

Permit # 16-028  
Zoning District D  
Overlays -

**ZONING PERMIT APPLICATION**  
**TOWN OF EAST MONTPELIER**  
PO Box 157, East Montpelier, VT 05651

Date Received: 6/13/16  
Parcel # 03-039.000  
Tax Map # 08-01-04.000

\*\*\*\*\*  
A. 1. Name of Landowner Kathleen Friedland Phone No. 613-3187  
2. Address of Landowner 2023 County Rd. Montpelier 05602  
3. Applicant (other than owner) ..... Phone No. ....  
4. Address of Applicant .....  
5. Location of Property 2023 County Rd.

**B: Application is made (check appropriate boxes):**

- |                                                |                                                                                      |                                                        |
|------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------|
| To:                                            | For:                                                                                 | For:                                                   |
| <input type="checkbox"/> Construct             | <input checked="" type="checkbox"/> One <input type="checkbox"/> Two-family dwelling | <input type="checkbox"/> Subdivision of land           |
| <input type="checkbox"/> Repair                | <input type="checkbox"/> Multi-family dwelling                                       | <input type="checkbox"/> Boundary adjustment           |
| <input type="checkbox"/> Alter                 | <input type="checkbox"/> Accessory Structure                                         | <input type="checkbox"/> Extraction of earth resources |
| <input type="checkbox"/> Extend                | <input type="checkbox"/> Commercial / Business                                       | <input type="checkbox"/> Ground water withdrawal       |
| <input type="checkbox"/> Remove                | <input type="checkbox"/> Light Industrial                                            | <input type="checkbox"/> Landfilling                   |
| <input checked="" type="checkbox"/> Change use | <input type="checkbox"/> Industrial                                                  | <input checked="" type="checkbox"/> Other              |

Describe work to be performed.....  
Selling baked goods and vegetable produce  
from house.

C. Lot description:  
1. acreage 2.02 ±  
2. road frontage 300.17 Ft.  
3. depth front yard 160 ft Ft.  
(Road centerline to building)  
4. depth side yards ..... Ft. .... Ft.  
(building to lot lines)  
5. depth rear yard ..... Ft.  
(building to lot line)

**Important** - Submit site location map which describes the property on which the proposed land development is to occur. The map should indicate the length in feet of each boundary, the location and dimensions in feet of the development within the property, the distance from that development to all adjacent property lines and the distance to the public road centerline. Each parcel created by land development should be clearly described.

**READ BELOW CAREFULLY AND SEE SECTION D ON PAGE 2 OF APPLICATION:**

In accordance with 24 V.S.A. §4446, no development or subdivision of land may begin in the Town of East Montpelier until all applicable municipal land use permits and approvals have been issued. The undersigned requests a zoning permit as described above, understanding that the permit will be voided and penalties imposed, if the land development is not completed as described. The permit will be voided if development is not substantially commenced within one year from date of issue. The undersigned hereby applies on the basis of the representations contained herein, and to the best of his/her knowledge believes them to be true. The undersigned acknowledges the Section D notices on page 2 of this application.

Landowner Kathleen Friedland Date 6-11-16  
Applicant Kathleen M. Friedland Date 6-11-16

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Zoning Permit Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_  
DRB Hearing Fee: \$ 225- Cash \_\_\_\_\_ Check 699- Date 6-11-16 Rec'd by D.B.

Make checks payable to the "Town of East Montpelier"

Kathleen Friedland  
2023 County Rd.  
Montpelier, VT 05602  
(802)613- 3187

June 9, 2016

Town of East Montpelier  
DRB Zoning Board  
Bruce Johnson  
Town and Zoning Administrator

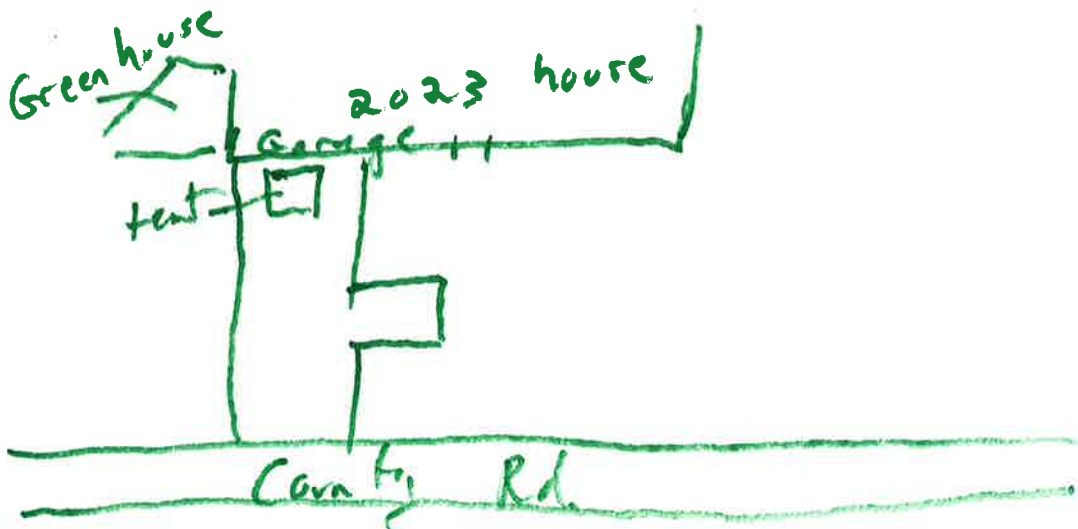
Dear Board,

I have a home bakery, licensed with the VT Dept. of Health, and would like to have the opportunity to sell my baked goods along with certain seasonal vegetables and flowers from our home seasonally. For starters, I would like to be open 1 day a week (probably Thursdays) from April to November from 3 to 6 pm, and if it goes well be open up to 3 days a week. We would put up a sign detailing days open and what is available and put up a tent in front of our garage when open on our driveway to sell goods and conduct business. The plan is to also build a greenhouse attached to the south side of the house, which during certain times of the year may be a location to conduct business. My hope is that 10 cars stop per day.

Thanks to all and I appreciate you considering this business operation.

Best Regards,

Kathleen Friedland

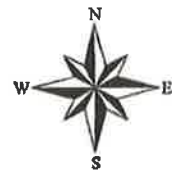




**Friedland -- 2023 County Road  
Town of East Montpelier**



7/16/2014



# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, July 12, 2016 at 7:00 p.m. at the Municipal Office Building to conduct conditional use review of zoning application 16-028 submitted by Kathleen Friedland. The application is to add a limited retail sales element to her existing state-licensed home bakery business as well as seasonal sales of home-grown vegetables and flowers. Proposed hours of operation for the new sales component are 3 p.m. to 6 p.m. for up to three days per week. The existing bakery business is allowed without local permitting. Retail sales from the home, however, require review by the DRB. The following notice will appear in the Times Argus Monday, June 27, 2016:

**The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, July 12, 2016 at 7:00 p.m. at the Municipal Office Building to consider the following:**

**Conditional use review of Application #16-028, submitted by Kathleen Friedland, to add a retail sales component to her home occupation conducted at her residence located at 2023 County Road. The property is in Zone D – Rural Residential & Agricultural District, where on-site retail sales as part of a §4.10(B) home occupation require conditional use review as a §4.10(C) home industry.**

The applicant must hand deliver or send by certified mail a copy of this notice to all abutting landowners at least 15 days before the Development Review Board's hearing date. Neighbors do not need to attend the hearing unless they would like to make comments to the Development Review Board. **However, participation (in person or in writing) in the local proceeding is a prerequisite to the right to appeal any resulting decision or action of the Development Review Board, pursuant to 24 V.S.A. §4464(a)(1)(c).**

Questions may be directed to the zoning administrator at the East Montpelier Municipal Office Building (802-223-3313x204) or by e-mail at [eastmontadmin@comcast.net](mailto:eastmontadmin@comcast.net).

C. Bruce Johnson  
East Montpelier Town & Zoning Administrator  
P.O. Box 157  
East Montpelier, VT 05651