

TOWN OF  
EAST MONTPELIER, VERMONT  
TOWN & ZONING ADMINISTRATOR

C. Bruce Johnson  
40 Kelton Rd, P.O. Box 157  
East Montpelier, VT 05651-0157

eastmontadmin@comcast.net  
(802) 223-3313 x 204  
Fax: (802) 223-4467

October 6, 2015

John Clement & Callie Buck  
PO Box 263  
East Montpelier, VT 05651

Re: Notice of Violation for Land Use Regulation Violations at 365 Mays Way

Dear Mr. Clement & Ms. Buck:

Please be advised that based on information available to the Town, you are in violation of the East Montpelier Land Use and Development Regulations (LUDR), for commencing land use and development activities on your property at the above address without obtaining a zoning permit from the Town of East Montpelier, as required by Section 1.3(B) of the LUDR and 24 V.S.A. §4449(a)(1).

Specifically, in 2013 you installed and used a camper on the property as a residence and have been living in it on a regular, permanent basis since, by your own account, May 2014, without a building permit for a residential structure from the Town and without constructing the mandated water and wastewater facilities under the existing state permit. The camper has been sited in the same location for well over a year and now has improvements, including a fenced-in area, installed around the front of the camper.

As I stated in my September 12, 2015 letter to you:

For the past two years I have tried to work with you to ensure proper development of your lot located at 365 Mays Way. You have, both on site and in my office, assured me that you would apply for the necessary permits and follow the regulations to ensure healthful living both for yourselves and your neighbors. To date, you have not followed through with these assurances...I will conduct a site inspection of the property in early October to ensure compliance with this demand. If residential use is ongoing and you have not filed for the necessary permits, I will issue a formal notice of violation...

On October 5, 2015, Constable Sandy Conti and I met with you at the property. You acknowledged that you were still residing on the property. In addition, you have not filed for a zoning permit to allow residential use of the property.

You have seven (7) days from the date of this letter to discontinue the residential use of the property and remove the camper and all accessory structures from the lot. If you wish to continue or reestablish residential use of the property, you must first comply with the LUDR and obtain the appropriate permits.

Please understand that if you fail to correct this violation within seven (7) days, a fine of up to \$200 may be assessed for each day the violation continues. Further, it may be necessary to institute in the name of the municipality any court action deemed appropriate by the municipality to prevent, restrain, correct, or abate any act or use constituting a violation. If the violation described in this letter occurs again within twelve (12) months of the date of this letter, you will not be entitled to receive a further notice of violation from the Town before the Town pursues further enforcement proceedings.

You may appeal this Notice of Violation to the East Montpelier Development Review Board (DRB) by filing a written notice of appeal, along with a filing fee of \$150.00, within fifteen (15) days of the date of this letter with the East Montpelier Town Clerk or the Chair of the DRB, with a copy of the filing to me as zoning administrator, at the following address:

Town of East Montpelier  
40 Kelton Road, P.O. Box 157  
East Montpelier, VT 05651

Please feel free to contact me should you have any questions about this notice.

Sincerely,



C. Bruce Johnson  
East Montpelier Town & Zoning Administrator