

Town of East Montpelier

ZONING PERMIT

NOTICE

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

Date Issued:

January 15, 2022

Effective Date:

January 30, 2022

Location:

675 Cherry Tree Hill Road

Owner:

Peter Nolan & Lisa Rossetti - Nolan

For:

Remove Existing Home & Decks; Construct

24' x 48' House & Decks on Existing Foundation

Application #

22-001

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 # 22-001

CERTIFICATE OF COMPLIANCE

Date Received:

Zoning District D

TOWN OF EAST MONTPELIER

Parcel #

Overlays

PO Box 157, East Montpelier, VT 05651

Tax Map #

Pursuant to East Montpelier Land Use and Development Regulations Section 7.4 this form must be completed for all structures, other than additions to single family dwellings, for which a Zoning Permit has been issued prior to any use or occupation of any such structure.

- Name of Landowner Phone No
- Address of Landowner
- Applicant (other than owner) Phone No
- Address of Applicant
- Physical Address of Property
- Zoning Permit Number 22-001 Date Issued January 15, 2022

Description of Project:

Modifications from Permit Approval:

Special Situations (see page 2 of this form):

Any required Vermont Energy Standards Certificate has been filed with the East Montpelier Town Clerk:

Yes Date Submitted Not Applicable

Any required wastewater system pre-cover-up inspection report has been submitted to the Zoning Administrator:

Yes Date Submitted Not Applicable

READ BELOW CAREFULLY AND SEE PAGE 2 OF CERTIFICATE OF COMPLIANCE FORM:

I, the undersigned, certify and affirm that the project as described above was built in conformance with the Zoning Permit and any associated approvals, including all applicable permit conditions. I understand that misrepresentation will result in the Zoning Permit being void and penalties imposed. Further, I understand that the issuance of a Certificate of Compliance shall not preclude subsequent zoning enforcement actions for any violations of the Zoning Permit or zoning regulations that may have existed prior to the issuance of the Certificate of Compliance.

Landowner's Signature Date

Subscribed and sworn to before me:

Signature of Notary

Date

Expiration Date

24 VSA §4449(a)(2) mandates that any required Vermont Energy Standards Certificate be filed with the East Montpelier Town Clerk prior to the issuance of a certificate of compliance. For more information, contact the Energy Code Assistance Center at (855) 887-0673 or the Vermont Public Service Department at: (802) 828-2811 (for residential projects); (800) 642-3281 (for commercial projects). You can view the codes here:

http://publicservice.vermont.gov/energy_efficiency/cbes (Commercial Building Energy Standards)

http://publicservice.vermont.gov/energy_efficiency/rbes (Residential Building Energy Standards)

East Montpelier Land Use & Development Regulations Section 3.18: Water Supply & Wastewater Disposal

No building or structure intended for human occupancy shall be erected, altered or converted to another use unless adequate water supply and wastewater disposal systems are provided in compliance with all applicable municipal and state regulations. No construction may be commenced under an East Montpelier Zoning Permit unless and until proof of issuance of any and all required state wastewater and potable water supply permits is submitted to the Zoning Administrator. **In situations where a state wastewater permit is required, no Certificate of Compliance may be issued under Section 7.4 of these regulations until a copy of the pre-cover-up inspection report is submitted to the Zoning Administrator.**

Action by Zoning Administrator:

Based upon the representations made by the landowner above this certificate has been:

☐ **Approved**

☐ **Denied**

Reason.....

Signature of East Montpelier Zoning Administrator

Date

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.

Action by Development Review Board:

Public Notice Date

Date(s) of Hearing

☐ **Appeal Granted**

☐ **Appeal Denied**

(See written decision for reasoning and conditions)

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.

Permit # 22-001

ZONING PERMIT APPLICATION

Date Received: 01/13/2022

Zoning District D

TOWN OF EAST MONTPELIER

Parcel # 05-018.000

Overlays None

PO Box 157, East Montpelier, VT 05651

Tax Map # 21-51-48.000

- A. 1. Name of Landowner Peter Nolan & Lisa Rossetti Phone No.
2. Address of Landowner 675 Cherry Tree Hill Road, East Montpelier, VT 05651
3. Applicant (other than owner) Blue Ridge Construction LLC Phone No. 802-229-1153
4. Address of Applicant PO Box 88, 2839 US Rte. 2, East Montpelier, VT 05651
5. Location of Property 675 Cherry Tree Hill Road

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.....

Demolition of existing single story ranch house (double-wide mobile home). Existing foundation to remain.

Build new 24' x 48' chalet style house with unfinished loft on existing foundation.

Garage to remain on the existing foundation. New exterior deck to replace existing deck.

C. Lot description:

- | | |
|--|--|
| 1. acreage <u>1.4</u> acres | 4. depth side yards <u>30'</u> N <u>130'</u> S Ft. (building to lot lines) |
| 2. road frontage <u>210'</u> Ft. | |
| 3. depth front yard <u>80'</u> Ft. (Road centerline to building) | 5. depth rear yard <u>220'</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 Lisa Rossetti - Nolan Date 1-13-22

Applicant _____ Date _____

Zoning Permit Fee: \$ 150.00 Cash _____ Check #2179 Date 1/13/22 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 # 22-001 Date Issued 01/15/22 Effective Date 01/30/22

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:

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Nolan & Rossetti -- 675 Cherry Tree Hill Road

East Montpelier, VT



January 13, 2022

1 inch = 47 Feet



www.cai-tech.com



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Nolan & Rossetti -- 675 Cherry Tree Hill Road

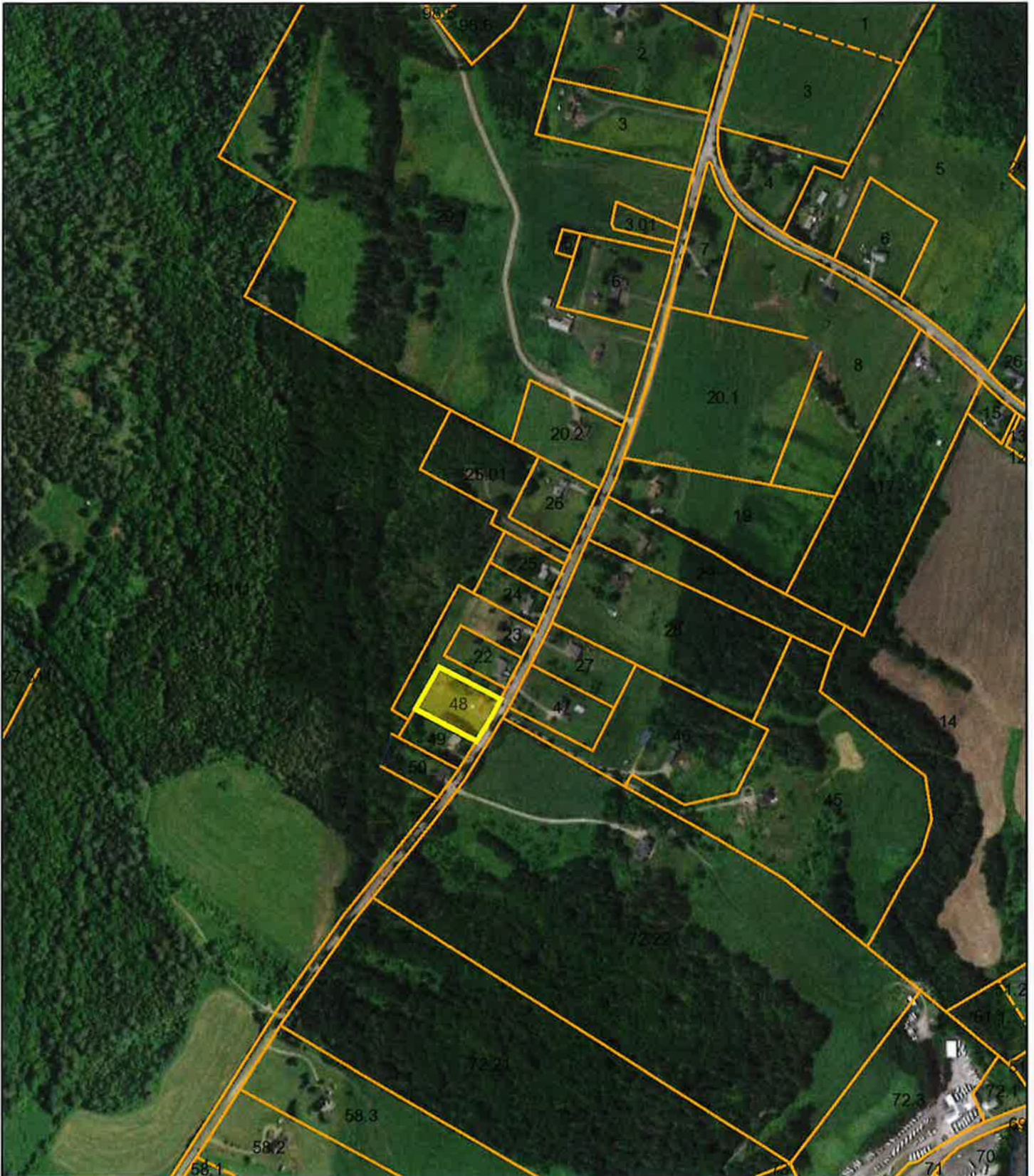
East Montpelier, VT



January 13, 2022

1 inch = 606 Feet

www.cai-tech.com



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