9/5/2024, R#1 9/9/2024

Thompson's Point – Charlie's framing of amendments

1. What are we trying to do?

a. Protect and enhance the environmental health of Thompson's Point.
b. Protect the long-term economic value of Thompson's Point for the Town of Charlotte.
c. Allow reasonable use of the camps without overly restrictive rules but provide for intervention by the Town when disregard for the leaseholder obligations negatively impact the quiet enjoyment of the neighboring leaseholds.
d. Create consistency in the process for leaseholders to propose modifications to their camps.
e. Provide clarity for leaseholders on what is allowed and what is not allowed.
f. Allow maintenance and renovations of existing camps without adversely affecting any of the above.

2. Items to address:

a. State permitting rules – how to make LURs consistent with the state rules:
    i. Adopt MHW that matches what the state of VT uses (or Army Corps of Engineers)?
    ii. Adopt vegetation management rules that match state of VT?
    iii. Adopt set back rules that match Burlington's averaging calculation or use Town Plan or create something new and add to Town Plan when it gets updated?
b. Leasehold vs lot – all leaseholds are considered to be a single lot – need to make it clear. Check with lease language.
c. Utility sheds – 8x12x12
    i. Allowed – not conditional use.
    ii. Non-habitable.
    iii. Counts against 7% coverage – any structure with roof counts against 7%.
    iv. Any setback from property line or adjacent camp?
    v. Needs a building permit – does permit require a sketch of the location and calculation of coverage 7%?
d. Lot coverage:
    i. 7% structure coverage:
        1. Need to define footprint – work out overhang issues
        2. Is utility shed included.
    ii. 10% overall impervious – hardscape – how do we address "pervious" hardscape? Maintenance is high and if not done correctly, "pervious" hardscape becomes impervious hardscape. Let's just say what we want to do here – allow it or don't allow it.
e. Accessory dwellings:

i. ADU's not allowed.
ii. Additional habitable structures not allowed.
iii. No temporary structures – tents or platform tents - are allowed to be utilized to increase the sleeping capacity of any leasehold.
iv. Campers, RV's, Trailers, Vans, Roof mounted tents, or any other vehicle with wheels are not allowed to be utilized to increase the sleeping capacity of any leasehold.

f. Tree removal:
    i. Approval by tree warden prior to submitting the application?
    ii. Value of trees to be removed – how is the value determined and what is process for reimbursing the town for the removed trees?
    iii. Removal of trees to maintain view shed – let leaseholders know they should document their viewsheds in photos.
    iv. Removal of trees to build an addition – Is that covered by our setbacks and the state of Vermont rules?
    v. Removal of danger trees – trees about to fall on a camp – who decides?
    vi. Removal of fallen trees – close to camp or a specific distance from camp?
    vii. Removal of trees that are causing structural impacts on an existing camp.
g. Setbacks
    i. Lake setback?
    ii. Side setbacks – how to figure out – average similar to Burlington?
    iii. Distance from adjacent camps?
h. Review Standards:
    i. Different areas – how to define?
    ii. Generally want to keep the look and feel of Thompson's Point.
    iii. Who does the review – should be done by a professional firm and be part of the application process – firm selected by the Town and reimbursed by the applicant.