

1. Regarding the parcel and building site:
 - a. Town records and testimony was presented showing that...
 - i. William and Karen Bruett lease Lots 182 & 183 on Thompson’s Point from the Town
 - ii. This parcel is located at 900 North Shore Road and is in the Shoreland Seasonal Home Management District (SHM) (established by the Charlotte Land Use Regulations adopted November 2, 2010)
 - iii. The camp is located on Lot 183, Lot 182 in undeveloped.
 - b. Evidence presented for the existing structure and the proposed changes included...
 - i. Owner submitted drawings of the existing and proposed deck and elevations. The drawings are identified as “Bruett, 900 North Shore Road”.
 - ii. A Site Plan identified as “SCHEMATIC SITE PLAN—B”, 900 North Shore Road, Charlotte, Vermont Date-October 24

B. Findings of Fact

1. Regarding the parcel and building site:
 - a. The lots under consideration (182 & 183), are located on Thompson’s Point. Thompson’s Point is owned by the Town of Charlotte and the lots are leased to the camp owners. These lots are in the Shoreland Seasonal Home Management District (SHM) established by the Charlotte Land Use Regulations adopted November 2, 2010.
 - b. Lot 183 is developed with a camp that was built in 2001. The existing structure had received Zoning Board of Adjustment and Design Review approval for the project.
 - c. The existing camp was built with a second story deck 9.5 ft. x 4 ft. and a stairway extending nine feet from the structure was approved but not built. The project as proposed will not increase the number of square feet of the building footprint.
 - d. The proposed deck will extend six feet from the structure.

III. Decision

The Board concludes that this request (subject to the Conditions of Approval, *infra*) conforms to the General and Specific Standards of the Land Use Regulations for Conditional Use. This request is APPROVED with the following conditions and limitations.

Conditions of approval. The Board attaches the following conditions and safeguards that it deems necessary to implement the purposes of the land use regulations.

1. Construction on this project shall be completed in accordance with the plans described in Section A.1.d. of this decision.
2. No tree removal is approved.

3. Care shall be taken to avoid damage and stress on the trees.
4. Proposed deck is to be same color as the existing deck.
5. No construction activity shall occur between July 1 and Labor Day.

VOTE: -in favor, -absent

DATED AT CHARLOTTE, VERMONT, THIS _____ DAY OF DECEMBER, 2013.

Benjamin Pualwan
Chairman

THIS DECISION MAY BE APPEALED TO THE VERMONT ENVIRONMENTAL COURT BY THE APPLICANT OR AN INTERESTED PERSON WHO PARTICIPATED IN THE PROCEEDING. SUCH APPEAL MUST BE TAKEN WITHIN 30 DAYS OF THE DATE OF THIS DECISION, PURSUANT TO 24 VSA § 4471 AND THE VERMONT RULES FOR ENVIRONMENTAL COURT PROCEEDINGS.