



Town of Charlotte

ESTABLISHED 1762

8/11/2016

Chris Coleman
529 Church Hill Road
Charlotte, VT 05445

Re: ZBA Decision on screening

Dear Chris,

On my visit in July we discussed the planting of trees in regards to the ZBA 15-07 decision and the location of a previous curb cut. I did research within the town records and did not locate an approved curb cut in those documents. In addition to there was no mention of a curb-cut in ZBA decision. If you want to create a curb cut you need to reapply to the Selectboard.

In regard to the natural screening the ZBA decision in part 4 states:

Pursuant to section 5.4 (2), the Applicant shall retain the existing natural screening along Church Hill Road, and install coniferous plantings of at least 4 feet in height above the natural grade, with the intent that the plantings will grow to at least 10ft in height when mature. The applicants shall select tree species that would be expected to grow ten feet in height within five years. The plantings shall be situated to provide adequate screening from Church Hill Road. Plantings shall be installed within seven months of this decision and shall be replaced in the event that a specimen dies,

Since that time I visited I see that you have planted some trees along Church Hill Road, however the trees planted do not adequately screen the property and are not the required four feet in height. The window that the Zoning Board wanted you to have this completed has passed, however I would like to give you until 9/11/2016, thirty days, to rectify the issue with screening to be in compliance with the ZBA decision. If the issue is not resolved at that time I will be forced to follow through with enforcement measures. In the short term I hope that we can work together to find compliance with this issue.

Please contact me if you have any questions.

Sincerely,

Joe Rheaume
Zoning Administrator

c: Parcel File

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