

Charlotte Conservation Commission

June 8, 2024

To: Members of the Charlotte Development Review Board and Project Applicants

RE: **DRB-24-062-CU Hoehl**

The Charlotte Conservation Commission (CCC) has reviewed **DRB-24-062-CU Hoehl**. The CCC received notice of this application on May 8, 2024. We have reviewed the application and offer the following comments regarding conservation:

- The DRB should consider the following land use regulation for the Shoreland Seasonal Home Management District:
 - "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" (p. 17)
- The DRB should discuss that the deck would increase the lot coverage from 10% to 11%, according to the application. The Shoreland Seasonal Home Management District's dimensional standard for maximum lot coverage is 10%.

Both of these land use regulations support the district's purpose to protect the environmental quality of the area and the lake by minimizing encroachment on the lakeshore and minimizing impervious surfaces.

Thank you for your time.

—The Charlotte Conservation Commission