Charlotte Conservation Commission recommendations for Thompson's Point LUR changes.

Our suggestions are outlined in magenta.

TABLE 2.7 SHORELAND SEASONAL HOME MANAGEMENT DISTRICT (SHM)

A. 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; (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)
2. Accessory Structure [see (F)(2)]
3. Demolition of an existing structure or portion thereof [see (F)(9)]

(**D) Conditional Uses**

1. Municipal Facility [see (F)(3); Section 4.15]
2. Alteration, expansion or replacement of an existing seasonal dwelling [see (F)(7),(F)(8) and(G)]
3. Replacement of an existing seasonal dwelling [see (F) (7) and (F)(8)]]
4. Shoreline Improvements [see (F)(11)]

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

Minimum Lot (Leasehold) Area: existing [see F(1)]		Maximum Height: (Section 3.5): Lesser of 30 feet or 2 stories max
Minimum Frontage/Road:	Existing	
Minimum Frontage/Shore:	Existing	Maximum Building Coverage: 7% or 1300sqf including outbuildings whichever is less
Minimum Setback/Front:	50 feet (from ROW)	Maximum Lot Coverage: 10%
Minimum Setback/Side:	50 feet	Subdivisions: Not Allowed
Min. Setback/Shore:	100 feet or existing (see(F)(9)]	PRDs: Not Allowed
		PUDs: Not Allowed

(F) **District Standards:**

(1) For the purposes of these regulations, leaseholds shall be considered a single lot. No further

subdivision of leaseholds nor boundary adjustments are allowed.

(2) Utility sheds for allowed residential uses within this district are limited to one structure per leasehold (e.g., a utility shed) whose footprint (as defined per F8, below) does not exceed eight (8) feet in width, 12 feet in length, and 12 feet in height.

(3) Accessory dwellings and extended use of temporary living quarters (including campers, recreational vehicles and dwellings built on trailers) are prohibited in this district.

(4) 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.

(5) In addition to the provisions of Section 3.15 (G), maintenance of shoreland vegetation must conform with the State Shoreland Protection Act, meaning existing native vegetation shall be preserved and maintained. Existing gardens and lawns may be maintained, but not extended. New lawns are not allowed. No existing or proposed use or activity shall result in soil erosion or adversely impact 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 standing trees within this district. Dead or storm damaged trees shall not be removed unless they are determined by the Tree Warden to be a hazard to structures or to public safety. Stumps of cut trees shall be left in place. No trees shall be cut on steep or very steep slopes unless they pose a danger as determined by the Tree Warden. A vegetative cover must be maintained on a minimum of 70% of a lot or replanting with native, non-invasive species shall be required.

(6) 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.

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

(8) The alteration or expansion of an existing seasonal dwelling may be approved by the Development Review Board subject to conditional use review under Section 5.4 provided that:

(a) the building footprint which is covered by a roof (including porches and decks) does not exceed the existing or maximum building coverage allowed of the area of the leasehold it occupies; and
(b) the alteration or expansion is not for the purpose of increasing occupancy; and
(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 Ordinance.
(d) Seasonal dwellings located within the 100 feet lakeshore setback may be allowed to expand landward only.
(e) Construction of basements shall not be allowed.

(f) The area to be disturbed during construction shall be minimized.
(g) Excavating bedrock by means of, but not limited to hydraulic rock hammers, drilling/ripping and blasting is prohibited.
(h) Notwithstanding any other regulations, new structures of any kind are prohibited on slopes of 25% or more, as defined in Section 3.14 (B). Reconstructing an existing structure in its original footprint only shall be allowed.
(i) Grounds that have been disturbed due to construction shall be replanted and maintained with native groundcover to prevent erosion and to aid filtering of runoff.

(9) The alteration, expansion or repair of any structure shall not reduce the structure's existing setback distance from the shoreline (mean high water mark), 95.5 ft. above sea level or as otherwise defined by the VT Agency of Natural Resources) or 100 feet, whichever is less.

(10) Existing seasonal dwellings 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).

(11) 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.

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

(G) District Design Review Standards.
Before granting conditional use approval for any alteration, or expansion, of any seasonal dwelling within the Thompson's Point Historic District, the Development Review Board shall seek the recommendations of the Design Review Committee, if available.* 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 character of the area.
(2) The project shall identify existing unique natural features on site, and avoid or minimize impacts to those features.
(3) Alterations or additions to existing seasonal dwellings within the Thompson's Point Historic District

shall be compatible with the visual elements of surrounding seasonal dwellings and the overall historic character of the area.

* If the Design Review Committee is unavailable to provide a timely review, the DRB may utilize a historic review of the proposed design from a licensed architect with experience in historic renovations, with the cost paid by the applicant, per Sec. 9.9.B.2 of these LURs.