

Permit # 15-015  
Zoning District B  
Overlays Area S

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

Date Received: 6/17/15  
Parcel # 09-045-000  
Tax Map # 12-01-14.000

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- A. 1. Name of Landowner... CENTRAL VT HUMANE SOCIETY... Phone No. 476-3811 x102  
 2. Address of Landowner 1589 VT RT 145 E. MONTPELIER, VT 05651  
 3. Applicant (other than owner) MARY TAYLOR... Phone No. (SAME)  
 4. Address of Applicant (SAME)  
 5. Location of Property.....

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

- |  |   |  |
|--|---|--|
| To:  | For:  | For:   |
| <input type="checkbox"/> Construct         | <input 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 checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Commercial / Business                 | <input type="checkbox"/> Ground water withdrawal           |
| <input type="checkbox"/> Remove            | <input type="checkbox"/> Light Industrial                                 | <input type="checkbox"/> Landfilling                       |
| <input type="checkbox"/> Change use        | <input type="checkbox"/> Industrial                                       | <input checked="" type="checkbox"/> Other - <u>PARKING</u> |

Describe work to be performed.....  
EXTEND PARKING LOT 30' X 60' AND MOVE LIGHTPOST  
TO THE END OF THE EXTENSION

- C. Lot description:
- |   |   |
|---|---|
| 1. acreage <u>8.1</u>   | 4. depth side yards <u>105</u> Ft. <u>68 ±</u> Ft.<br>(building to lot lines) |
| 2. road frontage <u>860</u> Ft.                                     |   |
| 3. depth front yard <u>239</u> Ft.<br>(Road centerline to building) | 5. depth rear yard <u>200</u> Ft.<br>(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 ..... Date .....  
Applicant Mary Taylor ..... Date 6/16/2015 .....

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Zoning Permit Fee: \$ 0 Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by D.B.  
DRB Hearing Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

Make checks payable to the "Town of East Montpelier"

Central Vermont Humane Society has submitted applications for 1) repair and enlarging of our parking area and 2) replacement of the sign on our front lawn.

- 1) Since occupying the building in East Montpelier, CVHS has experienced huge successes due in part to our visibility on the well traveled Route 14. The parking area which was approved for 18 cars has often been challenged to contain all of the activity that comes to our doors. There are rare occasions where we have a special event or have an overlap of activities such as open hours, dog training classes and a Board of directors meeting in which the parking spaces simply are not enough. We have used a strategy of parking on the lawn and even using offsite parking at R.B. Technologies. Of increasing concern are those events like the public rabies clinics where people elect on their own to park and walk along route 14 creating a hazard for themselves and for those driving. Hiring a Sheriff to manage traffic was used but still did not reduce our concern about safety.

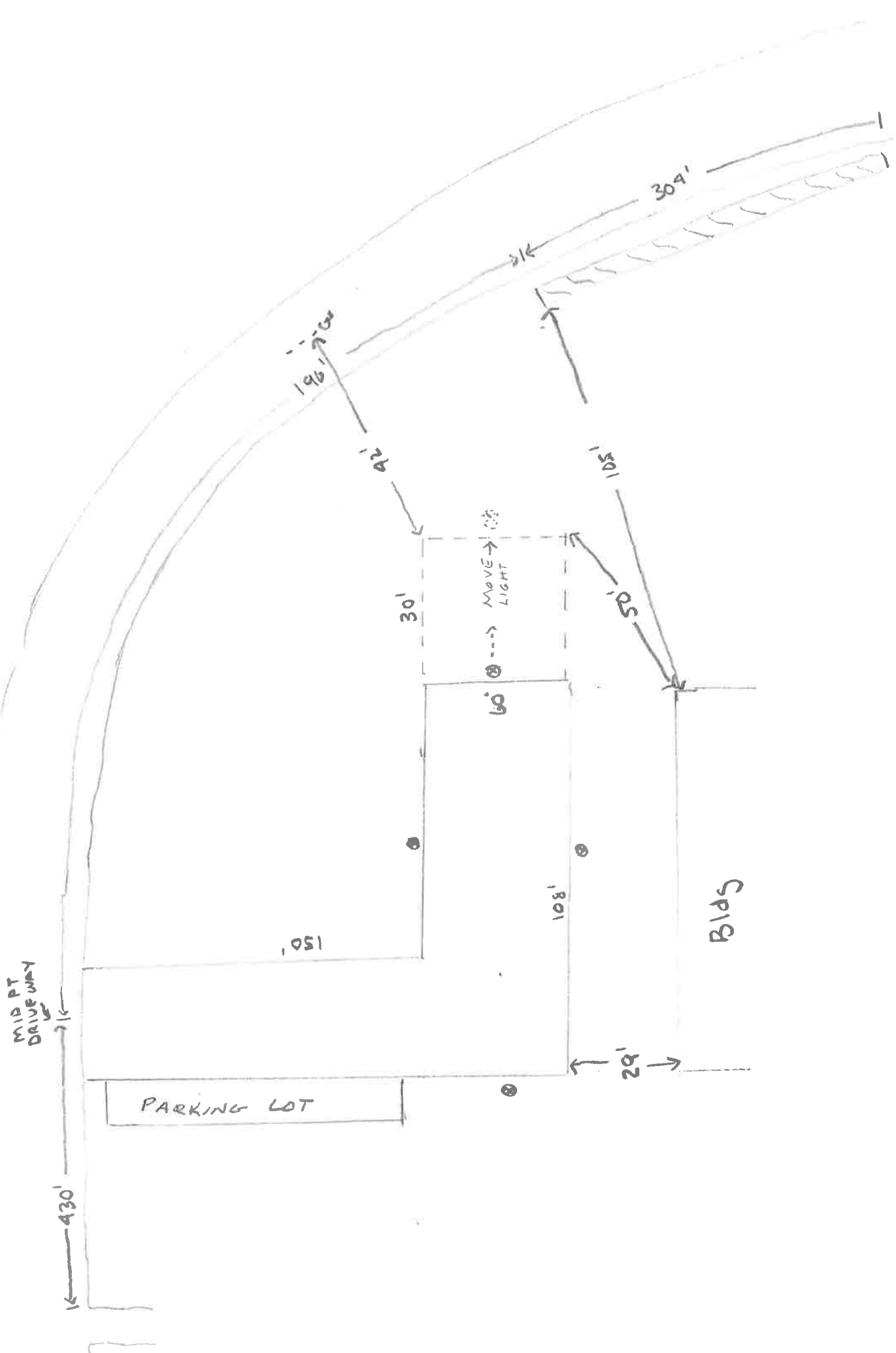
After years of increasing concerns about adequate and safe parking space for the activities we investigated expanding our parking lot. Our first major discovery was that the area delineated for parking really only held about 13 cars when parked conservatively. That area also was hardly big enough for cars to enter and turn around if full, resulting in repeated hitting and bending of the light poles skirts and an occasional fender, including the shelter van.

For about three years, when weather permitted, we had begun using space along the drive and also space on the front lawn to alleviate the pressure of too many cars. Those areas became the targets for our expansion.

With the assistance of Tim Frazier in consultation with Bruce Johnson we undertook repair of the front driveway which included removal of three small trees, driveway repair and extended hard pack covering on an area parallel to the drive. This area which connects to the front lot now more comfortably parks 18 cars. The repaired driveway includes more solid sides

For the purposes of this application we would like to add an additional 30x60 square which will extend the front parking area toward the road. This expansion will also include the need to move one light pole to the farthest edge of that lot.

- 2) We are planning to replace the old sign on the front lawn with a new sign designed by Sign Here. It is fundamentally the same footprint with logo and website on it. This sign will not include lights.



New Lot

Light

②

①

Light

③

Light

③

60ft

relocate  
Light

30ft

③

③

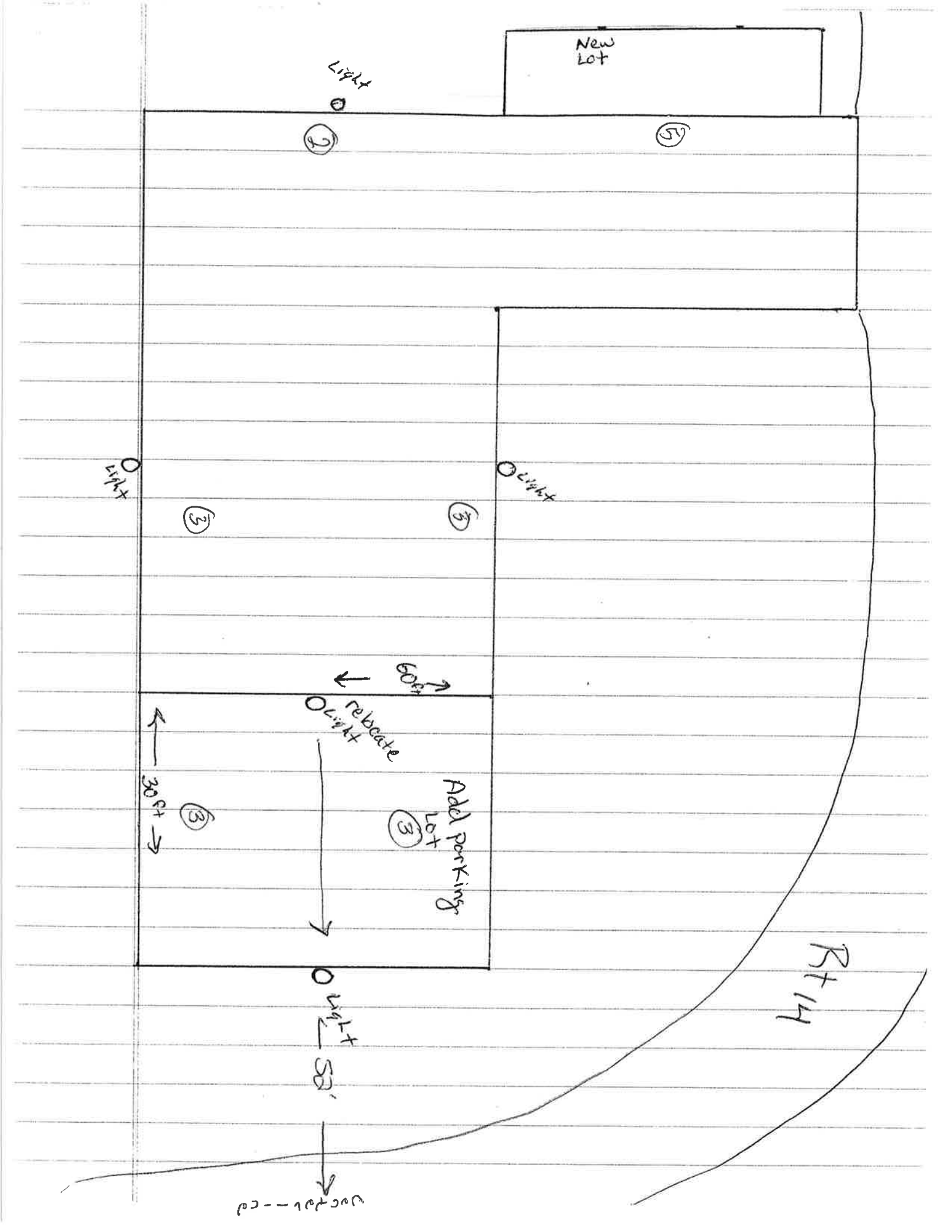
Add parking  
Lot

Light

SB'

uncolored

Rt 14



# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, July 7, 2015 at 7:00 p.m. at the Municipal Office Building to conduct conditional use review of zoning application #15-015 submitted by Executive Director Mary Taylor on behalf of the Central Vermont Humane Society. This application will be treated as an amendment to the 2008 town permit (#08-047) enabling the Humane Society to operate at its current location. The alterations requested include the addition of 6 parking spaces, relocation and potential addition of external lights, and replacement of the existing sign. The following notice will appear in the Times Argus Monday, June 22, 2015:

**The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, July 7, 2015 at 7:00 p.m. at the Municipal Office Building to consider the following:**

**Conditional use review of Application #15-015, submitted by Mary Taylor on behalf of the Central Vermont Humane Society, for an amendment to Conditional Use Permit #08-047 to allow additional parking, external lighting alterations, and sign replacement on the Humane Society's property located at 1589 VT Rte. 14 S. The property is located in Zone B – Industrial/Commercial and is in Conservation Overlay Area S, the aquifer protection zone.**

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 VSA §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

Permit # 15-017

**SIGN PERMIT APPLICATION**

Date Received: 6/26/15

Zoning District B

**TOWN OF EAST MONTPELIER**

Parcel # 09-045-000

Overlays AREA 5

PO Box 157, East Montpelier, VT 05651

Tax Map # 12-01-14.000

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- A. 1. Name of Landowner CENTRAL VT HUMANE SOCIETY Phone No. 476-3811 x102  
 2. Address of Landowner 1589 VT RT 145 E. MONTPELIER, VT 05651  
 3. Applicant (other than owner) MARY TAYLOR Phone No. (SAME)  
 4. Address of Applicant (SAME)  
 5. Location of Property

**B. Sign Data:**

1. Sign size (height & width): 32 X 60 Posts 6' X  
 2. Construction material: SIGN FOAM 1/2 THICK  
 3. Lettering:  One side only  Both sides  
 4. Is sign lit:  Yes  No If yes, please describe  
 5. Free standing sign:  Yes  No If yes: Height from ground at peak 6'6"  
 Distance from road centerline 50'  
 Part of multi-sign platform:  Yes  No  
 6. Sign attached to building:  Yes  No If yes:  Wall mounted  Hanging  
 7. Sign consists of wall lettering &/or graphics:  Yes  No

Describe sign to be installed:

REPLACEMENT OF TEMPORARY SIGN WITH PERMANENT VERSION  
THE LETTERS WILL BE ENGRAVED AND THE LOGO RAISED

**Important:** Please provide a picture, sketch, or some other visual depiction of the desired sign. Also, please provide a location sketch showing sign placement on the property and orientation to the nearest public road. If the sign is on a building, show both the location of the sign on the building and the building on the property.

**READ CAREFULLY:**

A zoning permit shall be required prior to the erection, construction or replacement of any outdoor sign, except for signs which are specifically exempted or specifically prohibited by the East Montpelier Land Use & Development Regulations.

The undersigned requests a zoning permit as described above, understanding that the permit will be voided and penalties imposed, if the sign is not completed as described. The permit will be voided if the sign is not erected 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.

Landowner CENTRAL VERMONT HUMANE SOCIETY Date 6/26/2015

Applicant MARY TAYLOR Mary Taylor Date 6/26/2015

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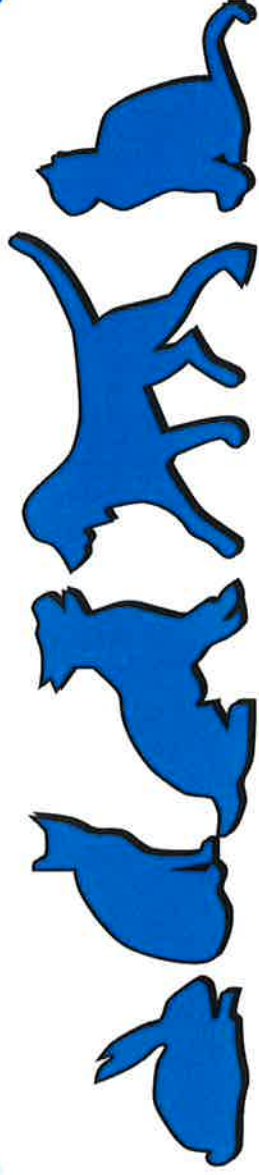
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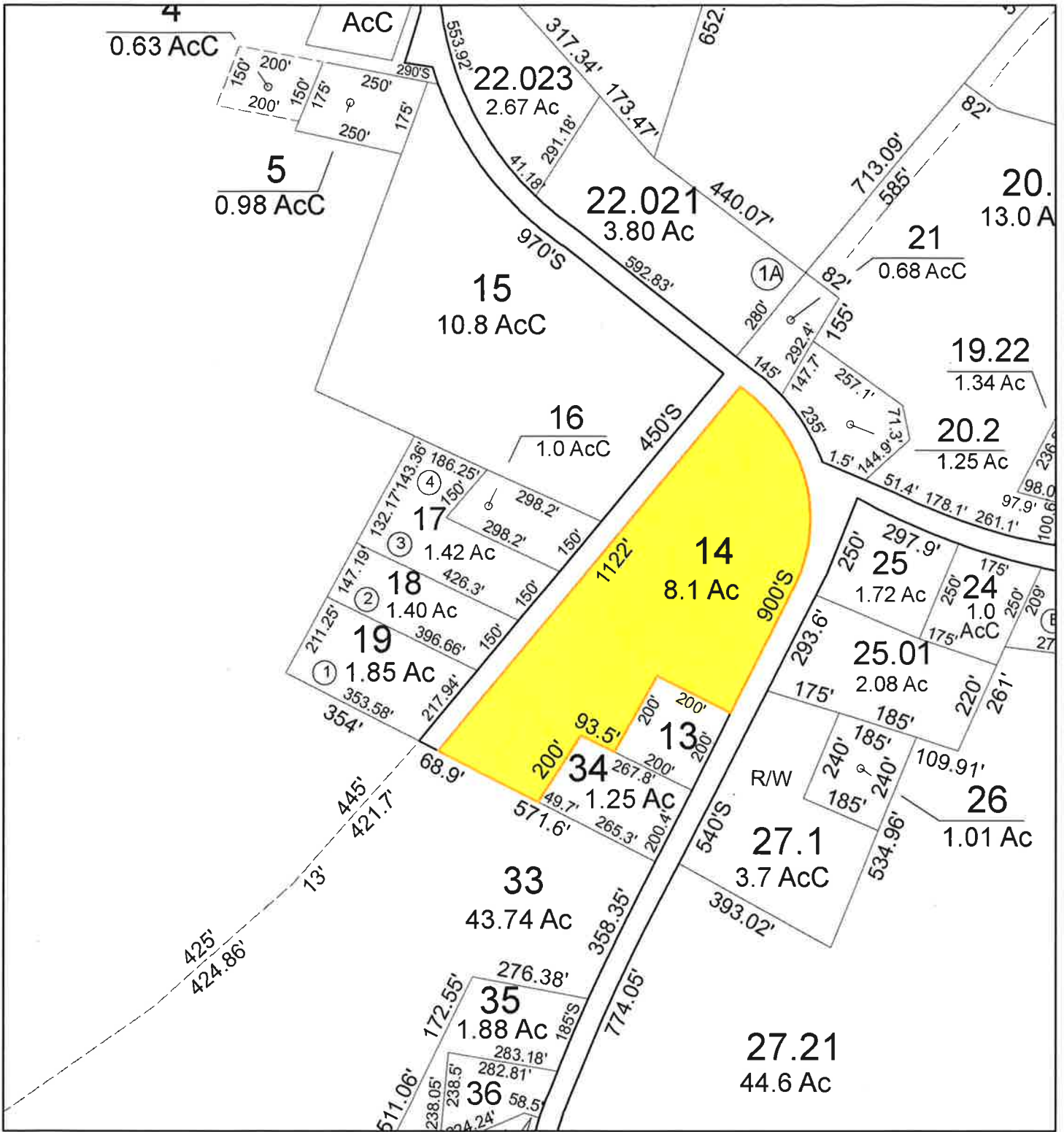
60"

**Central Vermont Humane Society**



[centralvermonthumane.org](http://centralvermonthumane.org)

32"



**CVHS -- 1589 VT Rte. 14 S**  
**East Montpelier**



6/16/2015



TOWN OF EAST MONTPELIER  
BOARD OF ADJUSTMENT

In the matter of:  
Central Vermont Humane Society

ZONING PERMIT APPLICATION NO. 08-047  
CONDITIONAL USE PERMIT REQUEST

On June 16, 2008 the Central Vermont Humane Society filed an application with the Town of East Montpelier for a Zoning Permit to change the use of the facility currently known as Ruby's Run and construct a 32-foot by 32-foot addition as well as expand the parking area on property owned by Sean Downey and Abigail Bruce located at 1589 VT Rte. 14 S.

The property in question lies in the Industrial/Commercial District – Zone B where a humane society requires conditional use approval as a use similar in nature to other permitted or conditional uses. The property is also within Conservation Overlay Area S, the aquifer protection zone, which requires special conditional use review as described in Article III Section 21 of the current East Montpelier zoning regulations and Table 2.6 (E) of the proposed, but not yet adopted, East Montpelier zoning regulations.

A public notice was duly published in the Times Argus on June 30, 2008 for a hearing, which was conducted on July 15, 2008.

The Board members who voted on this issue were Curtis, Ouimet, Pierce, King, Lane, Cueto, Ricker, and Kappel.

FINDINGS OF FACT

1. The applicant proposes to construct a 32-foot by 32-foot single story cat facility addition to the current building.
2. The applicant proposes to increase the capacity of the parking area on the property from 9 cars to 18 cars.
3. The property currently houses a full-service dog kennel.
4. The applicant proposes to alter the use of the property to allow for use as a humane society dealing mainly with cats and dogs, although other species will be housed from time to time. The current residential use of the property will be abandoned and converted into office space.
5. The facility will house a maximum of 16 to 18 dogs and 35 to 40 cats. The number of dogs is quite a bit less than currently housed by the current kennel.
6. The applicant intends to move its entire operation from its Barre Town facility to the property in question. The size of the operation will not increase. The facility will be open to the public Tuesday through Saturday, 8 a.m. to 6 p.m.
7. The applicant currently operates with a mixture of paid and volunteer staff. Normally 8 staff members are at the facility during business hours.

8. Animal solid waste will be handled according to protocol, with waste disposed of in contractor bags, placed in a dumpster, and removed weekly by Casella Waste Management.
9. The septic capacity of the property is 900 gal/day with an expected use of 550 gal/day.
10. The applicant intends to continue to maintain the lawn and exterior of the facility in a manner similar to that performed by the current owners of the property.
11. The project will not cause any additional effect upon the aquifer protection area.
12. Public concerns:
  1. Noise after hours when no staff are at the facility. The Humane society does not foresee a problem in this area. However they will provide neighbors with emergency phone numbers should a problem arise.
  2. Are they leasing or buying the property? The Humane is purchasing the property.

### CONCLUSIONS

#### CONDITIONAL USE:

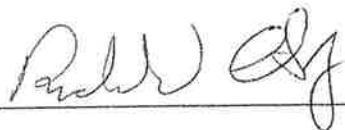
The standards for the issuance of a conditional use permit are set forth under Section 7 of Article II of the current East Montpelier Zoning Regulations and Section 5.4 of the proposed regulations. It is found that the five general standards have been reviewed, and the proposed use will not adversely affect any of them. It is further found that the supplemental standards are not applicable to the project and Conservation Overlay Area S special standards have been reviewed. Site plan review for structures requiring conditional use approval is waived under the current zoning regulations (Article II, Section 8), but is not waived under the proposed regulations (Section 5.4 (D)). The site plan general standards (Section 5.3 (C)) have been reviewed.

### DECISION

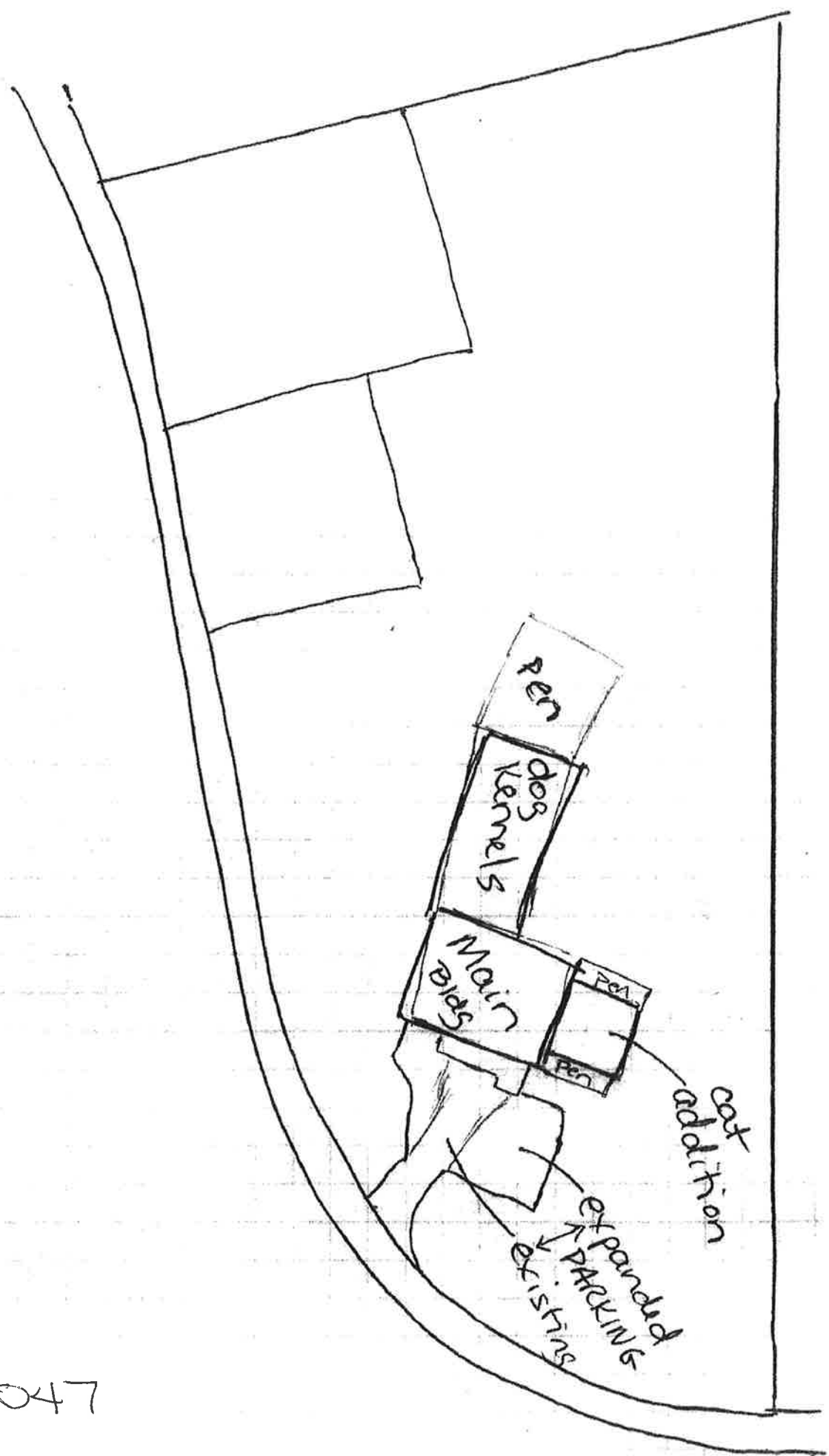
By unanimous vote, the Board approves Conditional Use Permit #08-047 to allow the Central Vermont Humane Society to construct a 32-foot by 32-foot addition to house cats, expand the parking area to 18 spaces and to use the property for its customary and normal operations subject to the following conditions:

1. Any areas that are to be managed as lawn shall be maintained in presentable condition;
2. Animal waste will be managed in such a manner that minimizes odor outside the building;  
and,
3. There will be no residential use of the building.

Dated this 28<sup>th</sup> day of July, 2008.



Richard Curtis, Jr. -- Chair  
Board of Adjustment



08-047