

January 25, 2018
5166 Lake Road
Charlotte, VT 05445

Town of Charlotte Zoning Board of Adjustment
Town of Charlotte, VT

RE: Proposed Maplefield's Gas Station

Dear Charlotte Zoning Board, Selectboard and Planning Commission,

This is a brief letter in response to the Zoning meeting on the proposed gas station at the corner of rte 7 and Church Hill Road held on 1/24/18.

Although I am not opposed to gas station at this site, I don't agree with the plan presented for our town.

The building and site works should be in keeping with the scale of our town. As I drive around our area I have found gas stations with a convenience store offering that do not overwhelm the site. For example, the Maplefields in Middlebury. The convenience store is in a modified colonial structure that fits in with the character of the street and town; it has a limited number of pumps, it has no canopy. The paved area is of modest size. Shelburne has two gas stations that conform to this plan. The Jiffy Mart and the Mobil Station. They have about 4 pumps (offer diesel at one pump), small paved area and no canopy. The buildings are one story and of modest size.

In the present plan there are two canopies: one for gas and one for diesel. This makes a huge visual difference and much more light pollution.

I think diesel could be offered at the regular gas site. The entire "truck" area including diesel pumps, canopy, truck parking and the idling issue, and traffic on Root Toad would be eliminated. This also frees up space for other uses.

The number of pumps should be considered. I can't recall the number proposed. Wouldn't 4 pumps all in one area be adequate?

To reduce light pollution for those residents nearby on Church Hill Road, Route 7, the West Village, not only should the lighted canopy be eliminated, but the hours of operation should be reduced.

There is a need to offer parking for people taking the bus and some parking for car pools. If the diesel area is eliminated there would be room for parking. If there is no place for bus riders to park at the site, they will have to park in the West Village and then cross a dangerous rte 7.

If Middlebury and Shelburne could keep their local gas stations to conform to their village look, I believe we can to. Eliminating the truck area, reducing light and reducing the hours of operation is key to keeping the size manageable.

Respectfully, Susan Smith