

ZONING BOARD OF ADJUSTMENT - APPLICATION

TOWN OF CHARLOTTE

Planning & Zoning

P.O. Box 119

159 Ferry Road

Charlotte, VT 05445

Phone: 802-425-3533

Fax: 802-425-4241

E-Mail: Gloria@townofcharlotte.com

Receipt # 17-43 Application Fee \$500 Appeal Fee \$500 Telecommunications Facilities Fee \$2,000

Office Use Only #ZBA-17-43

Date Received:

RECEIVED

APR 17 2017

CHARLOTTE PLANNING & ZONING

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.

Hearing Date:

*APPLICANT/REPRESENTATIVE (if different from owner)

Name Kathryn Milillo Name Robert Stein

Address 89 Olympus Road Address same Proctor, VT 05765

Phone 802 459 3398 Phone 802 236 4139

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

Map 41 Block 50 Lot 21 Parcel ID # 00033-0117 Thompsons Point Lot #

Property address 117 Lanes Lane

Zoning District Shoreland Seasonal Lot size 0.31 Lot frontage 100' % of Lot coverage (building) (overall) Building height 12'

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

This application references Zoning Bylaw section(s) 2.7 Shoreland Seasonal

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.)

To slightly modify our 1950's era camp so that it is more reflective of the Adirondack style of Cottages on Thompson's Point.

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.

[Handwritten signature]

4/14/17

Information available from Town Lister and Tax Map.

| | |
|---|--|
| Name Address <u>Blodgett Kerl</u> <u>#19 Lane Lane</u> | Name Address <u>Point Bay Marine</u> |
| Parcel # Map _____ Block _____ Lot <u>202</u> | Parcel # Map <u>50</u> Block _____ Lot _____ |
| Name Address <u>Town of Charlotte</u> | Name Address _____ |
| Parcel # Map _____ Block _____ Lot _____ | Parcel # Map _____ Block _____ Lot _____ |
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| Parcel # Map _____ Block _____ Lot _____ | Parcel # Map _____ Block _____ Lot _____ |

TABLE 5.1 DEVELOPMENT REVIEW APPLICATION MATERIALS

| Required Information (unless waived) | Conditional Use Review | Applicant's checklist |
|--|------------------------|-----------------------|
| 1. Names, addresses of property owner(s) of record and persons preparing the application | ✓ | |
| 2. Names, addresses of the owner(s) of record of adjoining and facing properties; proof of notification | ✓ | |
| 3. Project description [maximum one page summary] | ✓ | |
| 4. Site location map showing project location in relation to town roads, surface drainage and adjoining and facing parcels | ✓ | |
| 5. Legal deeds, decisions, and all recorded plats relative to the property/application | ✓ | |
| 6. Town data overlay map (provided by the town) with a sketch of the project footprint(s) | ✓ | |
| 7. Site plan, drawn to scale, prepared by a registered land surveyor, civil engineer, architect, landscape architect and/or other person(s) approved by the Board or Commission, showing as applicable: | ✓ | |
| a. Date, scale, north arrow, title block, preparer information | ✓ | |
| b. Legal property boundaries | ✓ | |
| c. Zoning district boundaries (inc. designated flood hazard areas) | ✓ | |
| d. Required setbacks and designated building envelope, if any | ✓ | |
| e. Site features and vegetation in the vicinity of the project: prime agricultural soils, active agricultural areas, surface waters, wetlands, shorelines and associated setback and buffer areas, critical wildlife habitat areas, prominent ridgelines and hill tops, steep slopes (15% to 25%, 25%+); structures (e.g., buildings, walls, fence lines, signs), including known historic sites and structures; existing parking, loading and service areas, roads and driveways, utility corridors, water supply and wastewater system locations; rights-of-way and easements. | ✓ | |
| f. Proposed structures (footprints); land use; roads, driveways, and pedestrian walkways; parking, loading and service areas; utility corridors; water supply and wastewater system locations; rights-of-way and easements | ✓ | |
| g. Proposed site grading and drainage | ✓ | |
| h. Proposed landscaping, screening, lighting and signage | ✓ | |
| i. Channel, floodway and base elevations | | |
| 8. Photographs of the site | ✓ | |
| 9. Preliminary architectural elevations (for new structures, additions) | | |
| 10. Draft legal documents (e.g., proposed easements, improvement or maintenance agreements) | ✓ | |
| 11. Construction schedule, including the sequence and timing of proposed site development and related improvements | ✓ | |
| 12. The following information, as applicable for a particular use or zoning district, or as requested by the Board or Commission to determine conformance with these regulations: | | |
| a. Landscaping plan (including landscaping material specifications) | ✓ | |
| b. Lighting plan (including lighting fixture specifications) | ✓ | |
| c. Shoreland management plan | ✓ | |
| d. Stormwater management and erosion control plan | ✓ | |
| e. Traffic impact analysis (current and proposed traffic volumes, capacities, levels of service, proposed improvements) | ✓ | |
| f. Environmental impact analysis (analysis of potential environmental impacts, proposed mitigation measures) | ✓ | |
| g. Visual impact analysis (analysis of potential visual impacts, proposed mitigation measures) | ✓ | |
| h. FEMA Elevation Certificate | | |
| i. FEMA Floodproofing Certificate [nonresidential buildings] | | |
| j. Hydraulic analysis [for development located within the floodway] | | |
| k. Description of any proposed watercourse alterations or relocations | | |

Section 5.4 Conditional Use Review

(A) **Applicability.** Any use or structure requiring conditional use approval shall not be issued a zoning permit by the Zoning Administrator until the Board of Adjustment grants such approval in accordance with the Act [§4414(3)], and the following standards and procedures.

(B) **Review Process.** Upon determination that an application is complete, a public hearing will be warned in accordance with Section 9.9(C). In accordance with the Act [§4464(b)] and Section 9.9(E), the Board shall act to approve, approve with conditions, or disapprove on each matter of an application for conditional use review; and shall issue a written decision within 45 days of the date of the final public hearing to include findings, conditions of approval, and provisions for appeal to Environmental Court. Failure to act within the 45 day period shall be deemed approval, effective on the 46th day.

(C) **General Standards.** In accordance with the Act [§4414(3)], the Board shall determine that the proposed conditional use shall not result in an undue adverse effect on any of the following:

- (1) **The capacity of existing or planned community facilities and services.** The Board shall consider the demand for community facilities and services that will result from the proposed development in relation to the existing and planned capacity of such services and facilities, and the adopted municipal capital budget and program currently in effect. The Board may request information or testimony from appropriate local officials to help evaluate potential project impacts on existing and proposed community facilities and services. Conditions may be imposed regarding the provision of services and facilities, and/or the timing and phasing of development in relation to anticipated municipal capital expenditures or improvements, to minimize any adverse impacts to community facilities and services.

Our plan will not affect facilities & services.

- (2) **Character of the area affected.** The Board shall consider the design, location, scale, and intensity of the proposed development in relation to the character of adjoining and other properties likely to be affected by the proposed use. Conditions may be imposed as appropriate to ensure that the proposed development is compatible with the character of the area, as defined by zoning district purpose statements, and specifically stated policies and standards of the municipal plan. Conditions may be imposed as necessary to eliminate or mitigate adverse impacts, including but not limited to conditions on the design, scale, intensity or operation of the proposed use.

No footprint additions are planned. We want to update and improve the camp and follow review board conditional use regulations.

- (3) **Traffic on roads and highways in the vicinity.** The Board shall consider the potential impact of traffic generated by the proposed development on the capacity, safety, efficiency, and maintenance of roads, highways, intersections, and bridges in the vicinity. A traffic impact assessment may be required. Conditions may be imposed as necessary to ensure that a proposed development will not result in unsafe conditions for pedestrians or motorists, including but not limited to physical improvements on or off site, or the use of accepted traffic management strategies.

We propose no change to affect traffic.

- (4) **Bylaws in effect.** The Board shall determine whether the proposed development conforms to other municipal bylaws and ordinances currently in effect, including but not limited to road, water or wastewater ordinances. The Board shall not approve a proposed development that does not meet the requirements of other bylaws and ordinances in effect at the time of application.

We are not changing waste water permit or highway access ordinances.

- (5) **The use of renewable energy resources.** The Board will consider whether the proposed development will interfere with the sustainable use of renewable energy resources by either diminishing their future availability on the subject parcel, or by interfering with neighboring property owners' access to such resources (e.g., for solar or wind power). Conditions may be imposed as appropriate to ensure access to and the long-term availability of renewable energy resources.

No renewable energy resources are planned.

(D) **Specific Review Standards.** In addition to general standards under subsection 5.4(C), the Board may also consider the following and impose conditions as appropriate to reduce or mitigate the adverse impacts of a proposed development:

- (1) **Conformance with the Town Plan.** Whether applications conform to policies and objectives of the *Charlotte Town Plan*, and do not adversely affect significant natural, cultural or scenic features identified in the town plan, including natural areas, wildlife habitat, productive forests and farmland, surface waters, wetlands, water supplies and aquifers, historic sites, and scenic views or vistas in the vicinity of the proposed development.

We plan to conform to policies and objectives of the Town Plan and improve the scenic view for others.

- (2) **Additional Restrictions.** All conditional uses shall comply with the dimensional, density, siting and associated standards for the district(s) in which the use or development is located, including overlay districts, however the Board may require increased setbacks and buffers, or reduced lot coverage or densities of development to avoid or mitigate adverse impacts to adjoining properties or significant natural, cultural or scenic features in the vicinity of the site.

This building is a non-conforming structure; we are adjusting it slightly to suit our needs and improve it.

- (3) **Performance Standards.** The Board shall consider whether the proposed development will meet applicable performance standards under Section 3.12, and may impose conditions on the installation, operation, storage or maintenance of devices or materials necessary to meet these standards. In determining appropriate performance standards, the Board may consult with state officials, and consider accepted industry standards. In addition, the Board may limit hours of operation so that the use shall be consistent with the character of the area. Evening or night operations shall be permitted only if noise levels, lighting and traffic will not unreasonably interfere with surrounding uses.

Section 3.12

Performance Standards

(A) The following performance standards must be met and maintained for uses in all districts, except for agriculture and forestry, as measured at the property line. In determining compliance, the burden of proof shall fall on the applicant. The Town or a complainant shall be required to provide reasonable proof if challenging compliance after a permit has been issued. The Planning Commission or Board of Adjustment may require periodic reporting as a permit condition to confirm ongoing compliance. No use, under normal conditions, shall cause or result in:

- (1) noise in excess of 70 decibels, or which otherwise represents a significant increase in noise levels in the vicinity of the use so as to be incompatible with the surrounding area; or within the Commercial/ Light Industrial District, noise in excess of 75 decibels;

The use of this camp is recreational and noise will not be a factor.

- (2) clearly apparent vibration which, when transmitted through the ground, is discernable at property lines without the aid of instruments;

We propose no changes to affect vibration.

- (3) smoke, dust, noxious gases, or other forms of air pollution which constitute a nuisance or threat to neighboring landowners, businesses or residents; which endanger or adversely affect public health, safety or welfare; which cause damage to property or vegetation; or which are offensive and uncharacteristic of the affected area;

We propose no changes that might affect smoke, dust, noxious gases, or other forms of air pollution.

- (4) releases of heat, cold, moisture, mist, fog or condensation which are detrimental to neighboring properties and uses, or the public health, safety, and welfare;

We propose no changes that will release heat, cold, moisture, mist, fog or condensation.

- (5) electromagnetic disturbances or electronic transmissions or signals which will repeatedly and substantially interfere with the reception of radio, television, or other electronic signals, or which are otherwise detrimental to public health, safety and welfare, except from facilities which are specifically licensed and regulated through the Federal Communications Commission (FCC).

We propose no changes that could affect electromagnetic disturbances or electronic transmissions or signals.

- (6) glare, lumen, light or reflection which constitutes a nuisance to other property owners or tenants, which impairs the vision of motor vehicle operators, or which is otherwise detrimental to public health safety and welfare;

We have no plans to affect current lighting.

- (7) liquid or solid waste or refuse which cannot be disposed of by available methods without undue burden to municipal or public disposal facilities, which pollutes surface or ground waters, or which is otherwise detrimental to public health, safety and welfare; or

We propose no changes to liquid or solid waste or refuse disposal.

- (8) undue fire, safety, explosive, radioactive emission or other hazard which endangers the public, public facilities, or neighboring properties, or which results in a significantly increased burden on municipal facilities and services.

We propose no changes affecting fire safety, explosive, radioactive emission or other hazards.

TABLE 2.7 SHORELAND SEASONAL HOME MANAGEMENT DISTRICT (SHM)

(A) **Purpose.** The purposes of the Shoreland Seasonal Home Management District are (1) to protect and preserve, for seasonal residential use only, those areas of Thompson's Point that have been historically developed for seasonal residential use and have remained essentially unchanged over the years; (2) to protect the unique historic and physical character of these areas; (3) to protect the scenic beauty of the shoreland and lake, as viewed from the lakeshore and the water; (4) to protect the environmental quality of the area and the lake, and (5) to allow for development which does not adversely affect the town's natural and scenic resources or properties and uses in the vicinity, and is compatible with the rural character of the town as expressed in the *Charlotte Town Plan*.

(B) Allowed By Right (No permit needed)

1. Agriculture [see Section 9.2]
2. Forestry [see Section 9.2]

(C) Permitted Uses

1. Dwelling/Seasonal (pre-existing only)

(D) Conditional Uses

1. Accessory Structure [see (F)(2)]
2. Municipal Facility [see (F)(3); Section 4.15]
3. Demolition of an existing structure or portion thereof [see (F)(9)]
4. Alteration of an existing structure [see (F)(7) and (F)(8)]
5. Replacement of an existing structure see (F)(9)]
6. Shoreline Improvements [see (F)(11)]

(E) Dimensional Standards (unless otherwise specified by use type):

Minimum Lot (Leasehold) Area: NA [see F(1)]
Minimum Frontage/Road: Existing
Minimum Frontage/Shore: Existing
Minimum Setback/Front: 50 feet (from ROW)
Minimum Setback/Side: 50 feet
Minimum Setback/Rear: 50 feet
Minimum Setback/Shore: Existing (see (F)(8))

Maximum Height: (Section 3.5): Lesser of 30 ft or 2 stories
Maximum Building Coverage: 7% [see (F)(7)]
Maximum Lot Coverage: 10%

Subdivision: Not allowed
PRDs: Not Allowed
PUDs: Not Allowed

(F) District Standards:

- (1) For the purposes of these regulations, leaseholds shall be considered lots. No further subdivision of leaseholds, other than boundary adjustments that do not result in the creation of additional leaseholds, is allowed.

We do not propose any subdivisions.

- (2) Accessory structures to allowed residential uses within this district are limited to one structure per leasehold (e.g., a utility shed) that does not exceed eight (8) feet in width, 12 feet in length, or 12 feet in height. Accessory dwellings of any type are specifically prohibited in this district.

We are requesting that a wood storage unit on our property at purchase be moved closer to the existing storage shed.

- (3) Municipal facilities allowed within this district are limited to municipally owned and/or operated outdoor recreational facilities (parks, beaches, lake access, other outdoor facilities and associated accessory structures), and municipal water and wastewater systems.

- (4) In addition to the provisions of Section 3.15, existing native woody vegetation between the shoreline and a structure shall be preserved and maintained. No existing or proposed use or activity shall result in soil erosion or adversely impact designated wildlife habitat areas. All trees on leased lots are owned by the Town, and permission from the Tree Warden shall be required for cutting or pruning within this district. Dead or storm damaged trees shall not be cut unless they are determined by the Tree Warden to be a hazard to structures or to public safety.

We are requesting no change to existing trees; we would like to add a clump birch tree and several cedar shrubs for screening our entrance.

- (5) Ordinary maintenance and repair of an existing structure which does not alter its footprint, height, appearance or historic character does not require a zoning permit.

We plan some ongoing maintenance as permitted

- (6) No construction activity other than routine maintenance shall occur within this district between July 1 and Labor Day.

- (7) The alteration or expansion of an existing principal structure may be approved by the Board of Adjustment subject to conditional use review under Section 5.4, provided that:

- (a) the building footprint which is covered by a roof (including covered porches and decks) does not exceed seven percent (7%) of the area of the leasehold it occupies; and

Our compliance is dependant on existing structures and our desire to maintain the property as is.

- (b) the alteration or expansion is not for the purpose of increasing occupancy; and

We do not plan to increase occupancy.

- (c) the applicant can demonstrate that all municipal and state regulations for sewage disposal are met for each structure altered or expanded including, where applicable, the Thompson's Point Wastewater System Sewer Ordinance.

We meet all current regulations with pre-existing non-conforming structures.

- (8) The alteration, expansion or repair of any structure shall not reduce the structure's existing setback distance from the shoreline (mean high water mark) as of the effective date of these regulations, nor increase the height of the structure so that it exceeds two (2) stories or 30 feet, whichever is less.

We are not expanding any structure

- (9) Demolition and alterations, expansions or repairs that change the appearance, height, footprint or historic character of an existing structure are subject to conditional use under Section 5.4, design review under Subsection (G), and the requirements of Section 3.1. Historic structures damaged beyond repair may be replaced within the same footprint, subject to conditional use review under Sections 5.4, and design review under Subsection (G).

We are planning to change windows that are currently installed to a style that better fits Adirondack structures in the area.

- (10) Temporary docks which are wooden or metal, used only for noncommercial purposes, are mounted on piles or floats, and removed at the end of each season do not require a zoning permit if the total (combined) length of all docks under single ownership does not exceed 50 feet (from Mean High Water), and the total (combined) area of all docks, including deck areas, does not exceed 500 square feet. No concrete, masonry, earth or rock fill, sheet piling, bulkheading, cribwork, or similar construction may form any part of the dock. Other types of docks shall be considered shoreline improvements.

We meet these requirements

- (11) Shoreline Improvements are exempted from shoreline setback requirements, but shall be sited and designed to avoid wetlands, designated wildlife habitat, and other sensitive shoreline features; shall minimize surface runoff, channelling and soil erosion; and shall avoid adverse impacts and obstructions to adjoining shoreland areas.

No change to shoreline is proposed.

**APPLICATION FOR REVIEW FOR THE
SHORELAND SEASONAL HOME MANAGEMENT DISTRICT**

| | | |
|---|---|--|
| TOWN OF CHARLOTTE PLANNING & ZONING P.O. BOX 119 CHARLOTTE, VERMONT 05445-0119 Phone 802-425-3533 | FOR OFFICE USE ONLY: Application No: _____ Date received: _____ | |
| | DRG Report: _____ ZBA Hearing: _____ | |

| | |
|--|---|
| Property owner: <u>Kathryn Milillo & Robert Stein</u> Address: <u>89 Olynthus Road</u> <u>Proctor, VT 05765</u> Telephone: <u>802 459 3398</u> <u>(802) 236-4139 (C) Bob</u> | *Applicant's name: <u>same</u> Address: _____ Telephone: _____ *If applicant and owner are not the same, applicant must attach a letter of authorization from the owner. |
|--|---|

| | |
|--|--|
| Location of property: <u>117 Lanes Lane</u> Tax Map No: Map <u>41</u> Block <u>50</u> Lot <u>301²</u> Deed Reference: Volume _____ Page _____ Date _____ Lot size: <u>0.31</u> Size determined from? Survey _____ Deed _____ tax map _____ Is this property on the Historic Register? Yes _____ No <input checked="" type="checkbox"/> Will this request require the cutting of any trees? Yes _____ No <input checked="" type="checkbox"/> If yes, describe the type and size of tree(s) and locate them on the plot plan. | In square feet, what is the building footprint which is covered by a roof (including covered porches and covered decks)? <u>1665</u> Is this request for the demolition or removal of an existing structure? Yes _____ No <input checked="" type="checkbox"/> Will this alteration or expansion increase the footprint which is covered by a roof? Yes _____ No <input checked="" type="checkbox"/> If yes, what is the number of square feet in the expansion? _____ What will be the total square feet of the building footprint covered by a roof after the expansion?(or demolition) _____ total square feet What is the total amount of square feet not covered by a roof? _____ |
|--|--|

| | |
|---|--|
| List the total number of the existing rooms and their use. <u>3 rooms</u> <u>2 bedrooms, 1 living/kitchen</u> | Give the building footprint as a percent of lot size: (Maximum allowed is 7%) Existing _____ Proposed _____ Building height: existing <u>12</u> feet proposed <u>12</u> feet |
|---|--|

| | |
|--|--|
| List the total number of proposed rooms and their use. | Will the alteration or expansion be for the purpose of increasing occupancy of the structure? Yes _____ No <input checked="" type="checkbox"/> Explain: _____ Will there be any change in the plumbing? Yes <input checked="" type="checkbox"/> No _____ Explain: <u>Interior plumbing to move appliances</u> |
|--|--|

Before Conditional Use approval by the Zoning Board of Adjustment for alteration or expansion of existing principal structures in the Shoreland Seasonal Home Management District, the applicant must be able to demonstrate that all provisions and conditions of the Town of Charlotte Sewage Ordinance and all applicable regulations for sewage disposal including, where applicable, the Thompson's Point Wastewater system Sewer Use Ordinance and the State of Vermont Indirect Discharge Permit for the Thompson's Point Wastewater System, are met for each structure altered or expanded.

- Applicants are to submit separate site plans drawn to scale. The drawings submitted with this application will be the same drawings submitted with your application to the Zoning Board of Adjustment.
- site plan of property and structures as they exist
 - site plan of property and structures as proposed
 - drawings of existing floor plan showing use of each room
 - drawings of proposed alterations/expansion and floor plan showing use of each room
 - legal property boundaries
 - setbacks to all property lines, shoreline (98 feet mean high water mark)
 - all buildings and structures on neighboring lots that are within 50 feet of the property line
 - existing features (include topography, natural resources, existing structures, roads, easements, rights of way, deed restrictions)
 - proposed structures, roads, driveways
 - proposed landscaping, screening, site grading, drainage
 - water supply and sewage disposal locations
 - elevations for new alterations or expansion
 - specifications of the materials to be used
 - photographs of the property showing existing structures
 - any other supporting information that will help the Design Review Committee understand the project
- The application shall not be deemed complete until all of the applicable materials above have been submitted.

CERTIFICATION
 I certify that the information on this application, and all accompanying material, is accurate and complete to the best of my knowledge and belief.

 Signature of Applicant

 Date



Town of Charlotte

ESTABLISHED 1762

Requirements for submission to Charlotte Design Review Committee for work on Thompson's Point.

SITEPLAN 1" = 16' or 1" = 20'
(with footprints, boundaries, setbacks, drives and walks, and lot coverage)

ROOF PLAN 1/4" = 1'-0"

FLOOR PLANS 1/4" = 1'-0"
EXISTING and PROPOSED

ALL ELEVATIONS 1/4" = 1'-0"
PROPOSED (noted with finishes)

SUBMITTAL REQUIREMENTS

FOUR COPIES OF THE COMPLETE APPLICATION AND PLANS TO BE SUBMITTED TO THE PLANNING & ZONING OFFICE. (The size of one set of plans to be either 8 1/2" x 11" or no larger than 11" x 17")

PHOTOGRAPHS

ELEVATIONS (all)
(COLOR PHOTOCOPY OF SNAPSHOTS ACCEPTABLE)

Dec 2002
C:\ZONING\Requirements for submission to Charlotte Design Review Committee for work on Thompson.doc

159 FERRY ROAD P.O. BOX 119 CHARLOTTE, VERMONT 05445-0119.

TOWN CLERK: (802) 425-3071 ♦ PLANNING & ZONING: (802) 425-3533 ♦ LISTER: (802) 425-3855 ♦ FAX: (802) 425-4241

(G) District Design Review Standards. Before granting conditional use approval for any alteration, expansion, demolition, or removal of any portion of any principal structure in this district, the Board of Adjustment shall seek the recommendations of the Design Review Committee, based on information found in the Historic Sites and Structures Survey for the Town of Charlotte, prepared by the Vermont Division for Historic Preservation, and the report titled "A Natural and Cultural Resource Inventory and Planning Recommendations for Thompson's Point, Charlotte, Vermont" (September 1990, as may be amended). Copies of both reports are available for review at the Planning and Zoning Office. In addition, the Committee's recommendation to the Board shall include its findings with regard to the following design review criteria:

- (1) The size, scale, style, design and materials of any structural alteration, expansion or replacement are consistent and harmonious with existing structures, and with the overall historic and aesthetic character of the area.

- (2) Natural features should be identified.

- (3) Alterations or additions to an historic structure shall preserve the historic appearance of the structure and not alter the structure's historic integrity.

- (4) Alterations to existing structures and new structures within the district shall be compatible with the visual elements of surrounding historic structures and the overall historic and aesthetic character of the area.

- (5) The demolition of structures of historic significance shall be discouraged.
