

## Aaron Brown

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**From:** Joe E. Rheaume <jrheaum1@norwich.edu>  
**Sent:** Tuesday, August 14, 2018 10:52 AM  
**To:** Aaron Brown  
**Subject:** RE: Compliance Question

Aaron,

No problem,

She had a landscaper come out and plant trees and was good from my point of view. Some members of the community in that area believe that they should not be able to see the house.

I consulted with Dave Rugh at Stitzel, Page and Fletcher and based on that determined that the plantings that would grow to their height over time would be adequate screening. I would check with him further but it seemed that after plantings were in place it would be a difficult case to enforce further based on how the decision was written. If I recall what the Zoning Board said they wanted and what they wrote in initial decision was changed as it was revisited, the revisited decision did not match up with the initial desire.

I hope this helps,

Respectfully,  
Joe

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Joseph Rheaume, Enrollment Advisor  
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O: 802.485.3355  
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**From:** Aaron Brown [mailto:zoningadmin@townofcharlotte.com]  
**Sent:** Tuesday, August 14, 2018 10:43 AM  
**To:** Joe E. Rheaume <jrheaum1@norwich.edu>  
**Subject:** Compliance Question

Hi Joe,

Hope you're well. I promise not to make a habit of this, but I have a resident (Patricia Coyle at 529 Church Hill Road) who claims you said she was in compliance for some tree plantings to screen her son's accessory dwelling on her land. I have no record of an approval. Just two warning letters. I issued another warning letter after a ZBA member complained about the trees not providing enough screening.

Any insight is greatly appreciated.

Aaron

Aaron Brown  
Town of Charlotte  
Zoning Administrator/Sewage Control Officer/E-911 Coordinator/Public Health Officer



## Aaron Brown

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**From:** David W. Rugh <DRugh@firmspf.com>  
**Sent:** Wednesday, December 14, 2016 4:37 PM  
**To:** Joe Rheaume  
**Subject:** RE: Coyle ZBA Enforcement  
**Attachments:** ZBA Screening Warning Letter - DWR revd 12-15-15.docx

Hi Joe,

I apologize for the delay in responding to you on this, but last week was quite hectic. I've revised your draft warning letter to Mr. Coleman regarding the screening on his property (see red line version attached). Mr. Coleman needs to comply with Condition #4 of the ZBA's decision, and at this point, it appears he'll at least need to install cedars or other evergreens which will reach 10 feet in height when mature. Given that the plantings will be roughly one year delayed, 5-foot tall cedars would be preferred, but given the clarity of the ZBA's decision as to 4-foot tall plantings, it'd be easiest to ensure compliance if he installed plantings that were at least 4 feet tall. While I understand that the ZBA's intent was for the plantings to be roughly 5 feet tall by May or June 2016, as they'd have a year to grow about a foot, as far as compliance is concerned, requiring 4-foot tall plantings is the more enforceable/justifiable request on your part. In conversations with the applicant, you should push for 5-foot tall cedars and if you get any pushback then settling at a height of greater than 4-foot tall plantings is acceptable. Does this sound about right?

Thanks,  
Dave

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David W. Rugh, Esq.  
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**From:** Joe Rheaume [mailto:Jrheaume@townofcharlotte.com]  
**Sent:** Thursday, December 01, 2016 1:16 PM  
**To:** David W. Rugh  
**Subject:** Coyle ZBA Enforcement

Dave,  
Per our conversation I have attached both decisions of the ZBA regarding trees and screening. The reconsideration is the most recent. I also included a letter I sent in august and a draft letter for now as well as the google picture of screening

previous to land development and photos of the current efforts. You can see the little trees. The largest coniferous tree of which is 3 ½ feet tall. If you could let me know what I can actually hold him to some or all based on the decision info that would be great.

Joe Rheaume  
Zoning Administrator  
Town of Charlotte  
(802) 425-3533 Ext 207

## Aaron Brown

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**From:** David W. Rugh <DRugh@firmspf.com>  
**Sent:** Tuesday, August 14, 2018 12:31 PM  
**To:** Aaron Brown  
**Subject:** RE: 529 Church Hill Road Screening  
**Attachments:** Coyle ZBA Enforcement

Hi Aaron,

Here's what I could dig up as part of a reasonable diligent search of our files. I'm sending two emails due to the size of the attachments. My recollection is that the landowner eventually complied with a condition that wasn't exactly worded, but that conclusion mostly results from the fact that Joe and I never had any further discussions about this in the spring of 2017. Certainly, no notice of violation was issued after the two warning letters.

Thanks,  
Dave

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**From:** Aaron Brown [mailto:[zoningadmin@townofcharlotte.com](mailto:zoningadmin@townofcharlotte.com)]  
**Sent:** Tuesday, August 14, 2018 11:28 AM  
**To:** David W. Rugh  
**Subject:** 529 Church Hill Road Screening

Hi Dave,

Do you have emails from your correspondence with Joe Rheume regarding tree screening at 529 Church Hill Road (Coyle-Coleman residence)? A ZBA member recently complained that the trees are not adequate. I checked them out, agreed based on the wording of the decision, and sent a warning letter. The landowner told me Joe approved the trees. We didn't have a record, so I contacted Joe. He said he consulted you and approved the screening. He believes he sent a letter to the owner.

Anything you have will be appreciated.

Aaron

Aaron Brown

Town of Charlotte

Zoning Administrator/Sewage Control Officer/E-911 Coordinator/Public Health Officer

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