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May 18, 2016

Mr. Daryl Benoit
Town Planner
Town of Charlotte
159 Ferry Road
Charlotte, VT 05445

RE: Conditional Use Review 16-51-CU, 1012 Flat Rock Road

Dear Mr. Benoit,

I am writing on behalf of my husband and myself in connection with Conditional Use Review 16-51-CU for proposed demolition and rebuilding of a structure at 1012 Flat Rock Road on Thompson's Point.

We are adjoining property owners and leaseholders at 1046 Flat Rock Road and did not receive notice of the hearing that was held on May 4th between Zoning Board of Adjustment members Frank Tenney, Matt Zucker, and Jonathan Fisher, and applicant Peter Fenn. It is my understanding that adjoining property owners Norman Ernsting and Nina Cucchiari did not receive notice of the meeting, either.

None of the adjoining property owners attending the May 4th meeting because we were not informed that it was taking place. By sheer chance, I called the Town of Charlotte on May 16th to ascertain what was happening with the dilapidated structure at 1012 Flat Rock Road as I had heard that it had recently been sold to a buyer who was interested in rebuilding it. I spoke with Zoning Administrator Joe Rheume, who told me that a hearing and site visit had taken place on May 4th and that the hearing was continued because Mr. Fenn's application was incomplete. Mr. Rheume believe that consideration of the matter would resume on May 18th, but was not certain and suggested that I contact you.

We spoke by phone yesterday, at which time you made available the draft minutes from that meeting and the application Mr. Fenn had submitted, which we discussed. You confirmed that the hearing was to continue on May 18th, at which time Mr. Fenn was expected to provide additional information. You said that a site visit would not occur as that happened on May 4th.

The right of my husband and myself to adequately participate in this matter as adjoining property owners has been compromised because of the lack of notice of the May 4th hearing and its continuance, which was confirmed to us only yesterday. My husband will attempt to leave work early today so that we may attend tonight's meeting. Our presence should not be construed as a waiver of our objection to the deficient notice.

We also request a site visit at which we can be present.

Very truly yours,

Valerie Biebuyck