

Town of East Montpelier, VT

NOTICE OF ZONING PERMIT

Date Issued: 3/1/2024 Appeal Period: 3-6-24 to 3-20-24

Effective Date: 3/21/2024

Location: 161 Dodge Road East Montpelier 05651

Owner/Applicant: ERIN Brette

Project/Use Description: Shed, 16w x 16h x 14h, on concrete blocks, wood & metal siding & roof

Permit Application#: 24-002

Approved by: [Signature]

- This notice shall be displayed on the property in full public view for the 15-day appeal period.

APPEALS: A notice of appeal and the \$150 fee must be filed with the Town Clerk or Design Review Board (DRB) before the listed Effective Date.

- Please be advised that any appeal could affect the validity of this permit. Do not start the project or commence use until the approval is final and clear of any state or local appeal process.
- The project or use shall not commence prior to the Effective Date. Thereafter, this notice serves as the approved permit and shall be conspicuously displayed on the property at all times through to project completion.
- Permit applications can be viewed at the Town Office or at www.eastmontpeliervt.org
Questions? Call 802-223-3313 x205 or email zoning@eastmontpeliervt.org

WARNING: State permits may be required. Contact the state Permit Specialist, at (802) 477-2241 or jeff.mcmahon@vermont.gov before beginning any construction.



Permit # 24-002 ZONING PERMIT APPLICATION Date Received: 2.16.2024
Zoning District Zone E TOWN OF EAST MONTPELIER Parcel # 06-045.000
Overlays N/A PO Box 157, East Montpelier, VT 05651 Tax Map # 09-00-42.000

A. 1. Name of Landowner ERIN BRESSETTE Phone No. 802.272.0062
2. Address of Landowner 161 DODGE RD. EAST MONTPELIER
3. Applicant (other than owner) Phone No.
4. Address of Applicant
5. Location of Property 161 DODGE 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 checked="" 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 16 x 16 SHED (256 sq feet)
— shed will sit on concrete blocks, stick built, wood & metal siding, metal roof
(16w x 16l x 14h)

- C. Lot description:
- | | |
|--|--|
| 1. acreage <u>.66</u> | 4. depth side yards <u>28±</u> Ft. <u>77±</u> Ft.
(building to lot lines) |
| 2. road frontage <u>200±</u> Ft. | 5. depth rear yard <u>26±</u> Ft.
(building to lot line) |
| 3. depth front yard <u>220±</u> Ft.
(Road centerline to building) | |

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 EMB Date FEB 10, 2024
Applicant _____ Date _____

Zoning Permit Fee: \$ 50.00 Cash _____ (Check) 2363 Date 2.16.24 Rec'd by P. Canada
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 3/1/2024 Reason Pre-existing non-conforming lot. Meets req'd setbacks & height for Zone E in E.M.L.U.D.R.

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 # 24-002 Date Issued 3/1/2024 Effective Date 3/2/2024

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

ME
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)

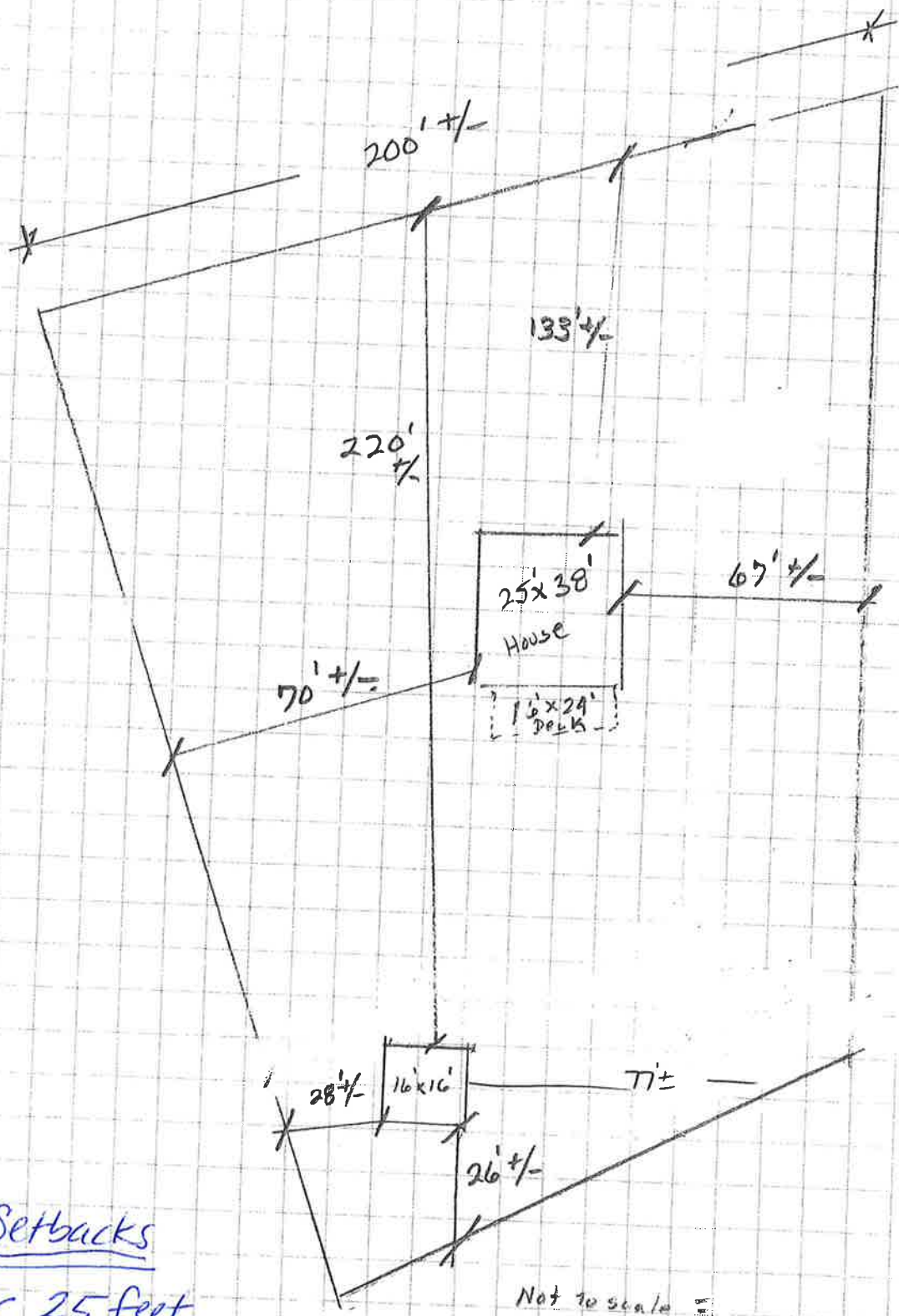
4. ☐ Denied (See written decision for reasoning)

.....
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.



Zone E Setbacks

Side/Rear 25 feet

Front 40 feet

* pre-existing non-conforming lot size - does not meet acreage or frontage req's



161 Dodge Road, East Montpelier, VT 05651

Re: Application for 161 Dodge Rd - more information is needed

Erin Bresette <erinbresette33@gmail.com>

Wed 2/28/2024 6:17 PM

To: Zoning Administrator <zoning@eastmontpeliervt.org>

I will constructing the shed with friends. It will be resting on concrete blocks, stick build, wood and metal siding, metal roof, 16x16 base, approx 14 ft in height.

My hope is that after the completion of the bike shed the small/ portable sheds on site will be able to be rehomed.

Erin

On Feb 22, 2024, at 1:15 PM, Zoning Administrator <zoning@eastmontpeliervt.org> wrote:

Hi Erin,

Please provide the following information so I can review your permit:

- 1) How will the shed will be constructed? Will it be located directly on the ground, on a concrete pad, on a block foundation or other type of foundation? Are you purchasing a pre-fab shed? Or are you designing and constructing it yourself? If pre-fab, the place you're purchasing it from often has what are called spec sheets that contain measurements of the shed, including it's height, width, length, etc, as well as pictures of each side of the shed (structure or building elevation drawings). **Please submit those if they are available. If not, please provide at a minimum a written description with proposed measurements and dimensions, including the height.**
- 2) I understand that you have two other sheds/structures currently on the property that are not depicted on the location map you submitted this time, or last time. How big are those two sheds? And how far from the proposed 16x16 shed are both of those two sheds located? You can submit a revised drawing via email that shows these two sheds, if that's more convenient.

Please provide this information by the end of next week at the latest. To be clear, that means by end of business on Friday, March 1st (end of business is noon on Fridays for the town offices).

Thanks,
~Mikaela

Zoning Administrator

Town of East Montpelier

PH: (802) 223-3313 x 205

EMAIL: zoning@eastmontpeliervt.org

WEB: <https://eastmontpeliervt.org/>



.....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)

ERIN BRESSETTE

APPLICANTS(S) IF DIFFERENT FROM TITLE OWNER

PROPERTY DESCRIPTION
ADDRESS OF PARCEL

161 Dodge Road, East Montpelier, 05651

PARCEL ID NO

06-045,000

TAX MAP #

09-00-42.00

TYPE OF MUNICIPAL ACTION(S):

	PERMIT #	ACTION	DATE ISSUED
ZONING PERMIT	<u>24-002</u>	<u>GRANTED</u>	<u>3/1/2024</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.