

From: Gregory Smith <gbmainesmith@gmail.com>  
Sent: Monday, December 11, 2017 10:09 AM  
To: Dean Bloch  
Cc: Daryl Benoit  
Subject: Re: Zoning Board of Adjustment Meeting

Thank you, Dean. I'll review with vigor.

Greg

On 11 December 2017 at 09:55, Dean Bloch <Dean@townofcharlotte.com> wrote:  
Hi Greg,

Regarding your questions about the application, I'm forwarding your questions to Daryl Benoit, the Town Planner—feel free to follow up with him. I do not generally get involved with zoning board applications.

With regard to the consideration of adjoining property owners—the Land Use Regulations (and the Zoning Bylaws that were in effect prior to adoption of the Land Use Regulations) are pretty closely based on state statute—Title 24 section 4414(3): <http://legislature.vermont.gov/statutes/section/24/117/04414> . I believe most other towns in Vermont use pretty nearly the same language.

Your best bet is to find a provision in the regulations that supports your position.

Best,  
Dean

From: Gregory Smith [mailto:gbmainesmith@gmail.com]  
Sent: Sunday, December 10, 2017 11:56 AM  
To: Dean Bloch <Dean@townofcharlotte.com>  
Subject: Zoning Board of Adjustment Meeting

Dean,

Unfortunately I can't make the Dec 13 session because of competing (pickleball) obligations. I am concerned regarding the proposed construction at the home across the street between my home and Lake Champlain because I cannot tell from the drawings provided whether the proposed second story on the property at 701 Hills Point Road will impair our view of the lake.

More concerning yet is that nowhere in the zoning board criteria is the impact on existing property owners' views given any weight. I know vista impact factors in zoning considerations elsewhere. In Maine, for example, it factors heavily. I believe it even applies elsewhere in the Peoples Republic of Vermont. Why, pray, do we not give it weight here?

Greg