

Town of East Montpelier

ZONING PERMIT

NOTICE

[To Be Displayed on the Property in Full View of the Public Right-of-Way]

Date Issued:

October 9, 2019

Effective Date:

October 24, 2019

Location:

204 Sandy Pines Road

Owner:

The Housing
Foundation, Inc.

Dorinda Wilder

For:

14' x 70' Replacement Mobile Home

w/ New Concrete Pad

Application #

19-058

Approved by:

C. Bruce Johnson, ZA

Do not start project or commence use prior to the Effective Date. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any state or local appeal process. This application is available for inspection at the Town Office. This poster must be displayed on the property in full public view for 15 days.

APPEALS TO DRB: A notice of appeal, including the \$150 fee, must be filed with the East Montpelier Town Clerk or Zoning Administrator at the Town Office by the listed Effective Date.

WARNING: State permits may be required for this project. Contact the state Permit Specialist, at (802) 505-5367, before beginning any construction.

Permit # 19-058
Zoning District C
Overlays WR

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

Date Received: 10/7/19
Parcel # 11-025-000
Tax Map # 12-02-22-010

- A. 1. Name of Landowner Vermont State Housing Authority Phone No. 802-828-3023
2. Address of Landowner 1 Prospect St. #1, Montpelier, VT 05602
3. Applicant (other than owner) Dorinda Wilder Phone No. 802-229-1746
4. Address of Applicant 141 Lower Sunnybrook Road, Middlesex, VT 05602
5. Location of Property 204 Sandy Pines Road, East Montpelier

B: Application Is made (check appropriate boxes):

- | | | |
|---|--|--|
| To: | For: | For: |
| <input checked="" 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 type="checkbox"/> Change use | <input type="checkbox"/> Industrial | <input type="checkbox"/> Other |

Describe work to be performed Grading, prep, backfill and installation of
state approved insulated concrete slab. Install new 14' x 70'
mobile home and connect to utilities.
Previous mobile home on this lot was 14' x 72'

- C. Lot description: Sandy Pines Mobile Home Park
- | | |
|---|--|
| 1. acreage <u>N/A</u> | 4. depth side yards <u>N/A</u> Ft. <u>N/A</u> Ft.
(building to lot lines) |
| 2. road frontage <u>N/A</u> Ft. | 5. depth rear yard <u>N/A</u> Ft.
(building to lot line) |
| 3. depth front yard <u>N/A</u> Ft.
(Road centerline to building) | |

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 affirms 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 Thomas Young mobile Home Park Manager Date 10/7/19
Applicant DW Date 10/7/19

Zoning Permit Fee: \$ 150.00 Cash Check #35906 Date 10/7/19 Rec'd by D.S.
DRB Hearing Fee: \$ Cash Check Date Rec'd by

Make checks payable to the "Town of East Montpelier"

D. **Warning:** State permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 505-5367 to speak to Peter Kopsco, our region's state permit specialist, before beginning any construction.

Notice: Your project may be subject to the state's residential or commercial energy code. For more information contact the Energy Code Assistance Center at 855-887-0673 or see the following web pages:
Residential Building Energy Standards: http://publicservice.vermont.gov/energy_efficiency/rbes
Commercial Building Energy Standards: http://publicservice.vermont.gov/energy_efficiency/cbes

E. Action by Zoning Administrator:

1. ☒ **Granted** ☐ **Denied** Date Reason.....

2. Appealed to Development Review Board By
Date

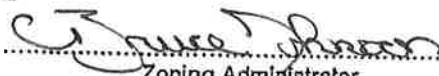
Notice: Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board &/or Town Clerk within 15 days of the decision or act. The appeal fee is \$150.00.

3. Final Action: Permit # 19-058 Date Issued 10/09/19 Effective Date 10/24/19

DO NOT start this project prior to the effective date, as the statutes require a 15-day appeal period. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any appeal process.

4. Permittee is required to submit a Certificate of Compliance form to the Zoning Administrator in accordance with East Montpelier Land Use & Development Regulations Section 7.4:

☐ Yes (form included with permit) ☒ No


.....
Zoning Administrator

F. Action by Development Review Board:

1. Public Notice Date

2. Date(s) of Hearing

3. ☐ **Granted** ☐ **Without conditions** ☐ **With conditions** (See written decision for conditions)

4. ☐ **Denied** (See written decision for reasoning)

.....
Chairman, Development Review Board

The DRB's written decision was issued on:

The applicant, appellant or other interested person who has participated in a regulatory proceeding of the DRB may appeal the decision rendered by the DRB within 30 days of the issuance of such decision, to the Environmental Division of the Vermont Superior Court, in accordance with 24 V.S.A. §4471.

1. "Participation" in a DRB proceeding shall consist of offering, through oral or written testimony, evidence of a statement of concern related to the subject of the proceeding.
2. The notice of appeal shall be filed by certified mailing, with fees, to the Environmental Division of the Vermont Superior Court and by mailing a copy to the East Montpelier Zoning Administrator, who shall supply a list of interested persons (including the applicant if not the appellant), to the appellant within five (5) working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person. If any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.

Web Data

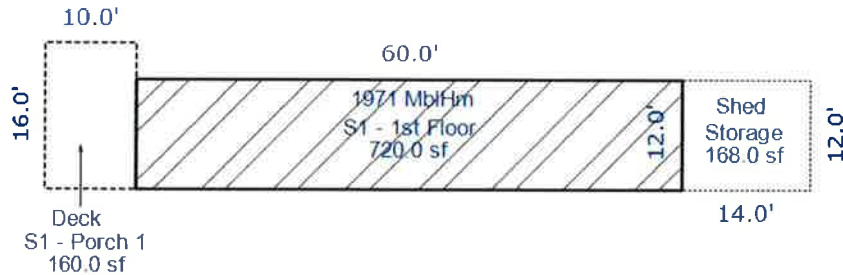
East Montpelier, VT

Official copies of data must be obtained at the East Montpelier Town Office.
Last Updated: 2018-06-01 10:37:00

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www.nemrc.com

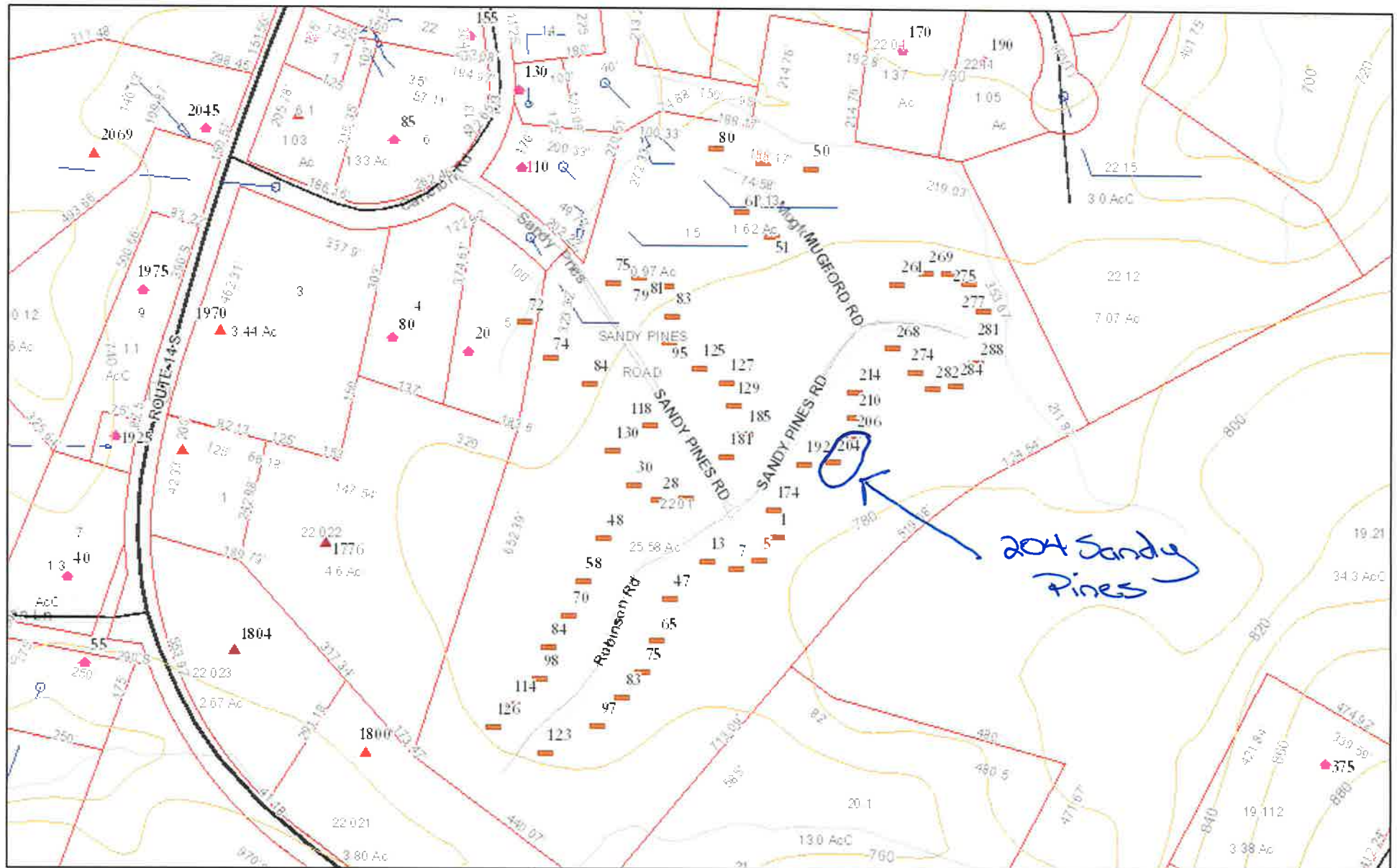
Owner Information				Parcel Value Information								
Parcel Owner	11-025000			Land Value			Homestead		9,900			
	CLAYTON KYLEE			Dwelling Value			9,900		Housesite		9,900	
	204 SANDY PINES RD			Site Imprvmnt								
EAST MONTPELIER, VT 05651			Outbuildings									
Location	204 SANDY PINES RD			Total			9,900					
Sec/TWP/Range				Photo not available.								
Descr	MOBILE HOME-NO LAND											
Parcel Information												
NBHD	10	SPAN		195-062-10823								
Acres	0	Status		A - Active								
Sales Information												
Book	MH6	Sale Date		2013-10-30								
Page	26	Sale Price		14,700								
BUILDING	Total Rooms	4	Year Built	1971	Building SF	720.00	Energy Adj	Average	Roughins	1		
	Bedrooms	2	Effect Age		Quality	2.50	Bsmt Wall	No Data	Plumb Fixt	6		
	Full Baths	1	Condition	Fair/Avg	Style	1 Story	Bsmt SF		Fireplaces			
	Half Baths		Phys Depr	66	Design	MobileHome	Bsmt Fin		Porch	160		
	Kitchens	1	Funct Depr		Bldg Type	Mobile	Bsmt Fin SF		Gar/Shed	168		
			Econ Depr	5								
	Notes											
LAND	Land	Area		Grade		Frontage		Depth				

Sketch



204 Sandy Pines Dr.

Sandy Pines



September 20, 2017

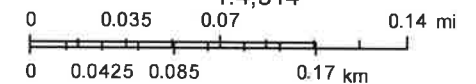
Contours 20 Foot

Map_Annotation

— Annotation_Line

East Montrealer Details 2017

1:4,514



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,