



Charlotte Planning & Zoning

PO Box 119 / 159 Ferry Road
Charlotte, VT. 05445
Phone (802)425-3533
Fax: (802)425-4241

Planning & Zoning Permit Application

Use for ALL Planning & Zoning Permit Applications. See relevant Checklist and Questionnaire for specific requirements.

Project Location: LOT 52 THOMPSONS POINT CHARLOTTE, VT Date: 4/27/2018

Property Owner: DOUG MARIBOE

Postal Address: 314 SOUTH MAIN ST.

City, ST, Zip: HIGHTSTOWN, N.J. 08520

Phone #: CELL - 609-915-7133

E-mail: dmariboe@peddie.org

Signature: _____

I am the owner and certify all information on this form and additional forms are correct to the best of my ability. I Duly authorize the applicant (if needed) to act on my behalf for all matters pertaining to the permit process.

Applicant: TOM KOERNER

Postal Address: 7094 DORSET ST.

City, ST, Zip: SHELBOURNE, VT.

Phone #: 905-8968

E-mail: KOERNERDESIGN@GMAIL.COM

Signature: _____

If authorized I certify all information on this form and additional forms are correct to the best of my ability.

Existing use of property: SEASONAL CAMP

Proposed use of property: SEASONAL CAMP

Description of Proposed Project: 3AC H/ ADDITION TO EXISTING CAMP

Specific Property Information

District: _____ Map: _____ Block: _____ Lot: _____ Parcel ID: _____ Lot Size: _____

- Within 30 days of submission, the permit application shall be reviewed for completeness, and if complete, will be processed administratively or referred to the proper Board for review.
- Decisions are subject to an appeal period. (15 days for administrative; 30 days for Board Decisions)
- If you require assistance completing this or other forms, visit or call the Planning & Zoning office.

Office Use Only: Date Received: ___/___/___

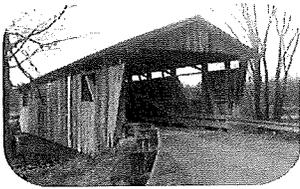
Type: Basic ___ Conditional Use ___ Variance ___ Appeal ___ Site Plan ___ Sketch Plan ___ Boundary ___

Check #: _____ Amount Paid: _____ Permit # _____ Hearing Date: ___/___/___

Warning: Date Published ___/___/___ Date Sent ___/___/___ (Applicant, Neighbors)

Staff Report: ___/___/___ Date Hearing Closed: ___/___/___ 45 Day Deadline: ___/___/___

Ver



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Conditional Use Review Questionnaire

Use for all Zoning Permit Applications **Requiring** Zoning Board Conditional Use Approval

Property Owner: Douglas Mariboe Project Location: 556 Flat Rock Road Permit #: _____

1. Effect on community facilities and services that will result from the proposed development?

_____ NO EFFECT _____

2. Character of the area affected. (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?)

Character will not be affected or compromised, but will enhance the nature of the property while keeping the historic flavor and architecture of the existing neighborhood. _____

3. Traffic on roads and highways in the vicinity. (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.)

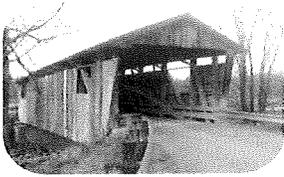
_____ NO IMPACT _____

4. Bylaws in effect. Does proposed development conforms to other municipal bylaws and ordinances currently in effect, including but not limited to road, water or wastewater ordinances?

____ Yes it does. No proposed bedrooms or bathrooms. _____

5. The use of renewable energy resources. Will the proposed development 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)

_____ NOT APPLICABLE _____



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Performance Standards Questionnaire

Use for all Zoning Permit Applications

Property Owner: Doug MARLBOROUGH Project Location: LOT 52 THOMPSONS POINT Permit #: _____

The Zoning Board Adjustment may require periodic reporting as a permit condition to confirm ongoing compliance.

Will the proposed development 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;
_____ NO _____
- (2) clearly apparent vibration which, when transmitted through the ground, is discernable at property lines without the aid of instruments;
_____ NO _____
- (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;
_____ NO _____
- (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;
_____ NO _____
- (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).
_____ NO _____
- (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;
_____ NO _____
- (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
_____ NO _____
- (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
_____ NO _____

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

<p>TOWN OF CHARLOTTE PLANNING & ZONING P.O. BOX 119 CHARLOTTE, VERMONT 05445-0119 Phone 802-425-3533</p>	<p>FOR OFFICE USE ONLY: Application No: _____ Date Received: _____ DRC Report: _____ ZBA Hearing: _____</p>
<p>Property owner: <u>DAVE MARIBOE</u> Address: <u>314 SOUTH MAIN ST. HIGHSTOWN, N.J. 08520</u> Telephone: <u>CELL 609-915-7133</u></p>	<p>*Applicant's name: <u>TOM KORONOR</u> Address: <u>7094 DORSOT ST. SHREBURNE, VT.</u> Telephone: <u>955-5968</u> <i>*If applicant and owner are not the same, applicant must attach a letter of authorization from the owner.</i></p>
<p>Location of property: <u>LOT 52 THOMPSONS PT</u> Tax Map No: Map _____ Block _____ Lot _____ Deed Reference: Volume _____ Page _____ Date _____ Lot size: <u>5592</u> Size determined from? Survey <input checked="" type="checkbox"/> Deed <input type="checkbox"/> tax map <input checked="" type="checkbox"/> Is this property on the Historic Register? Yes <input type="checkbox"/> No <input type="checkbox"/> Will this request require the cutting of any trees? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, describe the type and size of tree(s) and locate them on the plot plan. <u>1-9" MAPLE</u></p>	<p>In square feet, what is the building footprint which is covered by a roof (including covered porches and covered decks)? <u>1710 (Proposed)</u> Is this request for the demolition or removal of an existing structure? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Will this alteration or expansion increase the footprint which is covered by a roof? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, what is the number of square feet in the expansion? <u>396 sq'</u> What will be the total square feet of the building footprint covered by a roof after the expansion?(or demolition) <u>1710</u> total square feet What is the total amount of square feet not covered by a roof? <u>526</u></p>
<p>List the total number of the existing rooms and their use. <u>3 BR DINING</u> <u>2 BA PORCH (ENCLOSED)</u> <u>LIVING</u></p>	<p>Give the building footprint as a percent of lot size: (Maximum allowed is 7%) Existing <u>1276</u> Proposed <u>1672</u> Building height: existing <u>18</u> feet proposed <u>18</u> feet</p>
<p>List the total number of proposed rooms and their use. <u>1 "GATHERING ROOM" 18'x22'</u></p>	<p>Will the alteration or expansion be for the purpose of increasing occupancy of the structure? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Explain: Will there be any change in the plumbing? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Explain:</p>

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 H2O FROM LAKE?
- 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] 4.27.2018
Signature of Applicant Date

(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.

YES

- (2) Natural features should be identified.

DONE

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

YES

- (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.

YES

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

YES