

Town of East Montpelier

ZONING PERMIT

NOTICE

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

Date Issued: MAY-10-2023

Effective Date: MAY-25-2023

Location: 0 FOSTER RD

Owner: FAIRMONT FARM INC & DANA & CLARA AYER

For: CONSTRUCTION OF A NEW 2,700 FT² + SINGLE
FAMILY DWELLING

Application # 23-013

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 # 23-013

ZONING PERMIT APPLICATION

Date Received: 5/8/23

Zoning District _____

TOWN OF EAST MONTPELIER

Parcel # 07-028.500Overlays N/A

PO Box 157, East Montpelier, VT 05651

Tax Map # 05-00-47.000

- A. 1. Name of Landowner Fairmont Farm Inc. & Dana & Clara Ayer Phone No. 802-793-4252
2. Address of Landowner P.O. Box 25, East Montpelier VT 05651
3. Applicant (other than owner) Dana & Clara Ayer Phone No. _____
4. Address of Applicant _____
5. Location of Property Foster Rd., East Montpelier, VT 05651

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 Building new home
2783 living space

- C. Lot description:
- | | |
|---|--|
| 1. acreage <u>11.9</u> | 4. depth side yards <u>200</u> Ft. <u>700</u> Ft.
(building to lot lines) |
| 2. road frontage <u>700</u> Ft. | |
| 3. depth front yard <u>300</u> Ft.
(Road centerline to building) | 5. depth rear yard <u>300</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 Fairmont Farm Inc. & Dana & Clara Date 5/8/23
Applicant Dana & Clara Ayer Date 5/8/23

Zoning Permit Fee: \$ 248.30 Cash ☒ Check _____ Date 5/8/23 Rec'd by apl
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 05-10-23 Reason MEETS ALL STANDARDS OF EAST MONTPELIER LUDR

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 # 23-013 Date Issued 05-10-23 Effective Date 05-25-23

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)

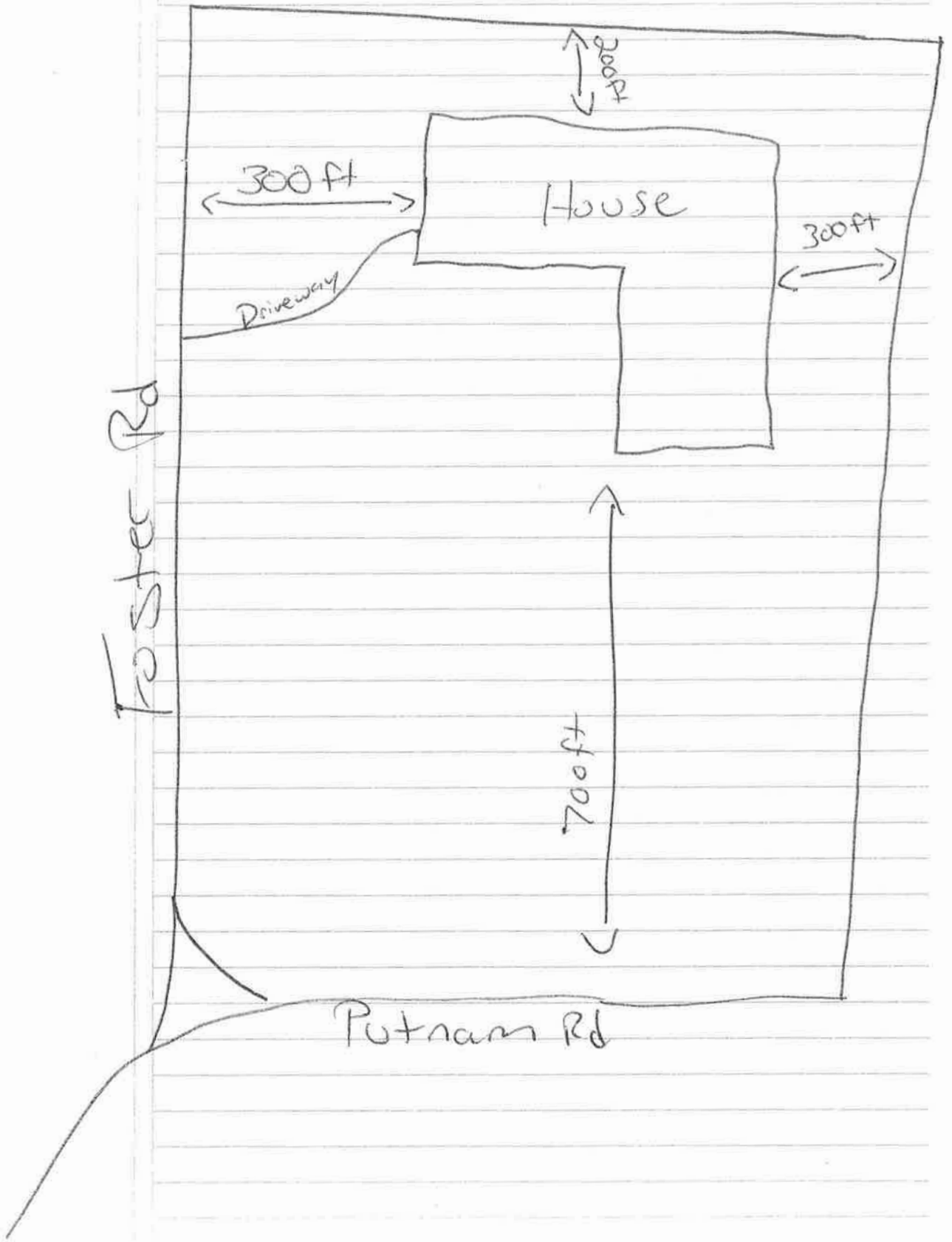
.....
Chairman, Development Review Board

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.





Fairmont Dairy, INC

East Montpelier, VT

1 inch = 600 Feet

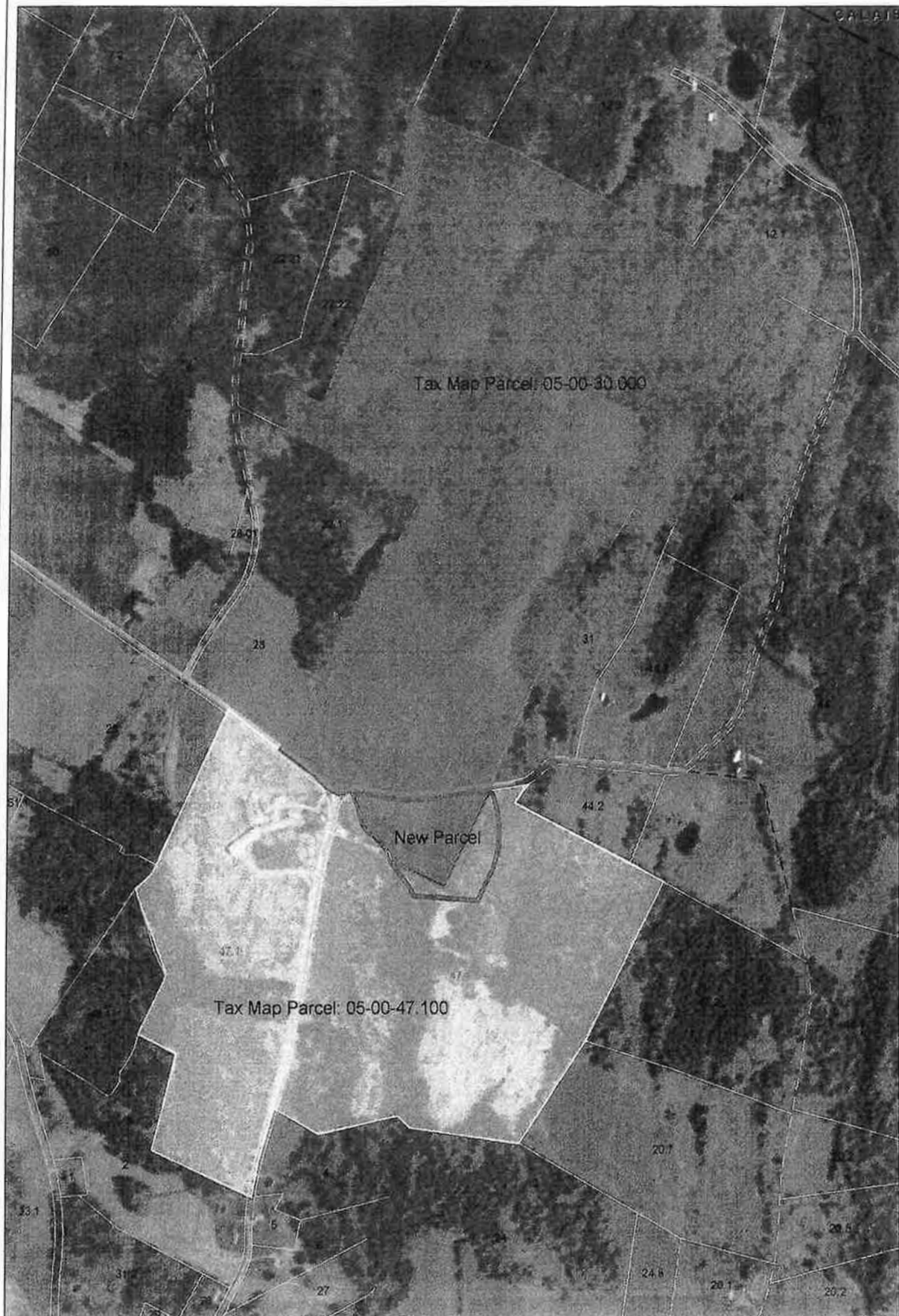


Technologies

www.cai-tech.com

December 8, 2022

0 600 1200 1800



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.

Preliminary & Final Subdivision Application
Fairmont Farm, INC
Dana & Clara Ayer - Applicant
PID: 07-027.000, Tax Map #05-00-30.000 & #05-00-47.100
Foster Road, East Montpelier

Project Description

The proposed project consists of a subdivision of the Tax Map Parcels #05-00-30.000 and #05-00-47.100 which lie on both sides of Foster, Sibley and Putnam Roads. The properties lie in the Agricultural – Forest Conservation District (Zone E) having a minimum lot size of 7 acres and minimum road frontage of 350 feet. This application proposes to create one new parcel comprised of 7.54 acres of Parcel 30 and 4.36 acres of Parcel 47.1 for a combined acreage of 11.90 acres.

Proposed Lot 1 of 11.90 acres has 955' of road frontage on Foster Road. The proposed single-family residence will be served by an on-site water supply and sewage disposal system. The proposed curb cut location is shown on the plan, which application has been submitted and is pending approval by the Selectboard.

Approximately 193 acres remain with tax map parcel #30 along with 1526' of road frontage on Foster and Sibley Roads. No changes are proposed to the existing single-family residence on that lot.

Approximately 148 acres remain with tax map parcel #47.1 with about 5,882' of frontage on Foster, Sibley, and Putnam Roads.

A review of the State ANR Natural Resources Atlas reveals no rare, threatened, or endangered species on this lot. A printout of that review is included here. The proposed access for the residence will run through a narrow strip of wetlands and associated buffer as delineated by Gilman & Briggs and mapped by this firm. A wetlands permit will be applied for from the State of Vermont.

This proposal reflects the owner's wishes as to how to approach the subdivision of their land. We believe that the subdivision as presented is in full conformance with the Development Regulations.

.....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)

FAIRMONT FARM INC

APPLICANTS(S) IF DIFFERENT FROM TITLE OWNER

DANA & CLARA AYER

PROPERTY DESCRIPTION
ADDRESS OF PARCEL

0 FOSTER RD

PARCEL ID NO

07-028,560

TAX MAP #

05-00-47.000

TYPE OF MUNICIPAL ACTION(S):

	PERMIT #	ACTION	DATE ISSUED
ZONING PERMIT	<u>23-013</u>	<u>GRANTED</u>	<u>05-10-23</u>
DRB HEARING			
CERT COMPLIANCE			
SIGN PERMIT			
CURB CUT PERMIT			
R-O-W PERMIT			
VIOLATION NOTICE			

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