

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 - 4 - 2023

Effective Date: JANUARY - 19 - 2023

Location: 1305 BRAZIER ROAD

Owner: CLARICE CUTLER & JONNIE DUNNE

For: BUILDING OF A NEW ACCESSORY DWELLING STRUCTURE

Application # 22-082

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 # 22-082Zoning District DOverlays VSW1

ZONING PERMIT APPLICATION

TOWN OF EAST MONTPELIER

PO Box 157, East Montpelier, VT 05651

Date Received: 12/27/22Parcel # 05-096.000Tax Map # 08-03-56.000

- A. 1. Name of Landowner... Clarice Cutler + Jonnie Anne Phone No. 802-922-0642
2. Address of Landowner... 1305 Brazier Rd Montpelier VT
3. Applicant (other than owner)... - Phone No. -
4. Address of Applicant... -
5. Location of Property... 1305 Brazier Rd, East Montpelier VT

B: Application is made (check appropriate boxes):

- | | | |
|---|---|--|
| To: | For: | For: |
| <input checked="" 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 checked="" 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 1200 s.f. accessory dwelling unit

C. Lot description:

- | | |
|--|---|
| 1. acreage <u>5.5</u> | 4. depth side yards <u>7100</u> Ft. <u>>100</u> Ft.
(building to lot lines) |
| 2. road frontage <u>425</u> Ft. | |
| 3. depth front yard <u>40</u> Ft.
(Road centerline to building) | 5. depth rear yard <u>>100</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 Clarice Date 12/27/22Applicant - Date -

Zoning Permit Fee: \$ 150.00 Cash - Check 280 Date 12/27/22 Rec'd by JLADRB 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/permithnavigator>

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 1-4-23 Reason ADU MEETS ALL REQUIREMENTS OF ZONING DISTRICT D

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 # 22-082 Date Issued 1-4-23 Effective Date 1-19-23

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)

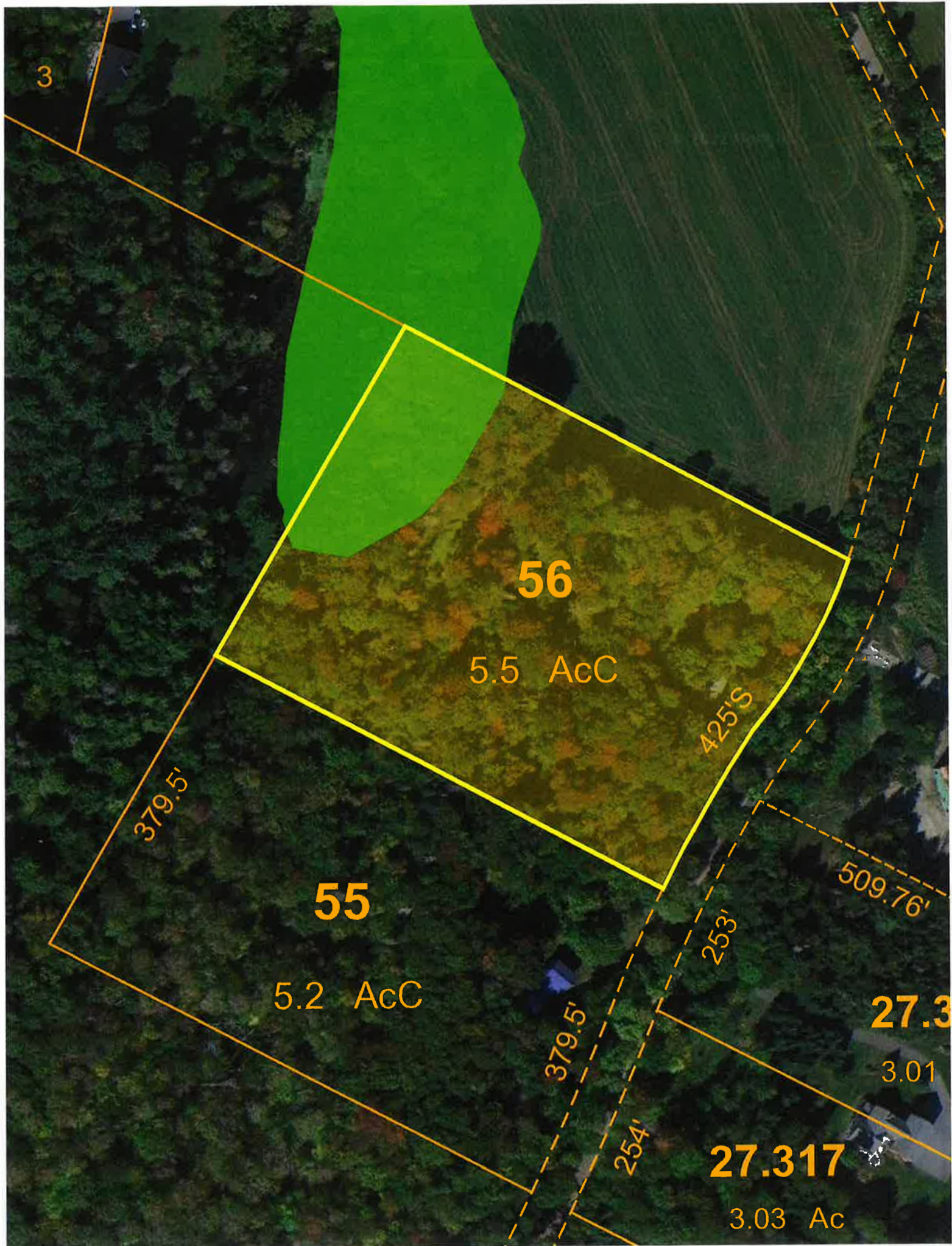
4. ☐ Denied (See written decision for reasoning)

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.





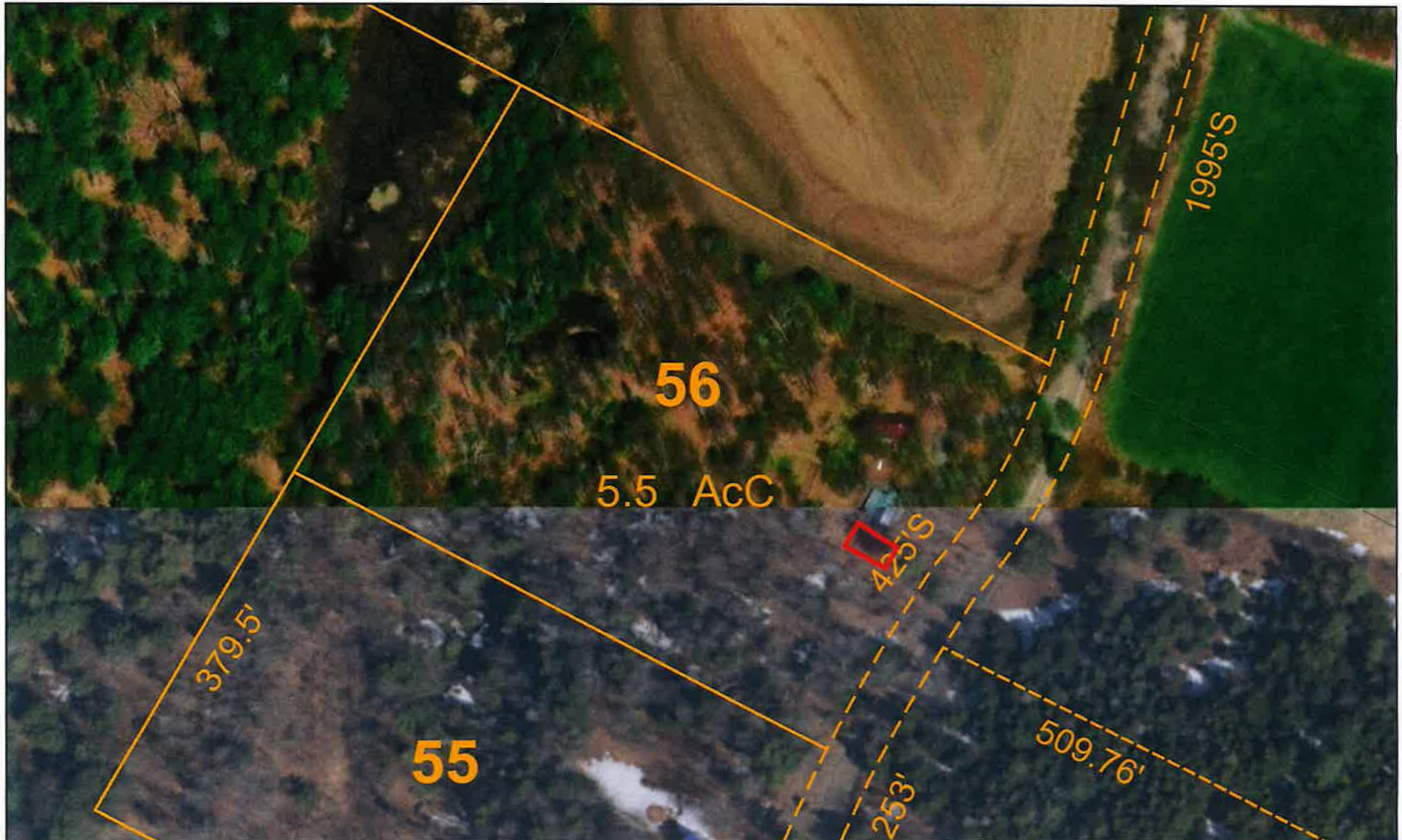
East Montpelier, VT



December 27, 2022

1 inch = 134 Feet

www.cai-tech.com



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.

General Checklist

Name: CLARICE CUTLER

Application #: 22-082

Property Address: 1305 BRAZIER RD

- ☒ 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 1-3-23
- ☒ 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: