

Town of East Montpelier

ZONING PERMIT

NOTICE

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

Date Issued: 09-28-2022

Effective Date: 10-13-2022

Location: 0 COOKSON DR

Owner: RE JEAN & DONNA GAGNON

For: NEW 2100 FT² SINGLE FAMILY
DWELLING

Application # 22-064

Approved by: **Tyson Brown, 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) 477-2241 or jeff.mcmahon@vermont.gov, before beginning any construction.

Permit # 22-064

ZONING PERMIT APPLICATION

Date Received: 9/17/22

Zoning District Commercial

TOWN OF EAST MONTPELIER

Parcel # 10-081.400

Overlays _____

PO Box 157, East Montpelier, VT 05651

Tax Map # 09-00-96.120

- A.**
- Name of Landowner Rejean & Donna Gagnon Phone No. 802-461-7630
 - Address of Landowner 90 Beckley St. Barre VT 05641
 - Applicant (other than owner) John Barberi Phone No. 802-793-3732
 - Address of Applicant 205 Grandview Rd Williamstown 05679
 - Location of Property Cookson Drive, E. Montpelier VT

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.

Construction of a 1 family, single level
house on Cookson Drive
2100 sq.ft

C. Lot description:

- acreage 2.09 ac.
- road frontage 197' Ft.
- depth front yard 100+ Ft.
(Road centerline to building)
- depth side yards 75+ Ft. 75+
(building to lot lines)
- depth rear yard 75+ 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 Rejean Gagnon Date 09-15-22

Applicant J. Barberi Date _____

Zoning Permit Fee: \$ 180.00 Cash _____ Check ☒ Date 9/17/22 Rec'd by RFL

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. Contact Jeff McMahon, our region's state permit specialist, at (802) 477-2241 or jeff.mcmahon@vermont.gov, before beginning any construction. The VT Agency of Natural Resources has an online "permit navigator" to help answer state environmental permit questions: <https://dec.vermont.gov/permitnavigator>

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: MEETS ALL ZONING REQUIREMENTS
FOR ZONING DISTRICT A

2. Appealed to Development Review Board: Date By

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. Appeal fee is \$150.

3. Final Action: Permit # 22-064 Date Issued 09-28-2022 Effective Date 10-13-2022

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(s)

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

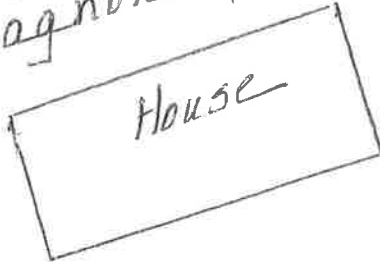
The DRB's written decision was issued on:

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.

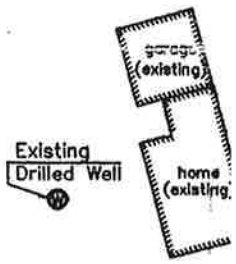
1. "Participation" in a DRB proceeding shall consist of offering, through oral or written testimony, evidence of a statement of concern related to the subject of the proceeding.
2. The notice of appeal shall be filed by certified mailing, with fees, to the Environmental Division of the Vermont Superior 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.

LAND OF
PINARD
(Vol. 65, Pg. 479)

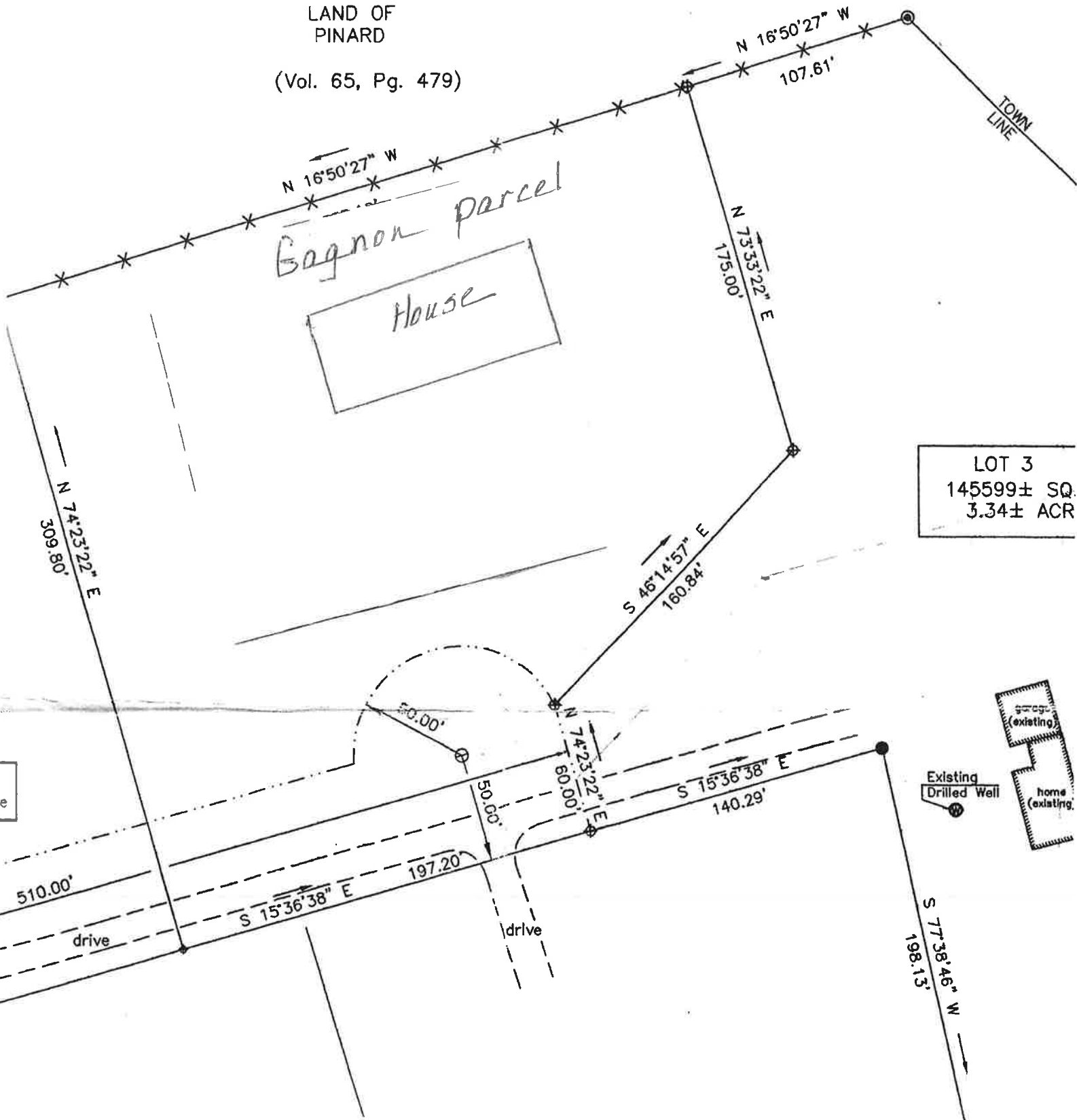
Bagnon parcel



LOT 3
145599± SQ.
3.34± ACR



Existing
Drilled Well



.....Space above this line for recording data.....

TOWN OF EAST MONTPELIER
MEMORANDUM OF MUNICIPAL ACTION
24 V.S.A. Section 4449(c)

RECORD TITLE OWNER(S) OF PROPERTY (GRANTOR)

REJEAN & DONNA GAGNON

APPLICANTS(S) IF DIFFERENT FROM TITLE OWNER

JOHN BARBERI

PROPERTY DESCRIPTION
ADDRESS OF PARCEL

0 COOKSON DR

PARCEL ID NO

10-081.400

TAX MAP #

09-00-96.120

TYPE OF MUNICIPAL ACTION(S):

	PERMIT #	ACTION	DATE ISSUED
ZONING PERMIT	<u>22-064</u>	<u>GRANTED</u>	<u>09-28-2022</u>
DRB HEARING	<u></u>	<u></u>	<u></u>
CERT COMPLIANCE	<u></u>	<u></u>	<u></u>
SIGN PERMIT	<u></u>	<u></u>	<u></u>
CURB CUT PERMIT	<u></u>	<u></u>	<u></u>
R-O-W PERMIT	<u></u>	<u></u>	<u></u>
VIOLATION NOTICE	<u></u>	<u></u>	<u></u>

All Records of Municipal Actions are located in the Town Clerk's Office. See permit &/or decision for applicable conditions.

General Checklist

Name: REJEAN & DONNA GAGNON Application #: 22-064

Property Address: 0 COOKSON DR

- ☒ Initial review of application
- ☒ Owner signature on application
- ☒ Copied map
- ☒ Sketch/site plan included
- ☒ Initial fee paid
- ☒ Access permit
 - ☐ Notified applicant permit needed
 - ☐ Permit issued
- ☒ Notified applicant to seek state permits
 - ☐ Septic permit issued
 - ☐ Other permits needed _____
- ☒ Checked for:
 - ☒ Floodplain; if yes, contacted state: _____
 - ☒ Conservation Overlay; Area _____
 - ☒ Water Resources Overlay
- ☒ Site visit scheduled for 09-28-2022
- ☒ Site visit accomplished
- ☒ Setbacks met
- ☐ ZA Referred to DRB on _____
- ☒ ZA Approved
- ☐ ZA Denied
- ☐ ZA Decision appealed to DRB
- ☐ DRB hearing date _____
- ☐ Times Argus warning for DRB on _____
- ☐ Warning posted in public places
- ☐ Proof of abutter notice submitted
- ☐ Approved by DRB
- ☐ Denied by DRB
- ☐ Issued; Date: _____
- ☐ Appealed to Env Court
- ☐ Completed Memo of Municipal Action
- ☐ 911 # needed; # issued _____
- ☐ Entered Decision Into NEMRC

Permit History: 22-049-(STORAGE SHED) 07-14-2022

96.13

2.12 Ac

1

96.6

0.76 AcC

2

96.12

2.09 Ac

95.2

1.5 Ac

197.98'

140.29'

160.84'

175'

107.61'

440.73'

333.12'

309.8'

60' R/W

324.99'

197.2'

Cookson Dr

Cookson Dr

Cookson Dr

Cookson Dr

239.17'

221.54'

310.16'

463'

44.69'