

ZONING BOARD OF ADJUSTMENT - APPLICATION

TOWN OF CHARLOTTE

Office Use Only #ZBA-15-06

Planning & Zoning
P.O. Box 119

Date Received:

159 Ferry Road
Charlotte, VT 05445
Phone: 802-425-3533
Fax: 802-425-4241

Note: Decisions of the Zoning Board of Adjustment may be appealed to the Vermont Environmental Court within 30 days of the date of the Board's written decision. Zoning Permits will not be issued so as to become effective prior to the end of that appeal period.

E-Mail: Gloria@townofcharlotte.com btenney@townofcharlotte.com Hearing Date: October 14, 2015

Receipt # _____ Application Fee \$500 X Appeal Fee \$500 _____ Telecommunications Facilities Fee \$2,000 _____

*APPLICANT/REPRESENTATIVE (if different from owner) *

Name Edgewater Center LLC Name _____
Address 457 Cider Mill Rd Address _____
Cornwall VT 05753
Phone 802 922 0511 Phone _____

*Representative must submit a letter from the owner of the property authorizing him/her to represent them for permits, hearings, etc.

Map _____ Block _____ Lot _____ Parcel ID # 02-02-20.0 Thompsons Point Lot # _____ (see plans)

Property address 1046 Ethan Allen Highway

Zoning District Rte 7 Overlay Lot size 11.5± Lot frontage _____ % of Lot coverage (building) _____ (overall) _____ Building height _____

Existing front yard setback _____ Existing side yard setbacks 1. _____ 2. _____ Existing rear yard setback _____

This application references Zoning Bylaw section(s) _____

Plot Plan (a plot plan must be submitted showing the lot, existing structures and setbacks, easements, right-of-ways on or abutting the lot, septic primary and replacement areas, well, streams and any other information significant to this application) Submittals no larger than 11" x 17". All measurements must be accurate.

____ Use attached sheet to list all abutting property owners. Include those across any street, private road or right-of-way.

____ Applicant will be required to notify adjoining property owners, by certified mail or certificate of service, after a hearing date has been set.

____ Submit (1) original and (5) copies of complete application.

Application is for: (please check all that apply)

Conditional Use: Variance: _____ Thompson's Point Seasonal Dist: _____ Appeal: _____ Other: describe) _____

Describe your request: (When appropriate, make reference to attached documents, letters, photographs, etc.)

We are wanting to make the barn an event space under the adaptive use provision of historic structures

APPLICATION MUST BE RECEIVED AT LEAST 23 DAYS PRIOR TO THE HEARING DATE.
BE SURE TO COMPLETE ALL SECTIONS OF THE NECESSARY FORMS AND ATTACHMENTS. ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED.

Signature of applicant(s) [Signature] RECEIVED Date 8/18/15

AUG 18 2015
CHARLOTTE
PLANNING & ZONING

August 18, 2015

Town of Charlotte,

In accordance with the Conditional Use Review process, please note the following:

Section 3.12(A).

1. Please see reference the attached sound study. Noise is not considered to be an issue.
2. This standard does not relate to our project.
3. This standard does not relate to our project.
4. This standard does not relate to our project.
5. This standard does not relate to our project.
6. Our lighting plan will conform to the town's requirement of downward facing lights. The careful placement of natural screening and orienting of parking spaces will prevent lights from being a nuisance. Please see our lighting plan.
7. Our plan incorporates its own septic system and dedicated well. In addition, we also have created an engineer approved storm water plan. It should be noted, the property has an additional 10 acres of septic capacity that runs with the property.
8. Our facility will meet or exceed all current code requirements as they relate to fire and life safety. Our facility will not have explosives and or radioactive emissions.

Section 5.4(C).

1. The property will service its own septic and water needs. Our plan is situated on a road that is maintained by the state. Our plan incorporates the requests and needs of the local fire marshal. Letters of ability to serve will be provided.
2. The aesthetics of the barn are governed by the Preservation Trust of Vermont. The Vermont Land Trust influences the use of the barn to be in keeping with its conservation easement. Our plan does not impact the Town's view easement. Parking will be shielded with trees and shrubs. Based on the deterioration of property in recent years, we feel this is a tremendous enhancement to the community's view shed.
3. VTrans has approved our curb cut as one that can support the adaptive use of the property by widening it to 25 feet. VTrans also found the view of oncoming traffic from the north and south to be more than adequate to safely access and leave the property. Letters of ability to serve will be provided.

4. The property is surrounded on the south and west by the town's agriculture and wildlife refuge park land. Park hours will be followed at all times. Security personnel will be hired for private events as appropriate to ensure park hours and property boundaries are respected.
5. The Vermont Land Trust conservation easement and Preservation Trust of Vermont's façade easement are the governing bodies over our ability to incorporate renewable energy resources on our property.

Section 5.4(D).

1. Line 15 of the Town Vision states a goal of the town is to:

"To maintain and enhance the integrity and continued viability of natural and cultural features..."

Our plan is complete the restoration of one of the oldest and most recognized barns in Charlotte. The barn used to be home to cows and was supported by several hundred acres of farmland. Since the Varney's stopped farming the land, the property has been split up and the original farming complex is a small fraction of what it was and can no longer function as a dairy barn. In order to establish a sustainable property, it is essential to have a use that balances the large barn size and minimal agricultural land.

Lines 22-25 of the Town Vision states a goal of the town is to:

"To promote social, economic, cultural and racial diversity and ... enable environmentally-sensitive rural and small business enterprises.

Restoring a historic barn so both community and private events can be held will bring the local and tourist community to Charlotte while providing a positive economic impact to the area.

2. Our plan is situated within the designated farmstead complex without impacting the associated view easement.