

Town of East Montpelier

ZONING PERMIT

NOTICE

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

Date Issued: July 15, 2020

Effective Date: July 30, 2020

Location: 0 Brazier Road
2005 Brazier Subdivision Lot 2

Owner: Thomas & Ann Brazier

For: 36' x 50' Garage w/ ~1,600 sq. ft.
2nd story Residence

Application # 20-026

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 # 20-026

ZONING PERMIT APPLICATION

Date Received: 07/02/20Zoning District D

TOWN OF EAST MONTPELIER

Parcel # 05-096.040Overlays —

PO Box 157, East Montpelier, VT 05651

Tax Map # 08-03-27.316

- *****
- A. 1. Name of Landowner Thomas + Ann Brazier Phone No 802-279-2418
 2. Address of Landowner 1950 Brazier Rd Montpelier VT 05602
 3. Applicant (other than owner) Cody Blake + Michelle Brazier Phone No 802-371-9735
 4. Address of Applicant _____
 5. Location of Property _____

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 To Construct a 36x50 Garage with an
with upstairs Home office to be used as apartment until can build
a 3 bedroom House in Future Per Waste water Permit
a total of 4 bedrooms approx 1600 sq ft of Living Space

C. Lot description:

- | | |
|---|--|
| 1. acreage <u>3.01 ac</u> | 4. depth side yards <u>50</u> Ft. <u>50</u> Ft.
(building to lot lines) |
| 2. road frontage <u>253+</u> Ft. | |
| 3. depth front yard <u>75+</u> Ft.
(Road centerline to building) | 5. depth rear yard <u>75+</u> 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 Thomas Brazier Date 06/29/2020
 Applicant [Signature] Date 06/29/2020

Zoning Permit Fee: \$ 150 Cash ☐ Check 155 Date 07/02/20 Rec'd by [Signature]
 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 # 20-026 Date Issued 07/15/20 Effective Date 07/30/20

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.



Boundary Notes
are referenced from
magnetic north, 2004



LAND RETAINED BY
BRAZIER
(Vol. 39, Pg. 305)

LOT 2
3.01± ACRES

Lot 2

LOT 1
2.03± ACRES

LAND OF
PRATT
(Vol. 47, Pg. 383)

LAND RETAINED BY
BRAZIER
(Vol. 39, Pg. 305)

TE LINES: A - B, N. 29°18'32" E., 253.5M
B - C, N. 57°01'41" E., 252.52'

DEPT. OF ENVIRONMENTAL CONSERVATION

APPROVED: RL + RL

PERMIT #: 1-1-1-3062

DATE: 2/18/05

LEGEND:

- Iron Pin Found
- ⊙ Iron Pin Set
- ⊠ Utility Pole
- X-X- Wire Fence
- - - Edge of (roadway) way or drain
- - - Highway Right of Way



2005 Brazier Subdivision
05-009



THOMAS H. BRAZIER ETAL BRAZIER ROAD EAST MONTPELIER, VERMONT	
LAWRENCE ENGINEERING CO. 176 JALBERT ROAD BARRE, VERMONT	
DATE: FEB 18, 2005	SCALE: 1" = 50'
PROJECT: 05-009	DATE: FEB 18, 2005
PROPERTY SUBDIVISION SITE PLAN	



Brozier Road

Boundary of the
Map 201-1-1000
shown

Boundary of the
Map 201-1-1000
shown

Lot 1
3.03± ACRES

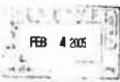
Lot 2
3.01± ACRES

There are no known sources
of contamination within the
designated well shield area

There are no known sources
of contamination within the
designated well shield area

DEPT. OF ENVIRONMENTAL CONSERVATION
APPROVED: RL & RL
PERMIT #: 101-5-3042
DATE: 2/18/05

- LEGEND
- Iron Pin Found
 - Iron Pin Set
 - ⊗ Utility Pole
 - X—X— Wire Fence
 - Edge of (roadbed, way or drive)
 - ◆ Soil Test Pit
 - ◆ Permeation Test



THOMAS J. BRAZIER ETAL
BRAZIER ROAD
EAST MONTPELIER, VERMONT

LAWRENCE ENGINEERING CO.
175 JACOBSON ROAD
BANGOR, VERMONT

PROJECT NO. 101-5-3042
DATE: 2/18/05

PROPERTY SUBDIVISION
SITE PLAN





State of Vermont

AGENCY OF NATURAL RESOURCES
WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED:

10 V.S.A., Chapter 64, Potable Water Supply and Wastewater System Permit and Environmental Protection Rules;

Chapter 1, Wastewater System and Potable Water Supply Rules:

Subchapter 4, Water Supply and Wastewater Permits

Subchapter 5, Technical Standards for Wastewater Systems
and Potable Water Supplies

Appendix 1-A, Design Guidelines

Chapter 21, Water Supply

CASE No: WW-5-3082

PIN No. BR00-0045

APPLICANT: Thomas, Ann, and Lena Brazier

ADDRESS 1950 Brazier Road
Montpelier VT 05602

This permit affects property referenced in the deed(s) recorded in Book 39 Page(s) 305 of the East Montpelier, Vermont land records.

This project, consisting of a 2-lot subdivision with Lot 1 being 3.03± acres in size, Lot 2 being 3.01± acres in size, and Lot 3 being 207± acres in size and subject to development restrictions, located on Brazier Road in East Montpelier, Vermont, is hereby approved under the requirements of the regulations named above, subject to the following conditions:

1. GENERAL CONDITIONS

1.1. The project must be completed as described on the plans and/or documents prepared by Wayne D. Lawrence, P.E., listed as follows:

Site Plan, Sheet 1 of 3, Dated 12/23/04

Site Plan, Sheet 2 of 3, Dated 12/23/04

Septic System Details, Sheet 3 of 3, Dated 12/23/04

and which have been stamped "APPROVED" by the Wastewater Management Division. No alteration of these plans and/or documents shall be allowed except where written application has been made to the Agency of Natural Resources and approval obtained.

1.2. The remaining 207± acre lot (Lot 3) is NOT approved for construction at this time. Any deed for this parcel shall contain the following language until a permit has been obtained from the Wastewater Management Division: "Notice of permit requirements. In order to comply with applicable state rules concerning potable water supplies and wastewater disposal systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the useful occupancy of that structure or building will require the installation or connection to a potable water supply or wastewater disposal system, without first complying with the applicable rules and, if necessary, obtaining the required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater disposal system and therefore this lot may not be able to be improved."

1.3. Each prospective purchaser of any portion of the project shall be shown a copy of the approved plans, the engineer's site report, and the Wastewater System and Potable Water Supply Permit prior to conveyance of any portion of the project.

1.4. This project has been reviewed and is approved for the construction of one 4-bedroom single-family residence, each, on Lots 1 and 2. Construction of other type dwellings, including public buildings, duplexes and condominium units, is not allowed without prior review and approval by the Agency, and such approval will not be granted unless the proposal conforms to the applicable laws and regulations.

1.5. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for recording this permit in the East Montpelier Land Records within thirty (30) days of receipt of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

(CONTINUED)

- 1.6. This authorization does not relieve you, as applicant, from obtaining all approvals and permits as may be required from local officials PRIOR to construction.
- 1.7. By acceptance of this permit the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental and health statutes and regulations and with the permit.
- 1.8. This permit shall in no way relieve you of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

2. WATER CONDITIONS

2.1. Lots 1 and 2 are each approved for an on-site water supply from a drilled well provided that the wells are located as shown on the plans and meet or exceed the isolation distances required in the Environmental Protection Rules. No permit issued by the Secretary shall be valid for a substantially completed potable water supply until the Secretary receives a certification from an Agency of Natural Resources Qualified Designer or the installer, signed and dated, that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply was installed in accordance with the permitted design and all permit conditions, was inspected, was properly tested, and has successfully met those performance tests."

3. SEWAGE DISPOSAL CONDITIONS

3.1. Lots 1 and 2 are approved for the on-site subsurface disposal of wastewater within the soil boring and percolation testing areas indicated on the approved plans for a maximum of 490 gallons of sewage per day, each. Should either system fail, the permittee must engage an Agency of Natural Resources Qualified Designer to evaluate the cause of failure and to submit information to this office for repair/replacement of the failing system. No permit issued by the Secretary shall be valid for a substantially completed wastewater system until the Secretary receives a certification from an Agency of Natural Resources Qualified Designer or the installer, signed and dated, that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the wastewater system was installed in accordance with the permitted design and all permit conditions, was inspected, was properly tested, and has successfully met those performance tests."

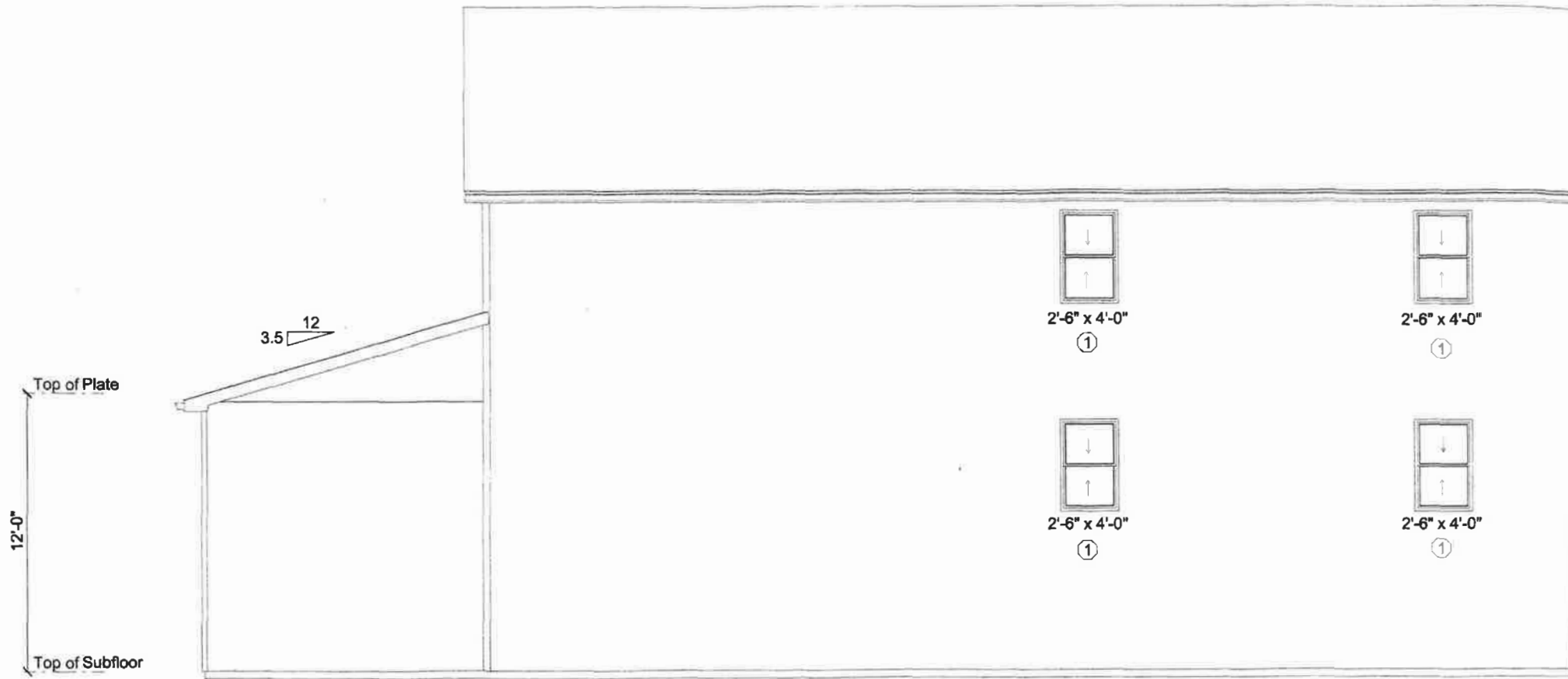
3.2. Each wastewater disposal system shall be constructed as shown on the approved plans and shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State.

3.3. Each septic tank filter should be cleaned and the septic tank pumped out at least once every 3 to 5 years. Routine inspection is recommended for restaurants and other commercial operations with high organic loading.

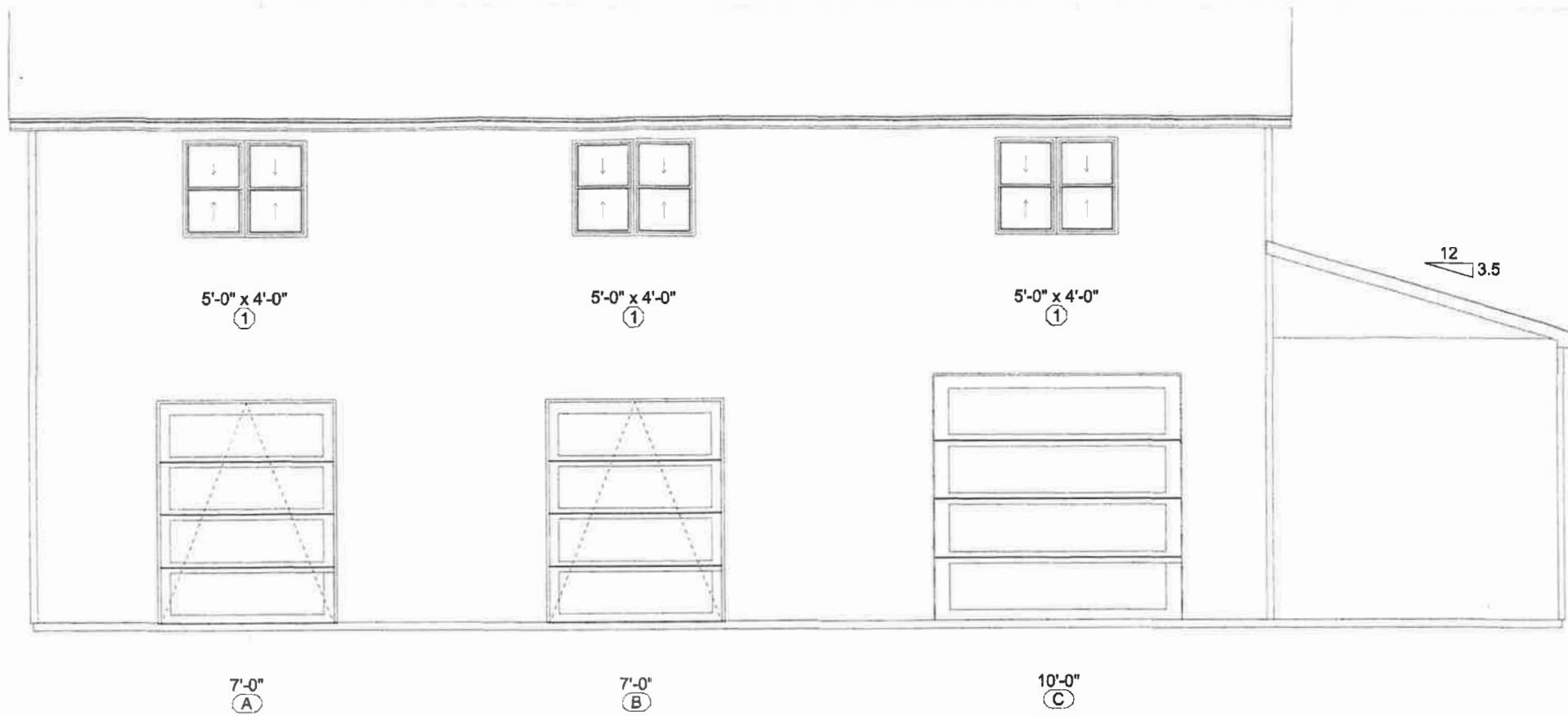
Jeffrey Wennberg, Commissioner
Department of Environmental Conservation

By RL + RL 2/18/05
Robert Pelosi, Assistant Regional Engineer

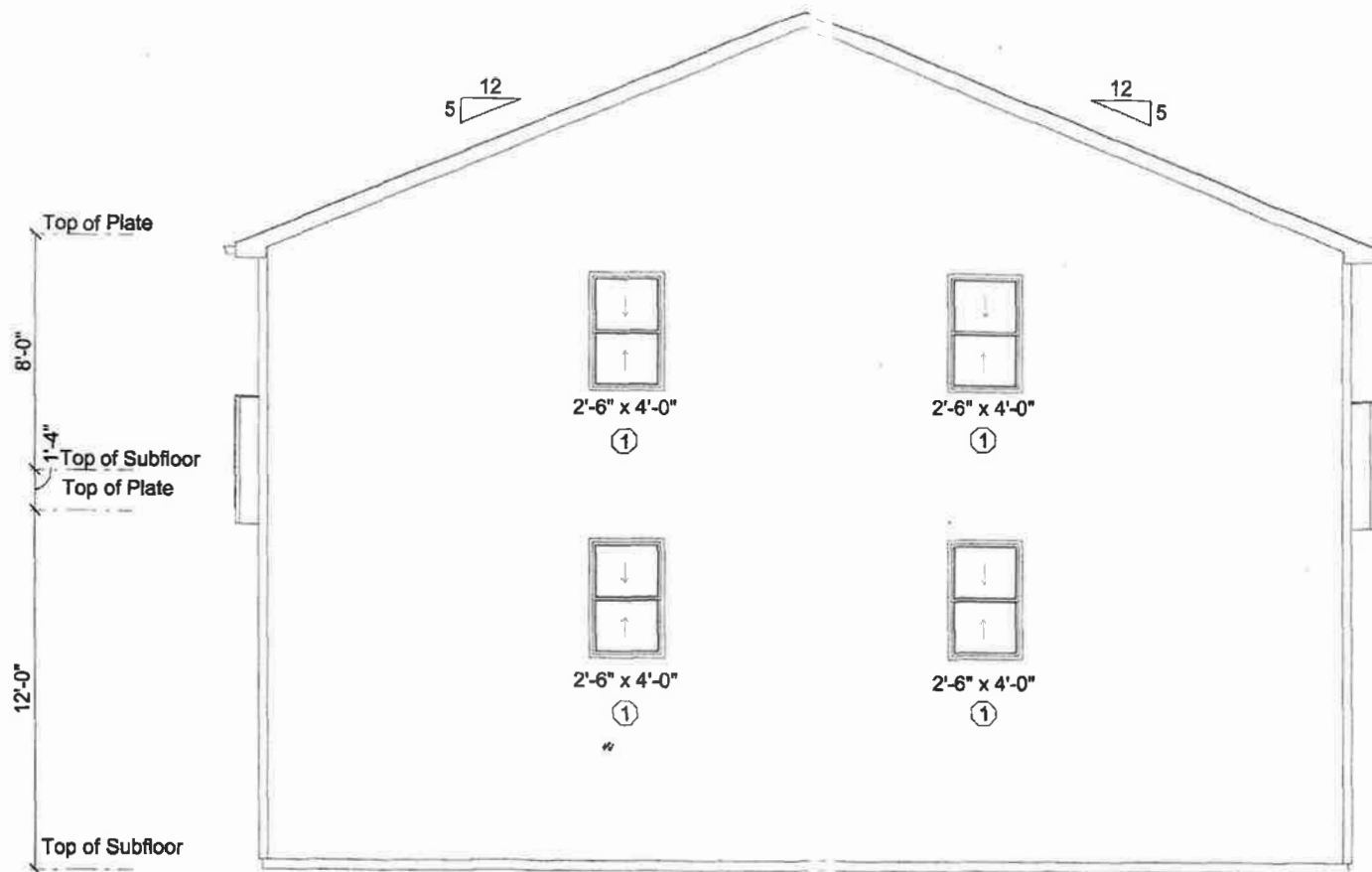
CC Wayne Lawrence
East Montpelier Planning Commission



Rear
SCALE: 1/4" = 1'-0"



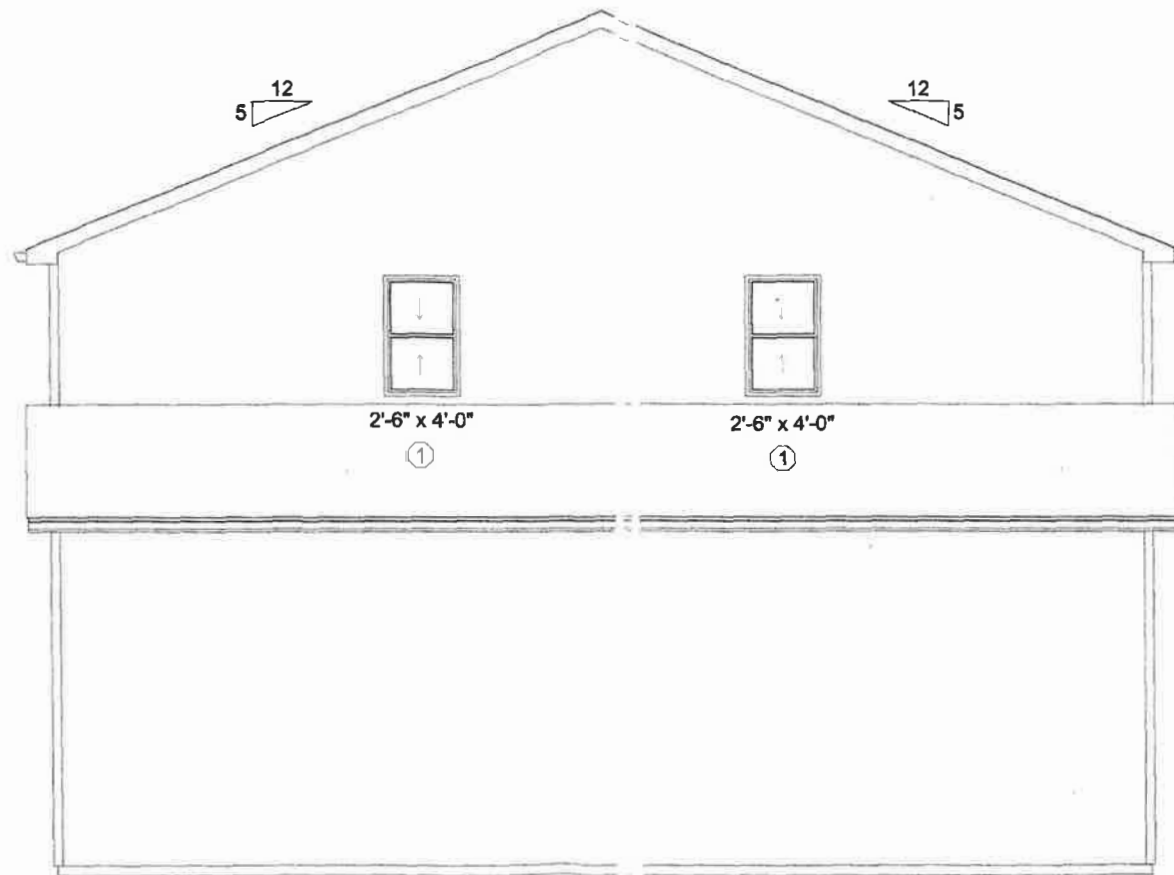
Front
SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

COETRI A.I.

Blake



Right

SCALE: 1/4" = 1'-0"

1/4" = 1'-0"



Brazier Curb Cut Request -- Middle of Brazier Road

East Montpelier, VT



1 inch = 269 Feet



July 10, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



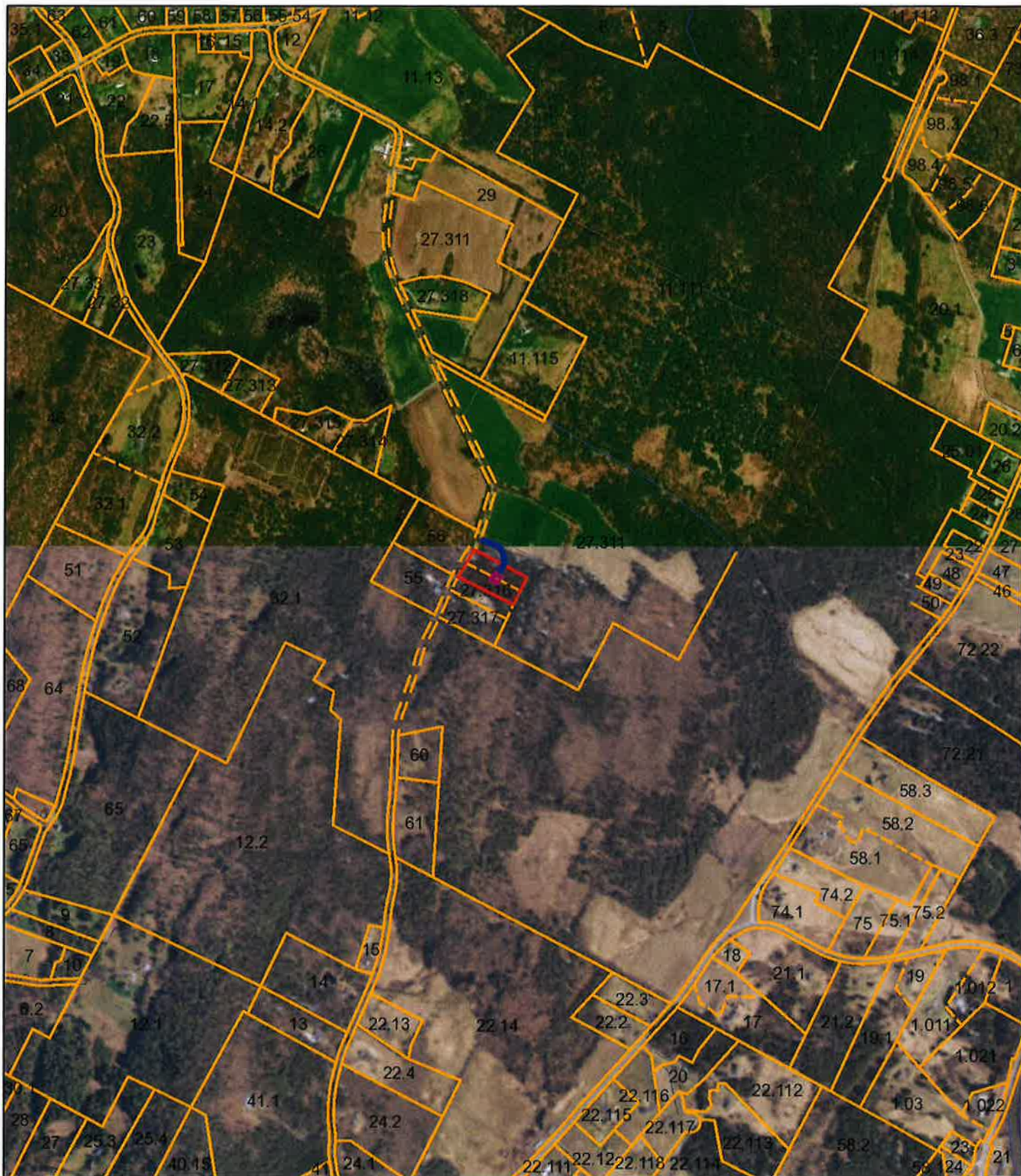
Brazier Curb Cut Request -- Middle of Brazier Road

East Montpelier, VT

1 inch = 1167 Feet



July 10, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.