



# CIVIL ENGINEERING ASSOCIATES, INC.

10 Mansfield View Lane  
South Burlington, VT 05403

Phone: 802-864-2323  
Fax: 802-864-2271  
E-Mail: [dmarshall@cea-vt.com](mailto:dmarshall@cea-vt.com)

November 10, 2017

Highway Department; Mr. Junior Lewis  
✓ Town Administrator; Mr. Dean Bloch  
Fire Department; Chief Dick St. George

Charlotte Central School Principal;  
Ms. Stephanie Sumner  
Recreation Department; Ms. Nicole Conley

**Re: Conditional Use Review – Redevelopment of Spear’s Gas Station  
3171 Ethan Allen Highway, Charlotte, Vermont**

Dear Department/Division Head:

R.L. Vallee is proposing to redevelop the old gas station at the intersection of Route 7 and Church Hill Road. The project will include:

- Removal both of the existing buildings
- A new 5,000 SF Maplefields store with a “My Café” restaurant w/ creamee window.
- Gasoline and Diesel Pumps and Electric Vehicle Charging (EVC) stations

**The applicant has been requested to acquire comments from each of the listed parties as it relates to potential impacts to municipal services. We have attached a site plan depicting the proposed project. Additional details are available upon request. Please check your name above and identify whether the project as proposed is acceptable and whether you have any comments for the Planning & Zoning staff. Please return this letter in the attached stamped envelope. As a courtesy, please respond by November 22, 2017.**

\_\_\_\_\_ Acceptable & Comments: No comments at this time. DBL 11/17/17

Thank you for your consideration on this matter. If you should have any questions, please feel free to contact me at 864-2323 x310 or at [dmarshall@cea-vt.com](mailto:dmarshall@cea-vt.com).

Respectfully and many thanks in advance,

David S. Marshall, P.E.  
Project Engineer

Enclosures: Project C1.0, C1.1 & Site Rendering      cc: S. Vallee, CEA File 17160.00

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Acceptable & Comments: NO Trucks or Cars Parking on ROOT Road Prohibiting highway access to

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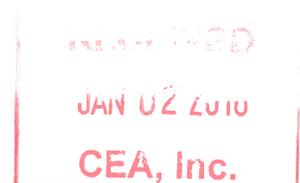
Town  
Shed.

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*DM* Acceptable & Comments: Sprinkled & Dry hydrant @ pond

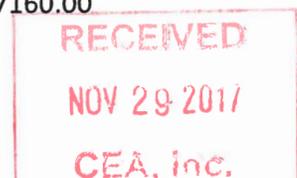
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X Acceptable & Comments: \_\_\_\_\_  
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*- NO envelope provided*

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NOV 20 2017  
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