \$ \_\_\_\_\_

**ZONING PERMIT APPLICATION**  
**Town of Charlotte, P.O. Box 119, Charlotte, VT 05445-0119**

Permit # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Owner(s): **Christopher & Susanne Davis** Phone (h) (802) 316-6270

Address: **PO Box 309, Charlotte, VT 05445**

Application # \_\_\_\_\_

**Applicant: Civil Engineering Associates, Inc.** Phone (w) (802) 864-2323 x310

Address **10 Mansfield View Lane, South Burlington, Vermont 05403**

Note: *An applicant who is acting as agent for the owner must submit a letter of authorization from the owner (Attached)*

**Application Type**

Basic    Conditional Use    Variance

**For office use only**

Property address **349 Lanes Lane** Map **42** Block **50** Lot **30**

Parcel ID # \_\_\_\_\_ Zoning district **SHM** Acres **0.82** (Lease area)

Any conditions (subdivision, site plan, covenant, or conditional use approval) that apply to this property? Yes **X** No \_\_\_\_\_

Summarize those conditions: **Subject to conditions of Thompson Point Lease**

Describe below the improvements to be made and their intended use: **Removal and replacement of existing shoreline stabilization and expansion of proposed shoreline stabilization to the north to reduce undermining of the existing shoreline trees. Remove and upgrade existing shoreline access, stairway system and place shoreline slope stabilization. All work to be undertaken above elevation 95.5.**

Details provided on Attachments # **C1.0 Cover Sheet, #C1.1 Existing Conditions, #C1.2 Proposed Conditions, #C1.3 Photo Plan, #C2.0 Details, # C3.0 – EPSC, C4.0 Specs, C4.1 Specs** dated **1/29/2020**

No. of sq. ft. added to building footprint **NA** No. of sq. ft. of usable space added within building footprint **NA**

No. of bedrooms **NA** baths **NA** before construction. No. of bedrooms **NA** baths **NA** after construction.

\*Attach to this sheet **1) a plot plan, 2) a floor plan, and 3) elevation drawings**, drawn to scale, with North →, showing:

**\*Plan size submissions to be 8 ½ X 11 or 11 X 17**

- |  |   |
|--|---|
| <input type="checkbox"/> Road frontage and rear width and side lines             | <input type="checkbox"/> Building dimensions, including heights     |
| <input type="checkbox"/> All existing and proposed building footprints           | <input type="checkbox"/> Utilities, easements, and right-of-ways    |
| <input type="checkbox"/> Building envelope, when applicable                      | <input type="checkbox"/> Water well(s) and septic system(s)         |
| <input type="checkbox"/> Setback distances to front, rear, & side property lines | <input type="checkbox"/> Bodies of water, including unnamed streams |

**This permit is subject to appeal of the Zoning Administrator's decision by an interested party within fifteen (15) days of the date of issue and shall NOT become effective UNTIL the appeal period has expired or, if appealed, until final adjudication of said appeal.**

I/we will adhere to the zoning and sewage regulations of the Town of Charlotte. I/we agree *not* to use these improvements until a *certificate of occupancy* has been issued. A building energy standards form may be required. I/we agree to allow Town officials access to the property to verify compliance with the terms and conditions of this permit, upon reasonable notice.

I/we acknowledge that my/our project may require a construction permit from the Vermont Department of Labor and Industry, and other State permits. I/we agree to contact the Department of Labor and Industry and the Regional Environmental Office to obtain any required permits prior to any work being done.

Signature of auth. applicant representative \_\_\_\_\_ Date **01/31/2020**

**For use by Zoning Administrator/Sewage Officer**

Date application received \_\_\_\_/\_\_\_\_/\_\_\_\_ Date permit issued \_\_\_\_/\_\_\_\_/\_\_\_\_ Date permit effective \_\_\_\_/\_\_\_\_/\_\_\_\_

Certificate of Occupancy required? Yes \_\_\_\_\_ No \_\_\_\_\_ Application Approved \_\_\_\_\_ Denied \_\_\_\_\_

Estimated Project Completion Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Building Energy Standards required? Yes \_\_\_\_\_ No \_\_\_\_\_

**List of Property Abutters (Information available from Town Lister and Tax Map)**

<p>Name: Jeff Beaudin  Address: 224 Greenbush Road  Parcel ID#: <a href="#">Click here to enter text.</a>  Map: 42 Block: 50 Lot: 29</p>	<p>Name: <a href="#">Click here to enter text.</a>  Address: <a href="#">Click here to enter text.</a>  Parcel ID#: <a href="#">Click here to enter text.</a>  Map: Block: <a href="#">Click here to enter text.</a> Lot: <a href="#">Click here to enter text.</a></p>
<p>Name: David Cone  Address: 1755 Spear Street, S. Burlington, VT 05403  Parcel ID#: <a href="#">Click here to enter text.</a>  Map: 42 Block: 50 Lot: 31</p>	<p>Name: <a href="#">Click here to enter text.</a>  Address: <a href="#">Click here to enter text.</a>  Parcel ID#: <a href="#">Click here to enter text.</a>  Map: Block: <a href="#">Click here to enter text.</a> Lot: <a href="#">Click here to enter text.</a></p>
<p>Name: Town Open Space  Address: <a href="#">Click here to enter text.</a>  Parcel ID#: <a href="#">Click here to enter text.</a>  Map: Block: <a href="#">Click here to enter text.</a> Lot: <a href="#">Click here to enter text.</a></p>	<p>Name: <a href="#">Click here to enter text.</a>  Address: <a href="#">Click here to enter text.</a>  Parcel ID#: <a href="#">Click here to enter text.</a>  Map: Block: <a href="#">Click here to enter text.</a> Lot: <a href="#">Click here to enter text.</a></p>
<p>Name: <a href="#">Click here to enter text.</a>  Address: <a href="#">Click here to enter text.</a>  Parcel ID#: <a href="#">Click here to enter text.</a>  Map: Block: <a href="#">Click here to enter text.</a> Lot: <a href="#">Click here to enter text.</a></p>	<p>Name: <a href="#">Click here to enter text.</a>  Address: <a href="#">Click here to enter text.</a>  Parcel ID#: <a href="#">Click here to enter text.</a>  Map: Block: <a href="#">Click here to enter text.</a> Lot: <a href="#">Click here to enter text.</a></p>
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## Charlotte Planning & Zoning

PO Box 119 / 159 Ferry Road  
Charlotte, VT. 05445  
Phone (802)425-3533  
Fax: (802)425-4241

# Conditional Use Review Questionnaire

Use for all Zoning Permit Applications **Requiring** Zoning Board Conditional Use Approval

Property Owner: **Chris Davis** Location: **349 Lanes Lane** Permit #: \_\_\_\_\_

1. Effect on community facilities and services that will result from the proposed development?  
**The proposed shoreline stabilization of the Town's Thompson Point property at the lease property will not create any new impacts on the Town's services other than the administrative requirements of the Zoning Office. Construction traffic on local roads will be short term with normal impacts to the road surfaces. This will be mitigated by avoiding use of the roads during vulnerable periods (Spring).**
2. Character of the area affected. (design, location, scale, and intensity of the proposed development in relation to the character of adjoining and other properties likely to be affected by the proposed use?)  
**The lease property is surrounded by the Beaudin lease and boat access to the north and the Cone Camp to the south. The existing conditions include some form of shoreline stabilization and this project will formalize and buttress the existing conditions and extend the improvements to the north in support of the efforts to retain the existing shoreline trees. Allowing the further undercutting of these trees will likely result in the loss of these trees and larger impact to the neighborhood than the implementation of the proposed shoreline stabilization measures.**
3. Traffic on roads and highways in the vicinity. (potential impact of traffic generated by the proposed development on the capacity, safety, efficiency, and maintenance of roads, highways, intersections, and bridges in the vicinity. A traffic impact assessment may be required.)  
**There will be no change in the long term use of the roads in comparison to the existing conditions. There will be short term usage of the roads for the construction vehicles. This will be coordinated with Junior Lewis and the public roads will not be used during the Spring thaw period when most roads are posted.**
4. Bylaws in effect. Does proposed development conforms to other municipal bylaws and ordinances currently in effect, including but not limited to road, water or wastewater ordinances?  
**There will be no changes to the existing means of water supply or wastewater disposal. The use of the roads will be subject to compliance with the posting limitations and coordinated with Junior Lewis.**
5. The use of renewable energy resources. Will the proposed development interfere with the sustainable use of renewable energy resources by either diminishing their future availability on the subject parcel, or by interfering with neighboring property owners' access to such resources? (e.g., for solar or wind power)  
**The proposed shoreline stabilization will not impact, and will actually improve the potential of the remaining lands to be used for some form of renewable resource installation.**

APPLICATION FOR REVIEW OF SITE MODIFICATIONS  
SHORELAND SEASONAL HOME MANAGEMENT DISTRICT

TOWN OF CHARLOTTE PLANNING & ZONING  
P.O. BOX 119  
CHARLOTTE, VERMONT 05445-0119  
Phone 802-425-3533

FOR OFFICE USE ONLY:  
Application No: \_\_\_\_\_ Date Received: \_\_\_\_\_  
DHC Report: \_\_\_\_\_ ZMA Hearing: \_\_\_\_\_

Property Owner: Christopher & Susanne Davis  
PO Box 309, Charlotte, VT 05445 and

\*Applicant's name: Civil Engineering Associates, Inc.  
c/o David S. Marshall, P.E.  
10 Mansfield View Lane, So. Burlington, VT 05403

Telephone: Davis (802) 316-6270

Telephone: (802) 864-2323 x310  
\*If applicant and owner are not the same, applicant must attach a letter of authorization from the owner. (Attached)

Location of property: Davis - 349 Lanes Lane

In square feet, what is the building footprint which is covered by a roof (including covered porches and covered decks)? NA

Tax Map No: Map. 42 Block.50 Lot.30

Is this request for the demolition or removal of an existing structure? No

Deed Reference: Volume 227 Page 220-224 Date 1-26-17

Lot (Lease) size: 0.82 Acres Size determined from? tax map

Will this alteration or expansion increase the footprint which is covered by the roof/ No

Is this property on the Historic Register? Yes No

If yes, what is the number of square feet in the expansion? \_\_\_\_\_

Will this request require the cutting of any trees? Yes No

What will be the total square feet of the building footprint covered by a roof after the expansion? (or demolition) NA Total square feet"

If yes, describe the type and size of tree(s) and locate them on the plot plan.

A dead Elm between the two properties at the water's edge

What is the total amount of square feet not covered by a roof/, NA

List the total number of the existing rooms and their use. NA

Give the building footprint as a percent of lot size: (Maximum allowed is \_\_\_%) NA

Existing, \_\_\_\_\_ Proposed, \_\_\_\_\_

Building height existing \_\_\_\_\_ feet- proposed \_\_\_\_\_ feet

List the total number of proposed rooms and their use. NA

Will the alteration or expansion be for the purpose of increasing occupancy of the structure? No  
Explain: -- --

Will there be any change in the plumbing? Yes No  
Explain: \_\_\_\_\_

Before Conditional Use approval by the Zoning Board of Adjustment for alteration or expansion of existing principal structures in the Shoreland Seasonal Home Management District, the applicant must be able to demonstrate that all, provisions and conditions of the Town of Charlotte Sewage Ordinance and all applicable regulations for sewage disposal including, where applicable, the Thompson's Point Wastewater system Sewer Use Ordinance and the State of Vermont Indirect Discharge Permit for the Thompson's Point Wastewater System, are met for each structure altered or expanded.

id:refonn

Applicants are to submit separate site plans drawn to scale. The drawings submitted with this application will be the same drawings submitted with your application to the Zoning Board of Adjustment

- site plan of property and structures as they exist site plan of property
- and structures as proposed
- drawings of existing floor plan showing use of each room NA
- drawings of proposed alterations/expansion and floor plan showing use of each room NA
- legal property boundaries – Lease lines shown based on best available information
- setbacks to all property lines, shoreline (98 feet mean high watermark) -
- all buildings and structures on neighboring lots that are within 50 feet of the property line
- existing features (include topography, natural resources, existing structures, roads, easements, rights of way, deed restrictions)
- proposed structures, roads, driveways
- proposed landscaping, screening, site grading, drainage
- water supply and sewage disposal locations
- elevations for new alterations or expansion
- specifications of the materials to be used
- photographs of the property showing existing structures
- any other supporting information that will help the Design Review Committee understand the project

The application shall not be deemed complete until all of the applicable materials above have been submitted.

CERTIFICATION

I certify that the information on this application, and all accompanying material, is accurate and complete to the best of my knowledge and belief.

Signature of Applicant

Date



# Town of Charlotte

ESTABLISHED 1762

## Requirements for submission to Charlotte Design Review Committee for work on Thompson's Point.

SITEPLAN 1" = 16' or 1" = 20'

(with footprints, boundaries, setback, drives and walks, and lot coverage)

ROOF PLAN ¼" = 1'-0"

FLOORPLANS ¼" = 1'-0"

EXISTING and PROPOSED – **Not Applicable for the proposed modifications**

ALL ELEVATIONS ¼" = 1'-0" **Not Applicable for the proposed modifications**

PROPOSED (noted with finishes)

### SUBMITTAL REQUIREMENTS

FOUR COPIES OF THE COMPLETE APPLICATION AND PLANS TO BE SUBMITTED TO THE PLANNING & ZONING OFFICE. (The size of one set of plans to be either 8½" x 11" or no larger than 11" x 17")

### PHOTOGRAPHS

ELEVATIONS (all)

(COLOR PHOTOCOPY OF SNAPSHOTS ACCEPTABLE)

Deo2002

O:\ZONING\Requirements:for submissionto Charlotte Design Review Committee for work on Thompson.doc

(G) **District Design Review Standards.** Before granting conditional use approval for any alteration, expansion, demolition, or removal of any portion of any principal structure in this district, the Board of Adjustment shall seek the recommendations of the Design Review Committee, based on information found in the Historic Sites and Structures Survey for the Town of Charlotte, prepared by the Vermont Division for Historic Preservation, and the report titled "A Natural and Cultural Resource Inventory and Planning Recommendations for Thompson's Point, Charlotte, Vermont" (September 1990, as may be amended). Copies of both reports are available for review at the Planning and Zoning Office. In addition, the Committee's recommendation to the Board shall include its findings with regard to the following design review criteria:

- (1) The size, scale, style, design and materials of any structural alteration, expansion or replacement are consistent and harmonious with existing structures, and with the overall historic and aesthetic character of the area.

The project does include the formalization and extension of the existing shore line stabilization best management practices.

- (2) Natural features should be identified.  
The Lake Champlain shoreline and existing trees are identified on the plan. There are no wetlands.

- (3) Alterations or additions to an historic structure shall preserve the historic appearance of the structure and not alter the structure's historic integrity.

The project does not include the modification of any existing structures nor any work near them that would alter the context of their relationship with the land.

- (4) Alterations to existing structures and new structures within the district shall be compatible with the visual elements of surrounding historic structures and the overall historic and aesthetic character of the area.

The project does not include the modification of any existing structures nor any work near them that would alter the context of their relationship with the land.

- (5) The demolition of structures of historic significance shall be discouraged.

The project does not include the modification of any existing structures.

# Town of Charlotte, Vermont

## PROPERTY OWNER AUTHORIZATION \*

PLEASE USE THIS FORM TO AUTHORIZE ANOTHER PARTY  
TO SUBMIT APPLICATIONS AND PURSUE PERMITS  
FOR DEVELOPMENT ON YOUR PROPERTY

### PROPERTY OWNER / DESIGNEE INFO

PROPERTY OWNER (Person Executing this form)	DESIGNEE (Person Authorized to Apply for Permits)
Name <b>Christopher Davis</b>	Name <b>David S. Marshall, P.E.</b>
Business name	Business name <b>Civil Engineering Associates, Inc.</b>
Mailing address <b>PO Box 309</b>	Mailing address <b>10 Mansfield View Lane</b>
City <b>Charlotte</b> State <b>VT</b> Zip <b>05445</b>	City <b>South Burlington</b> State <b>VT</b> Zip <b>05403</b>
Email <b>cdavis@meachcovefarms.org</b>	Email <b>dmarshall@cea-vt.com</b>
Phone <b>(802) 316-6270</b>	Phone <b>(802) 864-2323 x310</b>

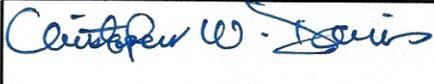
### PROPERTY SUBJECT TO AUTHORIZATION

Parcel ID <b>Map 42 Block 50 Lot 30</b>	Street Address <b>349 Lanes Lane</b>
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### AUTHORIZATION STATEMENT

In signing this form, the Property Owner specified above, for herself/himself and any others with relevant ownership interest, hereby authorizes the Designee specified above (and designee's agents) to act as the applicant or agent, to prepare and submit all necessary documentation, and attend all meetings pertaining to development applications pertaining to the property identified above, until such time as those development applications are approved, or until the expiration date specified below, whichever comes first. Property owner also authorizes the designee to agree to terms and conditions which may arise as part of the approval of the application(s).

### SIGNATURE/ TERM

Landowner Signature		Expiration of Authorization <b>12/31/2020</b>
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### FOR STAFF USE ONLY

Date received

by

DAVIS Lot # 30 at 349 Lane's Lane

Proposed improvements 1-10-20

Removable 3 ft wide x 30 foot long alum. floating ramp to access floating dock

Remove existing 5.5 ft x 12 ft deck and stairs to beach

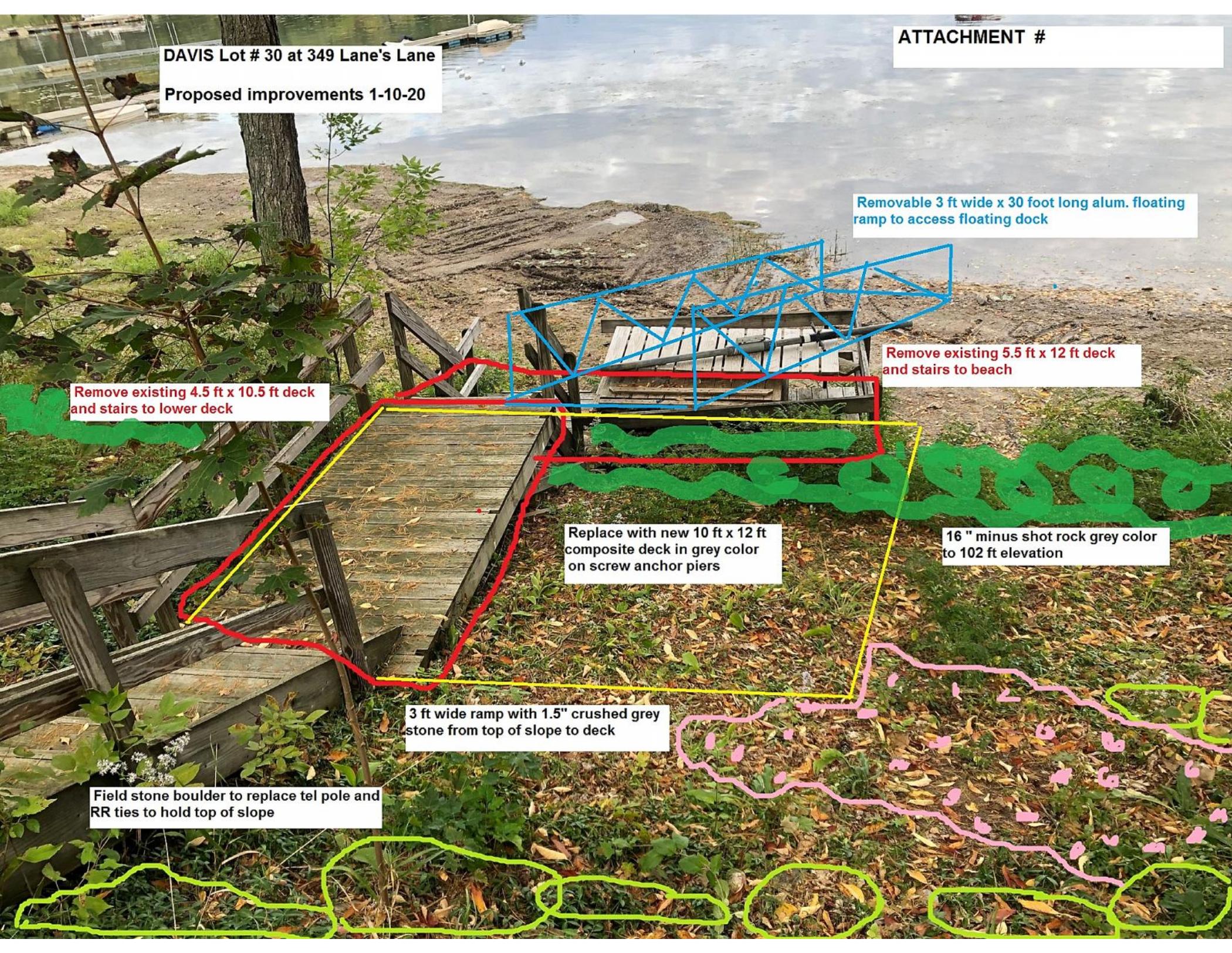
Remove existing 4.5 ft x 10.5 ft deck and stairs to lower deck

Replace with new 10 ft x 12 ft composite deck in grey color on screw anchor piers

16" minus shot rock grey color to 102 ft elevation

3 ft wide ramp with 1.5" crushed grey stone from top of slope to deck

Field stone boulder to replace tel pole and RR ties to hold top of slope



**DAVIS Lot # 30 at 349 Lane's Lane**  
**Existing field stone boulders used to hold the bank**  
**propose to use similar stones to createa ramp to the new**  
**deck**

**ATTACHMENT #**

