



TOWN OF WEATHERSFIELD

LAND USE ADMINISTRATOR'S OFFICE

(802)674-2626

P.O. BOX 550 ASCUTNEY, VT 05030

landuse@weathersfield.org

Planning Commission Agenda

Martin Memorial Hall – 5259 Route 5, Ascutney, Vermont 05030

Monday, July 10, 2023 – 6:30 PM

-
1. Call to Order
 2. Agenda Review
 3. Comments from the Chair and Land Use Administrator
 4. Comment from citizens regarding items not on the agenda
 5. Approval of Meeting Minutes – June 26, 2023
-
6. **PUBLIC HEARING** – **Combined Hearing continued:** Habitat for Humanity PUD Project
 7. **PUBLIC HEARING** – **Town Plan Amendment – Energy Section:** No changes
 8. **Mt. Ascutney Regional Commission:** Discussion on collaboration
 9. **Zoning Bylaw Discussion:** “Mixed Use” Apartments in commercial buildings
 10. **Planning Projects:** Status update
-
11. Discussion of items for future agendas
 12. Any other business that can be legally discussed
 13. Adjourn

The next regularly scheduled meeting of the Planning Commission will be **Monday, July 24, 2023 - 6:30 PM**, Martin Memorial Hall.

Remote option – Zoom link and instructions:

<https://www.weathersfieldvt.org/home/news/public-meetings-zoom>

To join any public meeting via phone, dial (929) 205-6099. When prompted, enter meeting ID 542-595-4364. You will not have a participant ID. Please press # when prompted to skip this section. The passcode for all meetings is 8021.

AGENDA ITEM

5

Planning Commission
Martin Memorial Hall
5459 Rte 5 Ascutney, VT
Planning Commission Meeting
Joint Meeting with ZBA
DRAFT Monday, June 26, 2023 6:30 PM

Planning Commission Members Present:

Paul Tillman
Howard Beach
Michael Todd
David (Hank) Ainley
Joseph Bublat

Ryan Gumbart, Land Use Administrator

ZBA Committee: Todd Hindinger, Grace Knight

Attendees: Patti and John Arrison, Andrew Grimson, Brian Clancy, Michael Supranowitz, Eva Loomis, Beth Gorton, Kelly O'Brien, Beth Hunton, Jeff Slade, Lisa Slade, Deborah Hellickson, Mike Holmes

Online Attendees:

1. Call to Order made by Paul Tillman, Chair 6:33 pm.
2. Agenda Review
No Changes
3. Comments from the Chair and Land Use Administrator
4. Comments from Citizens regarding items not on the agenda.
None
5. Approval of Meeting Minutes – June 12, 2023

Paul Tillman made a motion to approve the minutes from June 12, 2023 with corrections as needed.

Michael Todd – 2nd

Discussion – none

Vote – unanimous

6. Public Hearing – Combined Hearing: Habitat for Humanity PUD Project

PUBLIC HEARING

Upper Valley Habitat for Humanity – Planned Unit Development

April 26, 2023

Item 1: Public Hearing Notice

Item 2: Certification of Posting and Distribution

Item 3: Memo from LUA to Planning Commission and Zoning Board, June 22, 2023

Item 4: Habitat for Humanity Cover Letter – June 26, 2023

Item 5: PUD Application – 2023.03.08.PUD

Item 6: Preliminary Site Plans - June 22, 2023

Item 7: Administrative Review Checklist

Item 8: Community Facilities Sign-Off Sheet

Item 9: Permit Navigator Results

Item 10: Water/Wastewater Permit - July 2, 2018

Item 11: PowerPoint Presentation for Selectboard – December 19, 2022

Item 12: Sketch Plan Review Findings of Fact – May 8, 2023

Paul Tillman read the warning for the hearing:

Planning Commission & Zoning Board of Adjustment
NOTICE OF PUBLIC HEARING
Martin Memorial Hall – 5259 Route 5
Ascutney, Vermont 05030
Remote option – Zoom details below
Monday, June 26, 2023 – 6:30 PM (6:00 Site Visit)

A public hearing before the Weathersfield Planning Commission and Zoning Board of Adjustment will be held at the Town Office in Ascutney on Monday, June 26, at 6:30 PM (6:00 site visit) to consider the following application:

Application 2023.03.08.PUD by Upper Valley Habitat for Humanity, Inc. for the combined review of a proposed planned unit development at 5771/5803/5805 US Route 5, Ascutney, VT 05030 (Parcel: 5A-02-03). The combined review will include 1) Site Plan Review, 2) Request for Variance, 3) PUD Review, and 4) Conditional Use Review. The parcel is located in the Village zoning district.

The above application is available for inspection at the Town Office in Ascutney. Persons wishing to appeal and be heard may do so in person or be represented by an agent or attorney. Participation in this proceeding is required in order to ensure your ability to appeal the Zoning Board's decision. Communications about the above application may be filed in writing with the Zoning Board of Adjustment or at the hearing.

Remote option – Zoom link and instructions: <https://www.weathersfieldvt.org/home/news/public-meetings-zoom> To join any public meeting via phone, dial (929) 205-6099. When prompted, enter meeting ID 542-595-4364. You will not have a participant ID. Please press # when prompted to skip this section. The passcode for all meetings is 8021.

Todd Hindinger, Chair of the ZBA took over the hearing for the site plan review.

*Please see ZBA meeting minutes for the hearing minutes attached *

Michael Todd made a motion to continue the hearing to Monday July 10, 2023 at 6:30 pm.

Joseph Bublat – 2nd

No discussion

Vote – unanimous

Joseph Bublat made a motion to table the remainder of the agenda to the next meeting.

Michael Todd – 2nd

Discussion –

Paul Tillman made note that this included the following:

- Zoning Bylaw Discussion – Mixed Use Apartments in commercial buildings
- Planning Projects – Status Updates
- Discussion of items for future agendas
- Any other business

7. Zoning Bylaw Discussion – “Mixed Use” Apartments in commercial buildings – tabled

8. Planning Projects: Status Update - tabled

9. Discussion of items for future agendas - tabled

10. Any other business that can be legally discussed - tabled

11. Adjourn

Michael Todd made a motion to adjourn at 9:29 pm

Joseph Bublat – 2nd

No discussion

Vote – unanimous

Next Planning Commission Meeting is scheduled for Monday, July 10, 2023 at 6:30 pm at Martin Memorial Hall.

Respectfully,
Chauncie Tillman
Recording Secretary

Planning Commission

Howard Beach, Vice - Chair

Joseph Bublat, Clerk

Tyler Harwell, Chairperson

Paul Tillman, Chair

Michael Todd, Chairperson

DRAFT

BLANK

Zoning Board of Adjustment &

Planning Commission

June 26, 2023

Draft Meeting Minutes

1. Introductions

Zoning Board members present at the meeting were Todd Hindinger, Joseph Bublat, and Grace Knight. Ryan Gumbart, land use administrator, was also in attendance.

Planning Commission members present at the meeting were Howard Beach, Paul Tillman, Joseph Bublat, Mike Todd, and David Ainley.

The audience members were John and Patti Arrison, Brian Clancy, Eva Loomis, Andrew Grimson, Deborah Hellickson, Jeff and Lisa Slade, Beth Gorton, Kelly O'Brien, Mike Holmes, Beth Hunton, and Michael Supranowitz.

Prior to the meeting, there was a site visit at 6:00 PM. Todd Hindinger, John & Patti Arrison, Andrew Grimson, Eva Loomis, Jeff & Lisa Slade, Deborah Hellickson, Brian Clancy, Grace Knight, Mike Todd, Mike Holmes, Ryan Gumbart, and Joseph Bublat were present.

2. Call to order

Paul Tillman called the meeting to order at 6:33 PM.

3. Agenda Review

There were no changes.

4. Comments from the Chair and Land Use Administrator

There were none.

5. Comment from citizens regarding items not on the agenda

There were none.

6. Approval of Planning Commission Meeting Minutes – June 12, 2023

Paul Tillman made a motion to approve the minutes of June 12, 2023 as written. Mike Todd seconded it. The motion passed.

7. Public Hearing: Combined Hearing: Habitat for Humanity PUD Project

Paul Tillman opened the hearing at 6:37 PM by Reading the Hearing Notice. Ryan Gumbart stated that this is a combined hearing due to a series of reviews. The Zoning Board will be doing a site plan review and possibly a variance. The Planning Commission would be doing a conditional use review. Habitat for Humanity has met with the Planning Commission and the Select Board a few times in regards to this project. It is a planned unit in the village district. There will be four units (one triplex, two duplexes, and one single family home). There are three lots that have been adjusted in part to conform. The site plans have been updated. The Board & Commission were presented with a copy of the updated site plans. Andrew Grimson stated that the new plans are more detailed and show the septic/water systems. The plans are still preliminary. They will be hiring an engineer to finalize the site plans.

Todd Hindinger made a motion for Lisa Slade, Deborah Hellickson, Carl Wyman, Brandon Gulnick, and Andrew Grimson to have interested party status. Grace Knight seconded it.

Andrew Grimson, Brian Clancy, Mike Holmes, Brandon Gulnick, Carl Wyman, Eva Loomis, Kelly O'Brien, Beth Gorton, Jeff & Lisa Slade, Michael Supranowitz, and Deborah Hellickson affirmed.

Exhibit #1 is the Public Hearing Notice. Exhibit #2 is the Certification of Posting and Distribution. Exhibit #3 is the memo from LUA to the Planning Commission and Zoning Board dated June 22, 2023 (2 pages). Exhibit #4 is Habitat for Humanity cover letter dated June 26, 2023 (2 pages). Exhibit #5 is PUD application - 2023.03..08.PUD (12 pages). Exhibit #6 is preliminary site plans dated June 22, 2023 (4 pages). Exhibit #6R is the revised preliminary site plan dated June 26, 2023 (6 pages). Exhibit #7 is the administrative review checklist (6 pages). Exhibit #8 is the community facilities sign-off sheet (3 pages). Exhibit #9 is the permit navigator results (15 pages). Exhibit #10 is the water/wastewater permit dated July 2, 2018 (6 pages). Exhibit #11 is the powerpoint presentation for the Select Board dated December 19, 2022 (10 pages). Exhibit #12 is the sketch plan review findings of fact dated May 8, 2023 (33 pages).

Andrew Grimson stated that there will be multi-family units and a single family house. There will be up to eight families living there. It will be a condo development with HOA fees. There will be no rental units. The single family homes will be located in the front of the lot with the two story home in the back. This is affordable housing based on HUD income. It will fit in with the character of the neighborhood. It will not look like apartment buildings. The home owners are required to volunteer at least 300 hours. They will be working with an organization in Windsor to find families. This is a good location with the interstate and park & ride close by. There will be a vegetation buffer along Route 5. The buildings will have efficiency standards and

heat pumps. There could be up to twenty residents (8 families) living there. This would transform the property into something more desirable.

Grace Knight stated that the application says that there are 2.45 acres on this one lot. Now you are saying that it is three lots. She wondered if it was going to be one lot or three lots. She stated that in the zoning regulations that three to six units are allowed in the village. This will be eight units. Andrew Grimson stated that it is going to be one lot. Ryan Gumbart stated that this is a multi-family dwelling with the triplex, two duplexes, and one single family home. The density question will be discussed under PUD Bylaws.

Andrew Grimson reviewed with the Board and the Commission the demolition plan. They have not decided what is going to happen to the cottage closest to the road on the north side. They could move it back with a crane. He went over the proposed plan; four buildings with a total of 8 units, fenced in, and two parking spots per building with three visitor parking spaces. They will keep the vegetation pretty much the same. They will cut down any dead trees. They have made an offer on the grange. If they don't get the grange, there will be a buffer between this lot and the grange. The lighting will be low profile and along the driveways. There will be no high overhead lighting. He has done the preliminary site plan himself, but an engineer will be hired soon to do the formal site plan. They will connect to the water line along Route 5 which is on the other side of the road with a 6 inch main for the water. Each unit will have its own meter with a meter on the street. The septic is located in the back. The septic design was done in 2018 with a 5000 gallons per day system. The grange is going to do 1000 gallons per day of that. They plan on using the tanks that they can that are already there. They might need to add one more tank. There will be a catch basin along the road. The land is very sandy on this lot. The foundation drains would go into the dry wells. They do not see any drainage issues.

Joseph Bublat wanted to know what the back up plan was for power. Andrew Grimson stated that they are hoping to have some solar panels there. The houses will be well insulated and there will be no stand by generators that would be a safety issue. The solar panels could be on the roof or a structure. Lisa Slade stated that the owner could use a generator and wanted to know where the current septic is located. Andrew Grimson stated that the septic system is located on this lot. The grange would use it. The water meter would monitor the usage. The grange currently has a one inch line for the water system. They would not sell the four bedroom to a single person. They could sell a two bedroom to a single person. There will be a common line for the septic, but each unit has their own tank. He stated that each unit would be responsible for their own septic tank.

Jeff Slade asked what happens if there are less acres on this lot. Andrew Grimson stated that they have a deed which states the acres. They might have it surveyed again. Deborah Hellickson stated that the former owners did not know the property lines. Mike Holmes stated that they will make sure that the pins are set. Todd Hindinger stated that the Board and Commission need to know the property lines. He also asked about the utility easement. Andrew Grimson stated that it

shows up on the deed, but doesn't know anything about it. There will be walking paths in the garden/playground area, but no concrete.

Todd Hindinger stated that the power lines need to be shown on the site plan as does the proposed water/sewer/stormwater runoff. Also, elevation, play structure, berms, and landscaping need to be shown on the site plan. Andrew Grimson stated that they will do the planting for the development, but the HOA will maintain them. Lisa Slade wanted to know where the solar stand would be located. She wanted to know if it would be a stand alone or on a pavilion. Andrew Grimson stated that they might put some on the houses. He does not know for sure. Ryan Gumbart stated that if it is going to be in the future, they would need to get a permit. Todd Hindinger stated that if the Board approves this project, they have up to five years to get things completed on the site plan. After five years, they could do a site plan review.

Joseph Bublat stated that they need a variance for the cottage on the south side (left setback). Andrew Grimson stated that the cottage would be demolished. They would like a larger foundation. They might not be able to do it with the current site plan. Mike Holmes stated that if a variance is not granted it would be a hardship. The existing lot is non conforming. It won't be made more nonconforming. They did want to increase the footprint, but not on the setback. The variance would be needed for the grange property. If they purchase the grange, the variance might not be needed.

Todd Hindinger wanted to know if the application was to merge all of these parcels into one parcel. He stated that with three lots and the buildings with a maximum of 3.75 acres. Now though, it is four buildings. Grace Knight mentioned that in the Town Plan, this lot could have a maximum of six units. Mike Todd stated that the Town Plan has ideas. The Zoning Bylaws have laws. The State has a PUD which we have to follow. There are four structures, not eight units. Andrew Grimson stated that it is one lot on a deed with three lots. We would merge it into one lot. Ryan Gumbart stated that they are applying for a PUD as a single lot. Lisa Slade asked about the lighting for the playground/pavilion. Andrew Grimson stated that it depends on the abutters. He would not want to see bright lights bothering the neighbors.

Todd Hindinger reviewed the community facilities sign off sheet. The Board and Commission agreed that if a department states that it will have adverse effects, they should come to the meeting to discuss it. The fire department would like a 10,000 gallon water tank. Andrew Grimson stated that he was told a 5,000 gallon water tank was needed which costs around \$45,000. He will talk with the fire chief again. Carl Wyman stated that he has property in highway commercial, but is on the water system for the village. Therefore, he wanted interested person status which was approved.

Paul Tillman stated that for fire storage the State has requirements. The fire chief would be included in the discussion with the State. It would also be nice to have a representative here to present why there is a need for a 10,000 gallon water tank for this project. Mike Todd mentioned

that in another subdivision in Town, this topic came up too. The fire safety in Springfield will be involved.

Todd Hindinger stated that Exhibit #10 (wastewater permit) would need to be amended. If the Zoning Board does not have a copy of the amended application, it could be a condition. Also, the allocation letter from the Ascutney Fire District #2 is from 2018. It would be good to have a new letter from them. Mike Todd stated that the State highway department might need a letter for sign off on the curb cut. Andrew Grimson stated that he has talked with the Vermont Transportation agency.

Andrew Grimson stated that the variance would be for Unit 2. They would like to increase the footprint. It is not encroaching on the setback. They would keep the current setback and set it back another 10 feet. The setback is now 6 feet and it should be 20 feet. They are violating it now. He stated that if they are able to purchase the grange, they would combine all lots. Carl Wyman stated that the previous variance request was not created by this applicant. Todd Hindinger stated that if they are able to purchase the grange, then the variance is not going to be needed. If they stayed within the footprint, that would be better. If they increase the footprint, then the variance criteria needs to be discussed.

Paul Tillman stated that for the PUD review (Bylaw 210.4), it follows the same as a subdivision. The Planning Commission reviewed 5.54 and 5.56. Carl Wyman stated that the Planning Commission could adjust lot lines for PUDs. Ryan Gumbart stated that the Commission could adjust the setback lines. Mike Todd stated that the variance would not go away because the property line is there. According to 5.56E four lots could be created. Currently, there are three nonconforming lots with three buildings. Grace Knight referred to page 7 of the Town Plan because there would be more than three to four buildings. She wanted to know if the Commission can modify it to allow eight buildings vs. 6 buildings. Ryan Gumbart stated that a multi-family dwelling would be the principal use. The triplex would be a multi-family dwelling. Carl Wyman stated that each building could be sold individually and that would be more units per lot. Ryan Gumbart stated that in the village district there is one principal use per lot. They would need to request a modification for that. Howard Beach stated that it says one acre lot per unit (5.54). This project would have four buildings. Ryan Gumbart stated that it could have multiple units. The two lots could have two multi-family units. Howard Beach stated that then it exceeds the number of units.

Grace Knight stated that on one acre lot there could be a triplex. She wanted to know what the Commission is going to do about this ambiguous language. Carl Wyman wanted to know what this is going to do to the Town going forward. Paul Tillman stated that the applicant wants this as a PUD review. The Commission needs to use the current Bylaws. Mike Todd stated again that it currently has three buildings on three lots. Lisa Slade stated that they could tear down those three buildings and put up three new buildings. There is more to this than this lot already has three

buildings. The floor plans for the cottages are going to change and that should matter. It says one structure per one acre lot.

Paul Tillman stated that the Commission needs to figure out what we can do with what is in front of us. Mike Todd stated that he would like a legal opinion on this. Ryan Gumbart stated that Planned Residential Use Development is in the use table. There is a conflict within PUD requirements (5.54B & 5.56). He does not know if the Commission can modify the Bylaws for this. Howard Beach stated that if the Commission modifies this it would be throughout the Village District. Ryan Gumbart stated that the State statute does not mandate this. The Statue layed out the recommendations. It is to prevent fragmentation. PUD's in the village are different. It is increasing housing. The changes would have to be specific to each district for PUD's. Some Town's have PUD sections in their Bylaws. Carl Wyman stated that this could have a long term effect. It really needs to be considered carefully.

Mike Todd wondered if the PUD would be the single principal use. The Commission could go back to the Bylaws and change the density. Ryan Gumbart will contact the Town's attorney in regards to this. Grace Knight stated that on page 58, 5.54B there is the density requirement. This being a condo or coop is different. Ryan Gumbart stated that there could be an option of having three separate lots with three developments. Andrew Grimson stated that two buildings with 6 units in each would have twelve families. It would look like apartments and we don't want that. We want to fit in with the neighborhood which is why eight would be a good number. Six would be a financial burden. Mike Todd stated that PUD's allow for flexibility and the language has been documented. The State statute is what the Board and Commission has. If the Town's attorney says we can, we have the latitude. Mike Todd stated that on page 127 of the packet, the second paragraph has the questions that should be asked to the Town's lawyer. Howard Beach stated that the State's goal is for affordable housing.

Todd Hinderger went over the conditional use criteria. The fire chief would like a 10,000 gallon water tank and the police chief said there would be an adverse effect. Both Lisa Slade and Deborah Hellickson expressed concerns about the playground and pavilion. They wondered about lighting and music happening there. Andrew Grimson stated that they will work with the neighbors and it could be in the HOA regulations. The pavilion would be large enough for a couple of picnic tables.

Mike Todd made a motion to continue this Zoning Board and Planning Commission hearing to July 10, 2023 at 6:30 PM. Joseph Bublat seconded it. All were unanimous to continue this hearing.

Respectfully submitted,

Diana Stillson

AGENDA ITEM

6

PUBLIC HEARING

Upper Valley Habitat for Humanity – Planned Unit Development

April 26, 2023

- Item 1: Public Hearing Notice
- Item 2: Certification of Posting and Distribution
- Item 3: Memo from LUA to Planning Commission and Zoning Board, June 22, 2023
- Item 4: Habitat for Humanity Cover Letter – June 26, 2023
- Item 5: PUD Application – 2023.03.08.PUD
- Item 6: Preliminary Site Plans - June 22, 2023
- Item 7: Administrative Review Checklist
- Item 8: Community Facilities Sign-Off Sheet
- Item 9: Permit Navigator Results
- Item 10: Water/Wastewater Permit - July 2, 2018
- Item 11: PowerPoint Presentation for Selectboard – December 19, 2022
- Item 12: Sketch Plan Review Findings of Fact – May 8, 2023

HEARING ITEM

1



TOWN OF WEATHERSFIELD

LAND USE ADMINISTRATOR'S OFFICE

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P.O. BOX 550 ASCUTNEY, VT 05030

landuse@weathersfield.org

Planning Commission & Zoning Board of Adjustment

NOTICE OF PUBLIC HEARING

Martin Memorial Hall – 5259 Route 5, Ascutney, Vermont 05030

Remote option – Zoom details below

Monday, June 26, 2023 – 6:30 PM (6:00 Site Visit)

A public hearing before the Weathersfield Planning Commission and Zoning Board of Adjustment will be held at the Town Office in Ascutney on Monday, June 26, at 6:30 PM (6:00 site visit) to consider the following application:

Application 2023.03.08.PUD by Upper Valley Habitat for Humanity, Inc. for the combined review of a proposed planned unit development at 5771/5803/5805 US Route 5, Ascutney, VT 05030 (Parcel: 5A-02-03). The combined review will include 1) Site Plan Review, 2) Request for Variance, 3) PUD Review, and 4) Conditional Use Review. The parcel is located in the Village zoning district.

The above application is available for inspection at the Town Office in Ascutney. Persons wishing to appeal and be heard may do so in person or be represented by an agent or attorney. Participation in this proceeding is required in order to ensure your ability to appeal the Zoning Board's decision. Communications about the above application may be filed in writing with the Zoning Board of Adjustment or at the hearing.

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HEARING ITEM

2

Certification of Posting and Distribution

Notice of Public Hearing

Hearing Date 6:30 PM June 26, 2023 Site Visit 6:00 PM June 26, 2023

I hereby certify that I have posted the attached "Notice of Public Hearing" in the following public places and mailed, faxed or emailed as noted said "Notice of Public Hearing" to the following parties on June 7, 2023 as required by the Vermont Statutes Annotated, Chapter 117, §4464



Ryan Gumbart, Land Use Administrator

Application # 2023.03.08.PUD

Applicant's Name: Upper Valley Habitat for Humanity, Inc.

For ZBA: Send copy of Rules of Procedure re public hearings with the hearing notice

<input type="checkbox"/>	Vault	NA
<input checked="" type="checkbox"/>	Applicant's File	<u>June 7, 2023</u>
<input checked="" type="checkbox"/>	Applicant (paper copy/mailed)	<u>June 7, 2023</u>
<input checked="" type="checkbox"/>	Applicant (cardboard copy for posting)	<u>Posted by LUA June 7, 2023</u>
<input checked="" type="checkbox"/>	Landowner (mailed)	<u>June 7, 2023</u>
<input type="checkbox"/>	Agent (mailed)	NA
<input checked="" type="checkbox"/>	Newspaper (notice emailed to paper)	<u>June 7, 2023</u>
<input checked="" type="checkbox"/>	Publication in newspaper	<u>June 10, 2023</u>
<input checked="" type="checkbox"/>	Abutters* (mailed)	<u>June 7, 2023</u>
<input checked="" type="checkbox"/>	Board Members (mailed)	<u>June 7, 2023</u>
<input checked="" type="checkbox"/>	Board Secretary (mailed)	<u>June 7, 2023</u>
<input checked="" type="checkbox"/>	Town Website (posted)	<u>June 7, 2023</u>
<input checked="" type="checkbox"/>	3 Public Places	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Town Hall	<u>June 7, 2023</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Ascutney Post Office	<u>June 8, 2023</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Perkinsville Post Office	<u>June 7, 2023</u>
<input type="checkbox"/>	WWFD (placed in mailbox)	NA
<input type="checkbox"/>	AVFD (placed in mailbox)	<u>Signed CFSS</u>
<input type="checkbox"/>	Other	NA
<input type="checkbox"/>	VT Secretary of Transportation**	

* Abutters - see attached list

** when application for variance of setback from state highway (§4464(a)(1)(C))

HEARING ITEM

3



TOWN OF WEATHERSFIELD

LAND USE ADMINISTRATOR'S OFFICE

(802)674-2626

P.O. BOX 550 ASCUTNEY, VT 05030

landuse@weathersfield.org

To: Weathersfield Planning Commission & Zoning Board of Adjustment
From: Ryan Gumbart, Land Use Administrator
Date: June 22, 2023
Re: Upper Valley Habitat for Humanity PUD Application

On March 8, 2023, I received an Application for Planned Unit Development Review from the Upper Valley Habitat for Humanity. The proposed project is located on parcel 5A-02-03 at 5771/5803/5805 US Route 5. The parcel is entirely within the Village District which allows for one principal use per parcel. The property for the proposed PUD includes 3 existing subdivided lots to which the aforementioned 911 addresses refer to. It has only one parcel ID as it has remained under common ownership.

On March 16, 2023, I deemed the application complete and scheduled a Sketch Plan Review by the Planning Commission. There is potentially conflicting and unclear language in the bylaw regarding density and modifications to the bylaw. On April 24, 2023, the Planning Commission held a Sketch Plan Review and determined that a variance would be necessary for expansion of one of the buildings within the setback. The Planning Commission approved the Sketch Plan to advance the review process, where modifications to the bylaws will be addressed in the PUD Review.

I inquired about setbacks, variances, and PUDs with Jason Rasmussen, Executive Director of Mt. Ascutney Regional Commission, and Chuck Wise, Zoning Administrator for the Town of Springfield. It was suggested that for PUDs, where bylaws may be modified in the PUD Review process, a variance would not be the appropriate means of addressing the applicant's request to modify the zoning bylaws. This would be more appropriately addressed by the Planning Commission during the PUD Review.

The bylaws state that a hearing must be held within 60 days. It is interpreted that it means within 60 days of the submission of a complete application. After discussing with Town Counsel, it was determined that because the Site Plan has not been completed, the 60-day period has not started. The applicant is aware of this and is interested in a preliminary Site Plan Review, PUD Review, and Conditional Use Review. They have plans to take the boards' feedback and use it to prepare a complete site plan for future review.

The process for the Combined Hearing will be as follows:

- During the regular Planning Commission meeting on June 26, 2023, the Commission will open the Combined Hearing.
- The Zoning Board of Adjustment will conduct a Site Plan Review.
- The Planning Commission will conduct a PUD Review.



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- The Zoning Board of Adjustment will conduct a Conditional Use Review.
- Upon the completion of the three reviews the Planning Commission will determine if the hearing shall be continued to a date certain or if it shall be closed. It is anticipated that a continuation will be needed for the applicant to prepare final plans.
- Upon closing of the hearing, the boards will separately deliberate and prepare decisions for their respective reviews. This may be done privately in a deliberative session.
- Upon completion of each decision, they will be combined and issued as a single decision within 45-days of the close of the hearing.

Respectfully,

Ryan Gumbart

HEARING ITEM

4



June 26, 2023

Town of Weathersfield – Planning Commission
Town of Weathersfield – Zoning Board of Adjustment
PO Box 550
Ascutney, Vermont 05030

Dear Commissioners,

Upper Valley Habitat for Humanity Inc. respectfully submits preliminary site plans for our proposed housing project at 5771/5803/5805 US Route 5, Ascutney VT 05030 (Parcel 5A-02-03). Please understand that these plans are not yet finalized and are intended solely as reference material for the public hearing on June 26, 2023.

We will be retaining an engineering firm within the next week, and they will be tasked with preparing designs and documents in accordance with town and state regulations. Final versions will be submitted once completed by the engineering firm.

The purpose of our project is to create up to eight units of owner-occupied housing for families meeting Habitat for Humanity selection criteria. Habitat for Humanity partner families have incomes no greater than 80% County AMI (HUD), must demonstrate that they are living in substandard housing, and agree to participate in building their home with 300 hours sweat equity.

Our overarching objective is to transform a blighted property into an attractive residential enclave that fits in with the character of the village neighborhood. The homes closest to the road will be single story and ones to the rear will be two story. This will create a lower and more appealing profile from the street, along with the vegetation buffer mentioned below.

The housing will be a combination of single family, duplex, and triplex layouts. They will be clustered on a central drive with parking that minimizes the impervious footprint on the land and preserves most or all the current natural forest area. All homes will be constructed to meet Efficiency Vermont High Performance standards and be fully electric. We are also evaluating the feasibility of a grid-tied site solar system to achieve net-zero standards.

There is a newer septic system in place with more than adequate field capacity for our project and it is shared under an agreement with the Grange building next door. We will have a tank for each unit, and these will all feed to the field through a new piping and lift pump system. The existing water supply will be replaced with a larger capacity pipe from the main on Route 5 and each unit will have its own water meter.

Although we do not have a detailed landscape plan developed at this time, it is our intention to include these features:

- Vegetation buffer and possible berm along Route 5 to serve as a visual and sound buffer for our owner residents and for the benefit of neighboring homeowners.
- Common green area in the rear of the property that will be fenced and contain community gardens, play areas for children, and seating areas with tables.
- Existing forested area will be preserved as a conservation space with careful management to address any hazardous trees or invasive species.

Regarding Act 250, we submitted our information through Permit Navigator and in a subsequent discussion, it appears that we will not be subject to the Act. However, we have requested a jurisdictional review to ensure that our project meets all criteria.

Our team of volunteers and staff at Upper Valley Habitat all wish to express our gratitude for the strong support we have in the Weathersfield community to create affordable home ownership opportunities for your residents.

Sincerely,

Andrew Grimson
Member – UVHfH Board of Directors
Chair – Building Committee

HEARING ITEM

5

Town of Weathersfield
Land Use Permit Application / Notification

Town of Weathersfield, ATTN: Land Use, P.O. Box 550, Ascutey, VT 05030
 (802) 674-2626 | landuse@weathersfield.org

<u>Applicant</u>		<u>Landowner (if different)</u>	
Name	Upper Valley Habitat for Humanity, Inc.	Name	Upper Valley Habitat for Humanity, Inc.
Name	Andrew Grimson, Building Chair	Name	Eva Loomis, Executive Director
Mailing Address	PO Box 1038	Mailing Address	PO Box 1038
Town, ST, Zip	White River Junction, VT, 05001	Town, ST, Zip	White River Junction, VT, 05001
Telephone	C: (603) 667-3060	Telephone	C: (401) 330-0411 O: (802) 295-1854
E-mail	grimsonandrew@gmail.com	E-mail	eva@uvhabitat.org

<u>Property Information</u>		<u>Project Information</u>	
911 Address	5771/5803/5805 US Route 5, Ascutey	Proposed Use	Residential PUD
Parcel ID	5A-02-03	Area of Development (sq. ft.)	8,000 +/-
Lot Size	2.245 acres	Height of Structure	Less than 35 feet
Road Frontage	312 feet +/-	Zoning District	Village
Existing Use	Multi-use / Abandoned		

<u>Permit Application - Development Type</u>	<u>Notification – Exempt from Permitting</u>
<p><i>See district use table in Zoning Bylaws</i></p> <p><input checked="" type="checkbox"/> Change of Principal Use</p> <p><input checked="" type="checkbox"/> New Principal Structure</p> <p><input type="checkbox"/> New Accessory Use</p> <p><input type="checkbox"/> New Accessory Structure</p> <p><input checked="" type="checkbox"/> Alterations to Existing Structure</p> <p><input checked="" type="checkbox"/> Planned Unit Development (PUD)</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Boundary Line Adjustment</p> <p><input type="checkbox"/> Highway Access</p> <p><input type="checkbox"/> Zoning Board Use Determination</p>	<p><i>See Section 6.2.2 Exemptions in Zoning Bylaws</i></p> <p><input type="checkbox"/> Minor Structure</p> <p><input type="checkbox"/> Agricultural Structure</p> <p><input type="checkbox"/> Residential Care or Group Home</p>

Project Description

Please describe as specifically as possible how the property will be used, the dimensions of any proposed lots or buildings, and square footage allocated to each use.

This former multi-use restaurant and residential rental property is to be converted to a residential PUD with four buildings containing up to eight owner-occupied units. The existing three lots are to be merged into one and owned by a condominium association created for this development.

See attached memo for additional information.

Required Reviews, Forms, and Fees

To be filled out by Land Use Administrator

Review by Planning Commission – PC

Review by Zoning Board of Adjustment – ZBA

Administrative Review Form

- Principal Use : \$100 + \$0.05 x _____ sq.ft. new construction
- Accessory Use: \$30 + \$0.05 x _____ sq.ft. new construction
- After-the-fact: (Standard fees) x 2
- Permit Amendment: \$100 or \$30 + \$0.05 x _____ sq.ft. new construction
- Permit Renewal: \$30

Highway Access Form: \$30

Boundary Line Adjustment Form

- Administrative Review: \$40
- Access Approval - PC: \$75

Subdivision Review Form - PC

- Sketch Plan Review: \$100
- Final Plat Review: \$100 + \$50 per lot

Planned Unit Development Review Form

- 100 - Sketch Plan Review - PC: \$100 *Due upon submission*
- See applicable ZBA Reviews below
- 150 - Final Plat Review - PC: \$100 + \$50 per lot *Due prior to scheduling hearing*

Zoning Board of Adjustment Review Form

- 480 - Conditional Use Review: \$200 + \$0.05 x 5,600 sq.ft new construction
- ~~200~~ - Variance Hearing \$200
- Flood Hazard Review \$200
- Site Plan Review
- 170 • New: \$170
- Amendment: \$100
- "Other Use" Determination \$200
- Appeal by Permittee FREE
- Appeal by Interested Party \$95

Due prior to scheduling of hearing

45 Town Clerk Recording Fee \$15 per recording (2) = \$30
30

Permit Fee Total: \$1,130.00

Town of Weathersfield
Planned Unit Development Review Form

Town of Weathersfield, ATTN: Land Use, P.O. Box 550, Ascutney, VT 05030
(802) 674-2626 | landuse@weathersfield.org

Staff Use Only

Permit #: 2023.03.08.PUD

Fee Collected:

Completion Date: March 22, 2023

Planning Commission Sketch Plan Review Date: April 28, 2023 (By request)

Decision: Approved | Denied | 30-day Default

Zoning Board of Adjustment Reviews:

Site Plan Review (Required for all PUD projects) | Review Date: 6/26/2023 | Decision: Approved Denied

Conditional Use Review | Review Date: 6/26/2023 | Decision: Approved Denied

Variance Review | Review Date: _____ | Decision: Approved Denied

Flood Hazard Review | Review Date: _____ | Decision: Approved Denied

"Other Use" Determination | Review Date: _____ | Decision: Conditional , Admin. , Not Allowed

Planning Commission Final Plat Review Date: _____ | Decision: Approved Denied

PUD Review Date: 6/26/2023

Zoning Bylaw - 6.2.5 Effective Date

No zoning permit shall take effect until the time for appeal under Section 6.8 has passed, or in the event that a notice of appeal is properly filed, until final adjudication of the appeal.

Appeal by/ Effective Date: _____

Zoning Bylaw - 6.2.7 Permit Expiration

Permits expire one year from the effective date if the permitted project has not been started and five years from the effective date if the project has been started but not completed, unless other longer times have been approved in the permit. Permits may be renewed, but such renewal shall take into account any subsequent adopted amendments to these Bylaws. Reactivation of a previously permitted use which has been discontinued for more than one year shall require the issuance of a new permit.

Permit Expiration Date: _____ if project has not been started.

Permit Expiration Date: _____ if project has been started.

Permit Expiration Date: _____ if otherwise granted.

Is your project subject to the **Residential / Commercial Building Energy Standards**? Yes No
If yes, you must record a Vermont Residential/Commercial Energy Standards (RBES or CBES) Certificate in the Land Records prior to receiving your Certificate of Compliance/Occupancy. Contact Energy Code Assistance Center at (855) 887-0673 to determine if you need to follow these standards.

Does your project involve any **demolition and/or renovation**? Yes No
If yes, you must contact the Lead and Asbestos Regulatory Program at (800) 439-8550 prior to demo/renovation.

Does your project involve the installation or removal of a **new manufactured/mobile home**? Yes No
If yes, you must provide a copy of HUD Form 309. Installation must comply with the HUD Permanent Foundations Guide for Manufactured Housing. A bill of sale must be obtained from the Weathersfield Town Clerk.

Does your project involve work within a **Town or State right of way**? Yes No
If yes, you must obtain Highway Access permit approval from the Town of Weathersfield and/or Vermont Agency of Transportation at (802) 279-1152.

Will your project involve connecting to **municipal water**? Yes No
If yes, you must contact the Town Manager at (802) 674-2626.

Does your project involve construction of / change of use to or from being a **public building**? Yes No
If yes, you must contact the Vermont Department of Public Safety, Division of Fire Safety. A public building is any building that the public has the occasion to enter EXCEPT for owner-occupied, single-family dwellings, registered home day cares, and working farms, but INCLUDING single family homes becoming rentals.

Does your project involve a **new home / business, change in # of bedrooms / change in use**? Yes No
If yes, contact the local Water/Wastewater Permit Specialist at (802) 279-4747, or the State Water/Wastewater Division, Springfield Office at (802) 289-0603.

Requested Modifications to the Zoning Bylaws

Setbacks - District requirement: 20 ft. Side Setback | Modification: Equal to existing non-conformance
Purpose: Extend existing duplex building within setback but not to further encroach on current setback distance.

Building Height - District requirement: _____ | Modification: _____
Purpose: _____

Building Density - District requirement: One structure per lot | Modification: Four structures on 2.2 acre lot
Purpose: Provide a community setting for our Habitat homeowners that best utilizes the buildable space while maintaining conservation areas and providing common green space for the residents. The design intent is to maintain the feel of a rural residential neighborhood within the goals outlined in the Village section of Weathersfield zoning bylaws.

Building Use - District requirement: _____
Modification: _____
Purpose: _____

Building Location - District requirement: _____
Modification: _____
Purpose: _____

Lot Size - District requirement: _____
Modification: _____
Purpose: _____

Landowner & Applicant Acknowledgements

By signing this form, the landowner(s) and applicant(s) described in this application (and their agents, assigns, and successors in interest) hereby apply for a permit to develop the project described in this application and accept the following:

- Applications will not be considered properly filed and vested for rights to review under any applicable laws until fees are paid in full and all items necessary to determine compliance with this bylaw are complete and submitted;
- Vermont law allows the Land Use Administrator 30 days to act on this application;
- All submissions are public record available for inspection and copy;
- All representations made in this application and the materials accompanying it are true and accurate to the best of my knowledge. Omission or misstatement of any material fact on this application (which would warrant refusing the permit or approval) shall be grounds for revoking the permit or approval;
- Private agreements (such as covenants, deed restrictions and easements) may apply, be more or less restrictive than Weathersfield's bylaws and may affect this project. By signing, I acknowledge that it is my responsibility to disclose and comply with these agreements;
- State and Federal regulations may apply, be more or less restrictive than Weathersfield's bylaws, and may affect this project. By signing, I acknowledge that it is my responsibility to obtain all required State and Federal permits;
- No development or work may commence until receipt of all applicable permits and approvals;
- If this application is approved, I must post the Zoning Permit within view of the public right-of-way most nearly adjacent to the subject property until the period in which an appeal may be filed has expired; and
- **Reasonable access to the subject property is to be granted to the Land Use Administrator, designees, and the Listers Office for the purpose of establishing compliance with this permit and for the purpose of determining what, if any consequence the development will have on the property's assessment.**

Landowner Signature: _____

Gregory J. [Signature], for UVHFH

Date: _____

3/1/23

Applicant Signature: _____

[Signature]

Date: _____

MARCH 1, 2023

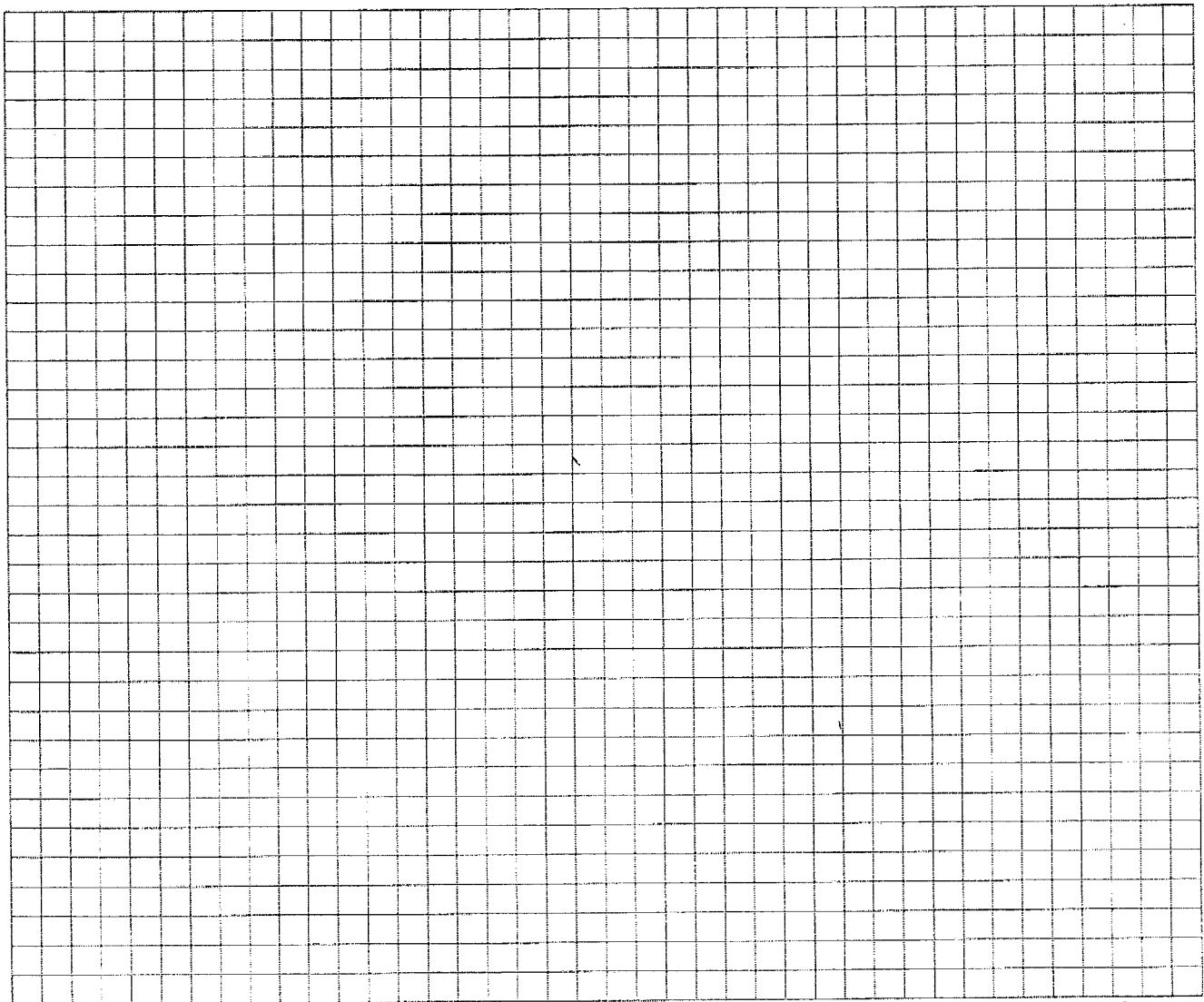
Site Plan Sketch

Draw an aerial view of the property described in this application showing:

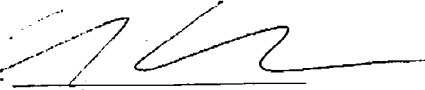
- north arrow;
- all property lines;
- shape, size and location of all existing and proposed structures (principal and accessory) on the property with measurements to the closest property boundary lines;
- identify the structure uses;
- location of septic/sewer, water, and power utilities;
- identify access from Town or State Highway and road frontage distance;
- identify any deeded easements or rights-of-way;
- include any proposed signs;
- include any streams, water bodies, or wetlands.

Please see supplemental pages.

If the scale is too small to show the required details after drawing all property lines, please use supplemental pages to map required details at a larger scale.



Land Use Administrator Signature: _____

Applicant Signature:  _____

Land Use Permit – Information Memo
Upper Valley Habitat for Humanity

Upper Valley Habitat for Humanity (UVHFH) is an affiliate of Habitat for Humanity International, serving the Upper Valley region of Vermont and New Hampshire since 1986. Over the past 37 years, we completed 36 homes and performed numerous home repair projects, many of these as part of the Tropical Storm Irene recovery.

The mission of Habitat is to build and sell homes to families (or individuals) with incomes up to 80% of county median family income, based on US Housing and Urban Development (HUD) data. Other criteria factor into their application process including demonstrating a need for a Habitat home and inability to obtain a conventional mortgage.

Habitat homes are owner occupied and our families take on all responsibilities of ownership. Each approved family contributes 300 hours of sweat equity to the construction, working alongside volunteers from the community. UVHFH sells the completed home to the partner family, who assume an affordable mortgage funded by Habitat. Ownership will be under a condominium structure and common areas will be maintained by a Homeowner Association.

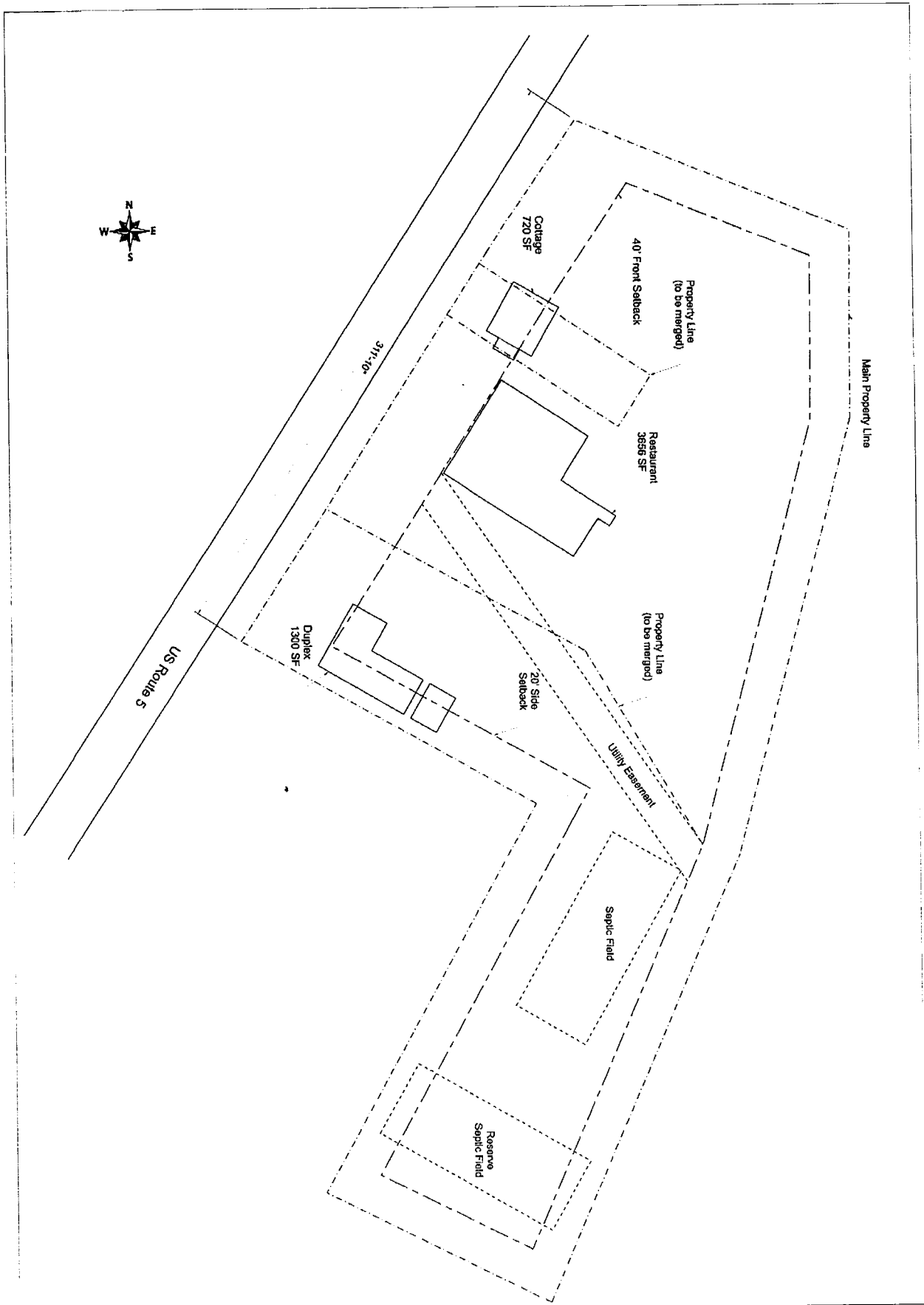
In October 2022, UVHFH purchased 5711/5803/5805 US Route 5, formerly a restaurant / night club with ancillary residential units. The site is approximately 2.2 acres and has three structures, ranging from very poor to fair condition. The property is in the Ascutney village district, with easy access to the I-91 Exit 8 bus stop and a short drive to Windsor, Claremont, and Springfield.

Our objective is to build up to 8 housing units with a condominium ownership structure. There will be four buildings, as a blend of single family, duplex, and triplex designs. The units will range from 1 to 4 bedrooms. Wherever possible, we will renovate existing structures and supplement these with new construction.

As good neighbors, we are striving to design our project to fit in with the mostly residential nature of the immediate neighborhood. Buildings near the road will be kept as single story and two-story buildings will be placed further back to keep the profile unobtrusive.

The north and northeasterly parts of the property are currently natural vegetation, and we plan to maintain this area as conserved space. Attention will be given to any invasive species, and we will address any dead trees that could pose a risk. The road frontage will be planted with turf, shrubs, and trees to provide a vegetation buffer and the existing long access frontage will be reduced to a two-way drive access in accordance with state requirements.

The rear area to the south of the property holds the septic field and reserve septic area, to be maintained as open field and kept mowed for a play area. Additionally, we plan to add playground equipment, park benches and a community garden in outside of the septic fields. This will become a green space for the enjoyment of our homeowners.



A.01

Existing Site

ISSUE
01 March 2023

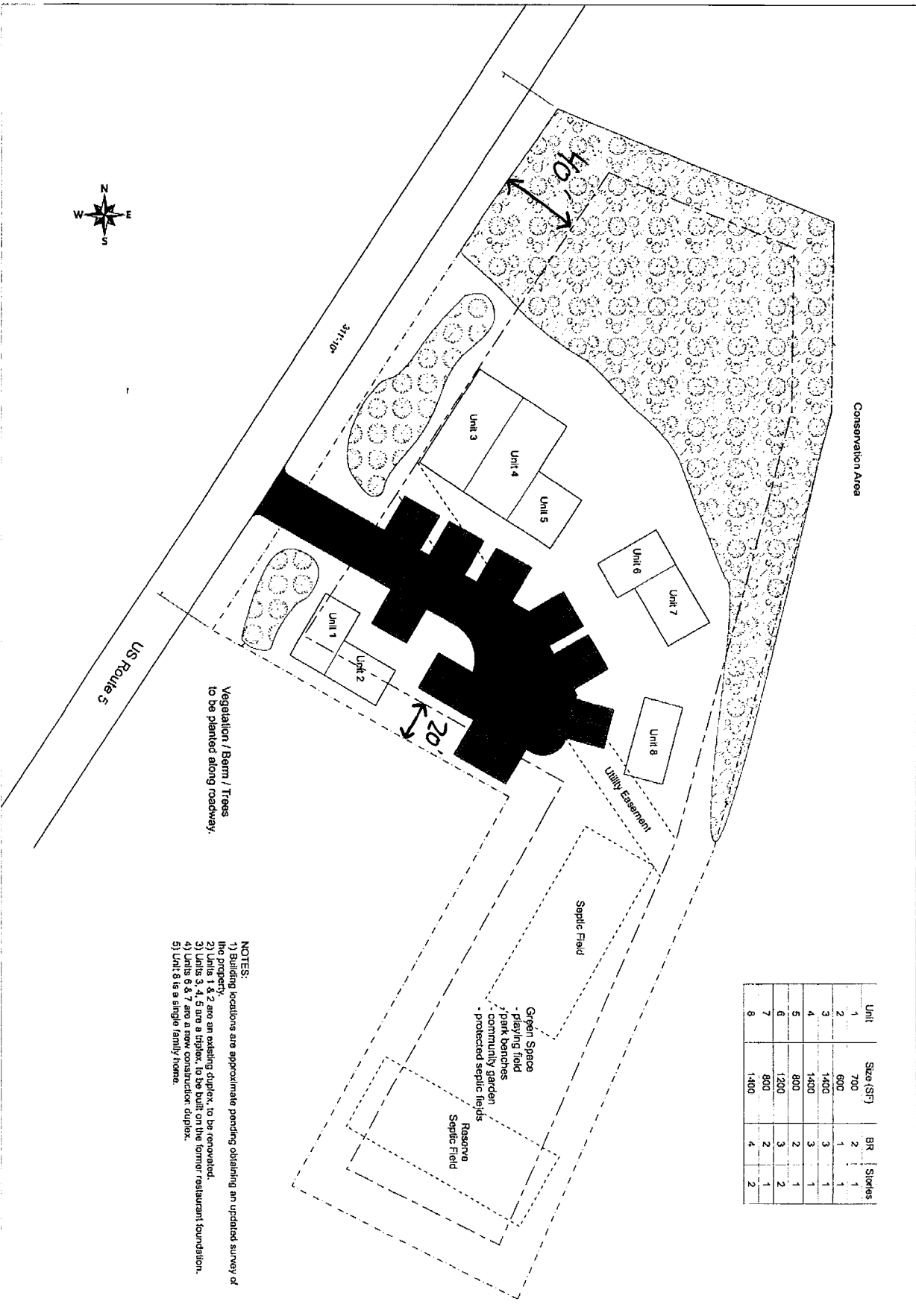
DRAWN BY
A. Grinson

PROJECT
5771 / 5803 / 5805 US Route 5
Ascutney, VT

PROJECT NO.
<TBD>

SCALE
1" = 20'

Upper Valley Habitat for Humanity
PO Box 1038
White River Junction, VT 05001
Cell: 803-887-3060



Vegetation / Berm / Trees to be planted along roadway.

- NOTES:
- 1) Building locations are approximate pending obtaining an updated survey of the property.
 - 2) Units 1 & 2 are an existing duplex, to be renovated.
 - 3) Units 3, 4, 5 are a triplex, to be built on the former restaurant foundation.
 - 4) Units 6 & 7 are a new construction duplex.
 - 5) Unit 8 is a single family home.

A.02

**Proposed Site Plan
8 Units**

ISSUE
01 March 2023
DRAWN BY
A. Gimson

PROJECT
5771 / 5803 / 5805 US Route 5
Ascutney, VT
PROJECT NO.
<TBD>

SCALE
1" = 20'

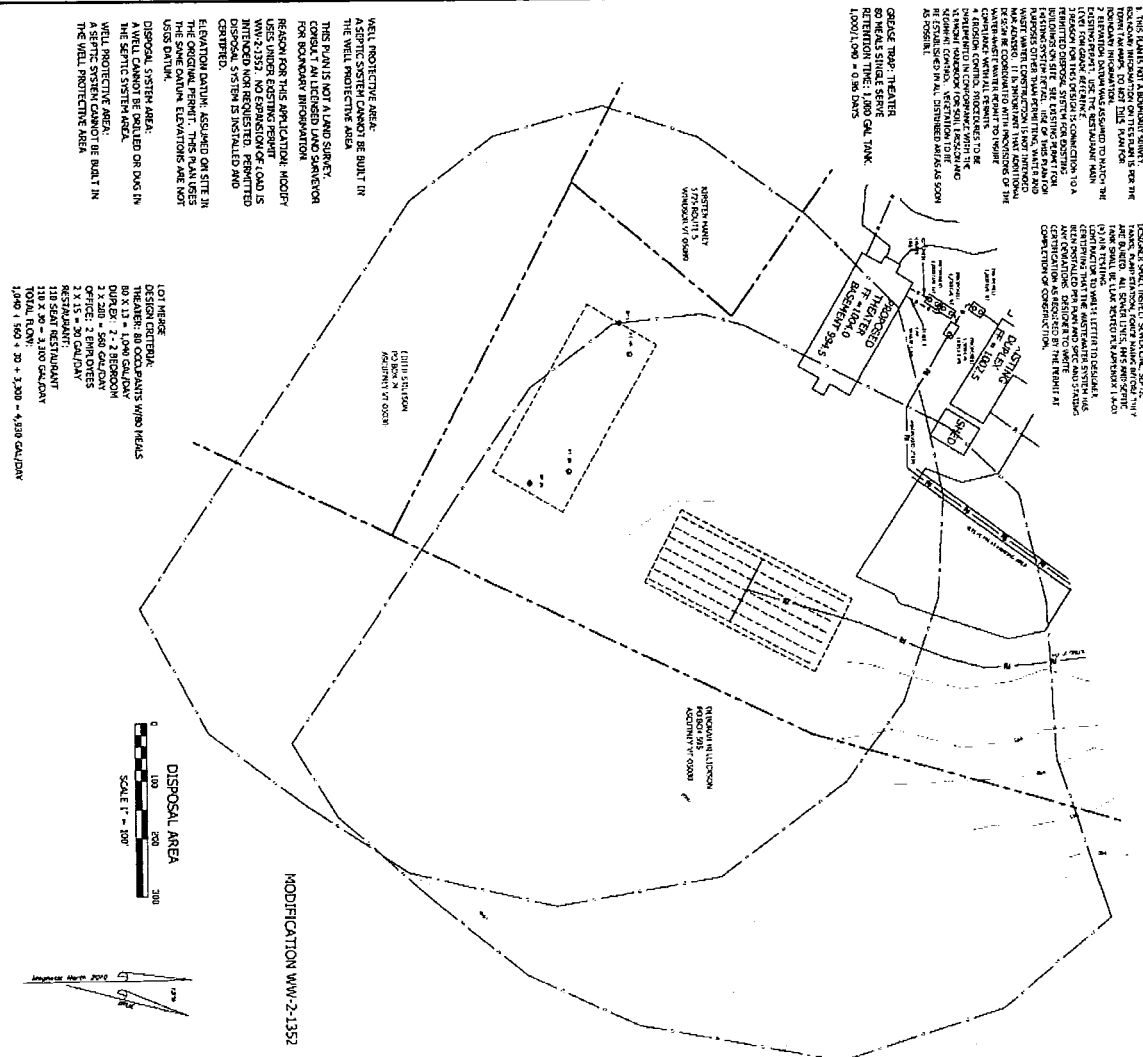
Upper Valley Habitat for Humanity
PO Box 1038
White River Junction, VT 05001
Cell: 603-667-3063

GENERAL NOTES

1. THIS PLAN IS NOT A BIDDING DOCUMENT. IT IS THE PROPERTY OF HOGG HILL DESIGN, L.L.C. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY INDICATED. ANY REUSE OF THIS PLAN FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HOGG HILL DESIGN, L.L.C. IS STRICTLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VERMONT CONSTRUCTION CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.



SYSTEM SPECIFICATIONS

1. ALL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VERMONT CONSTRUCTION CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

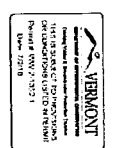
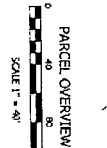
MODIFICATION WW-2-1352

LEGEND

SCALE 1" = 40'

Property Line	---	---
New Contour	---	---
Stream	---	---
Water Line	---	---
Water Conduit	---	---
Force Main	---	---
Septic system area	---	---
Solid drainage pipe	---	---
Electric	---	---
Foundation walls	---	---
Unimproved power	---	---

PARCEL OVERVIEW



CONSTRUCTION CERTIFICATION

I, the undersigned, being a duly Licensed Professional Engineer in the State of Vermont, do hereby certify that the above described construction conforms to the Vermont Code of Regulations, Chapter 248, and all applicable laws and regulations. I further certify that the construction conforms to the Vermont Code of Regulations, Chapter 248, and all applicable laws and regulations. I further certify that the construction conforms to the Vermont Code of Regulations, Chapter 248, and all applicable laws and regulations.

DATE: 08/15/24

SEAN ROBERTS
VERMONT LICENSED PROFESSIONAL ENGINEER
LICENSE NO. 10774

HOGG HILL DESIGN, L.L.C.

1000 W. MAIN ST. SUITE 100
BURLINGTON, VT 05401
PHONE: 802-249-0000
WWW.HOGGHILLDESIGN.COM

VERMONT REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 10774

Town of Weathersfield

Date: 03/16/2023 Time: 13:06:11

Clerk: Osavage

Account: 5A0204

Name: ROBERTS SEAN E

Comments:

Description	Amount
Land Records	10.00
Land Records	3.00
Land Records	2.00
Zoning Permits	85.00

TOTAL 100.00

Check 9136

Thank you

Town of Weathersfield

Date: 05/24/2023 Time: 15:06:24

Clerk: payroll

Account: 5A0204

Name: ROBERTS SEAN E

Comments:

Description	Amount
Zoning Permits	1,000.00
Land Records	10.00
Land Records	3.00
Land Records	2.00
Land Records	10.00
Land Records	3.00
Land Records	2.00

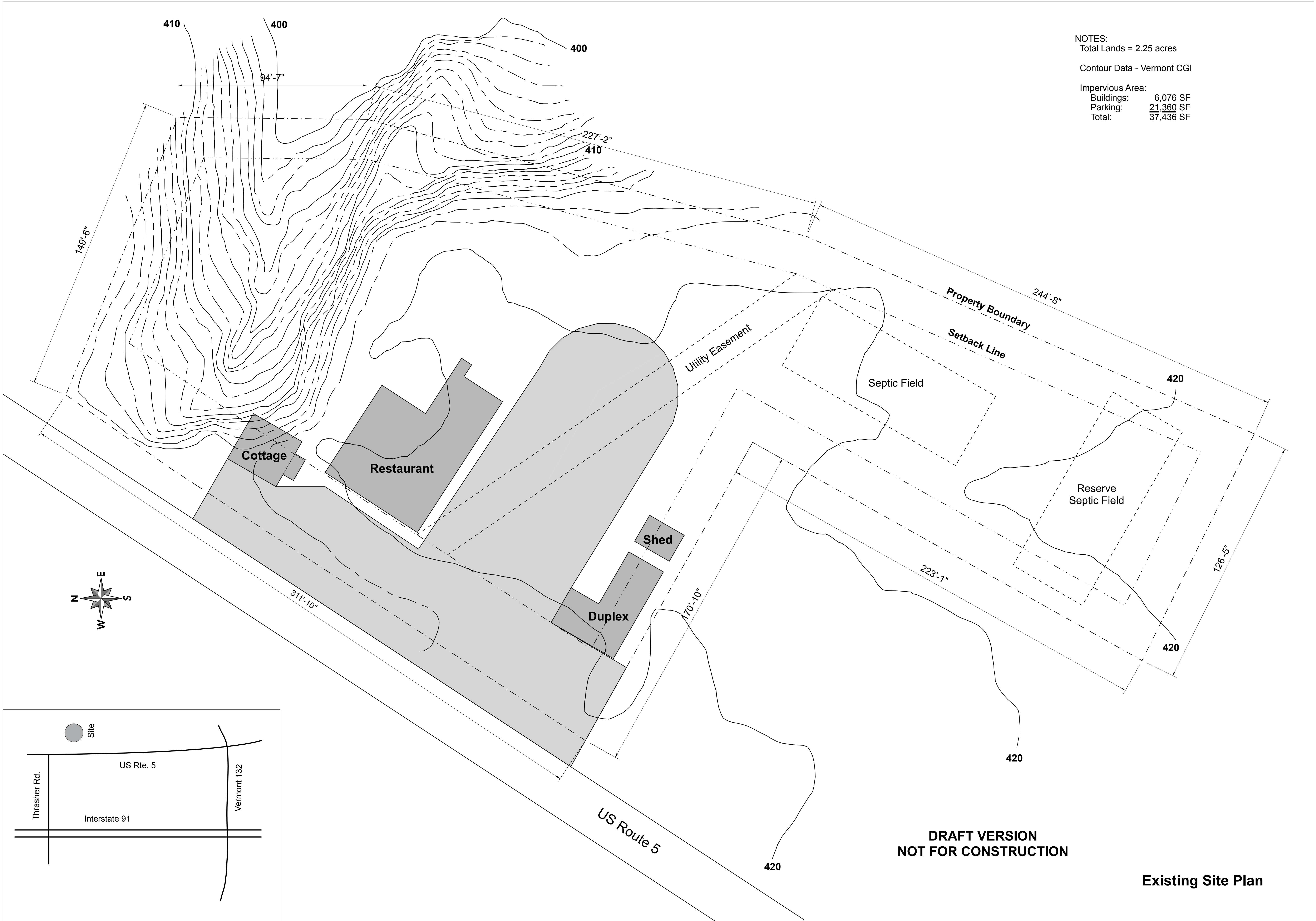
TOTAL 1,030.00

Check 9140

Thank you

HEARING ITEM

6



NOTES:
 Total Lands = 2.25 acres
 Contour Data - Vermont CGI
 Impervious Area:
 Buildings: 6,076 SF
 Parking: 21,360 SF
 Total: 37,436 SF

Scale
 1" = 20'

Designer
 Andrew Grimson
 grimsonandrew@gmail.com
 603-667-3060

Revision 00
 26 June 2023

Project Address
 5771 / 5803 / 5805 US Route 5
 Ascutney, VT

Owner
 Upper Valley Habitat for Humanity
 PO Box 1038
 White River Junction, VT 05001
 802-295-1854

**Weathersfield - Ascutney Village
 Habitat for Humanity Housing**

**DRAFT VERSION
 NOT FOR CONSTRUCTION**

Existing Site Plan

NOTES:
 Impervious Area: 6,076 SF
 Buildings: 21,360 SF
 Parking: 21,360 SF
 Total: 37,436 SF

Scale
 1" = 20'

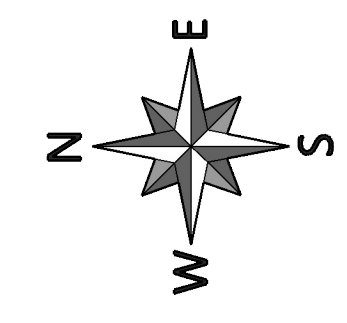
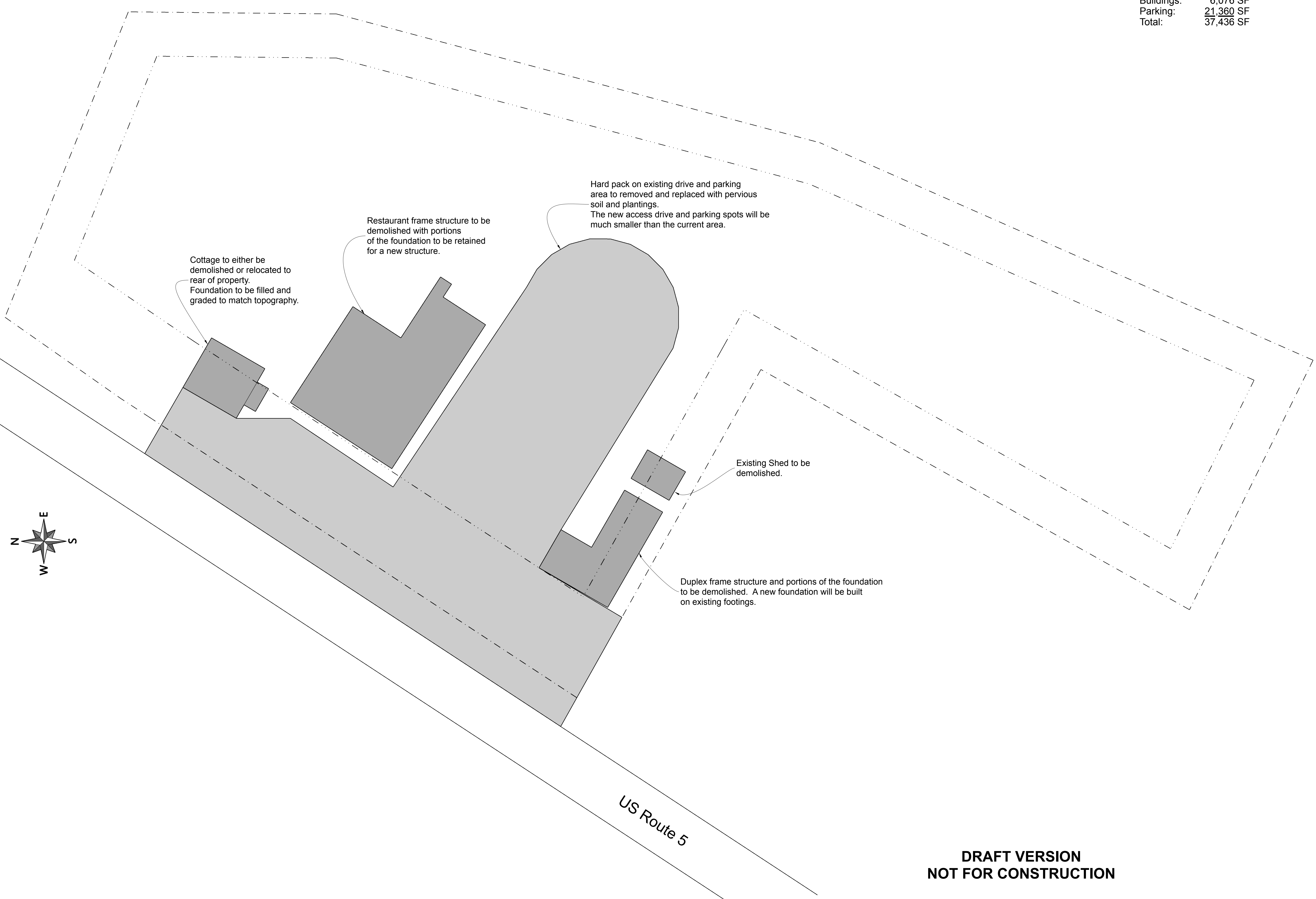
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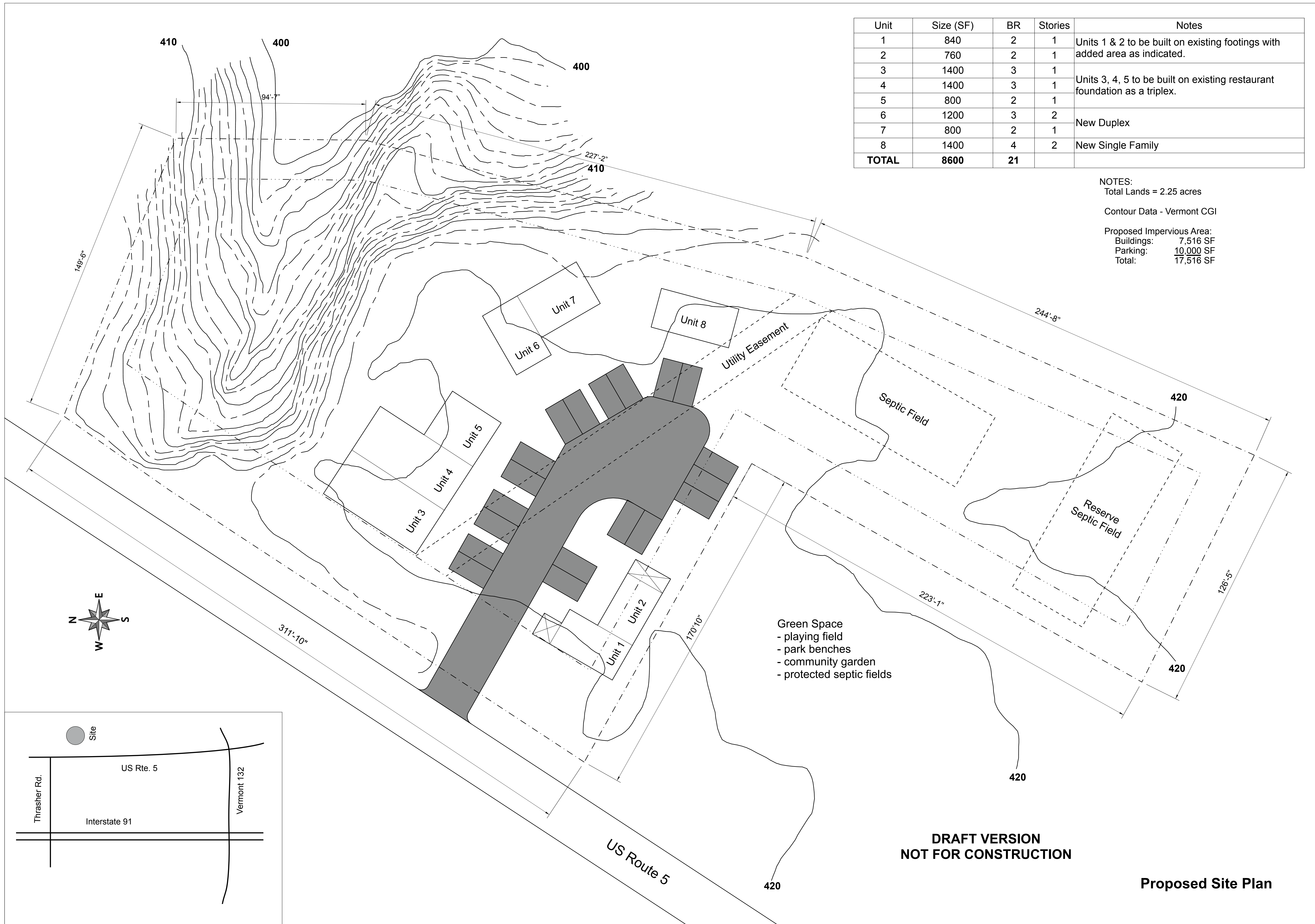
**Weathersfield - Ascutney Village
 Habitat for Humanity Housing**



US Route 5

**DRAFT VERSION
 NOT FOR CONSTRUCTION**

Demolition Plan



Unit	Size (SF)	BR	Stories	Notes
1	840	2	1	Units 1 & 2 to be built on existing footings with added area as indicated.
2	760	2	1	
3	1400	3	1	Units 3, 4, 5 to be built on existing restaurant foundation as a triplex.
4	1400	3	1	
5	800	2	1	
6	1200	3	2	New Duplex
7	800	2	1	New Duplex
8	1400	4	2	New Single Family
TOTAL	8600	21		

NOTES:
 Total Lands = 2.25 acres
 Contour Data - Vermont CGI
 Proposed Impervious Area:
 Buildings: 7,516 SF
 Parking: 10,000 SF
 Total: 17,516 SF

Green Space
 - playing field
 - park benches
 - community garden
 - protected septic fields

**DRAFT VERSION
 NOT FOR CONSTRUCTION**

Proposed Site Plan

Scale
 1" = 20'

Designer
 Andrew Grimson
 grimsonandrew@gmail.com
 603-667-3060

Revision 00
 26 June 2023

Project Address
 5771 / 5803 / 5805 US Route 5
 Ascutney, VT

Owner
 Upper Valley Habitat for Humanity
 PO Box 1038
 White River Junction, VT 05001
 802-295-1854

**Weathersfield - Ascutney Village
 Habitat for Humanity Housing**

LANDSCAPING:

- 1 Existing forest area at north end of property will be kept in conservation and managed to remove any falling tree hazards and invasive species.
- 2 A vegetation buffer will be created along Route 5 including trees, shrubs, ground cover and grass.
- 3 The southeast area with septic field will be enclosed with fencing, much of which is existing, as a green space for the residents, including children play areas, community garden, and seating areas.
- 4 All remaining open areas will be planted in grass or ground cover, with trees & shrubs strategically place to provide greenery and shade.

NOTES:

Total Lands = 2.25 acres
 Contour Data - Vermont CGI
 Proposed Impervious Area:
 Buildings: 7,516 SF
 Parking: 10,000 SF
 Total: 17,516 SF

Scale
1" = 20'

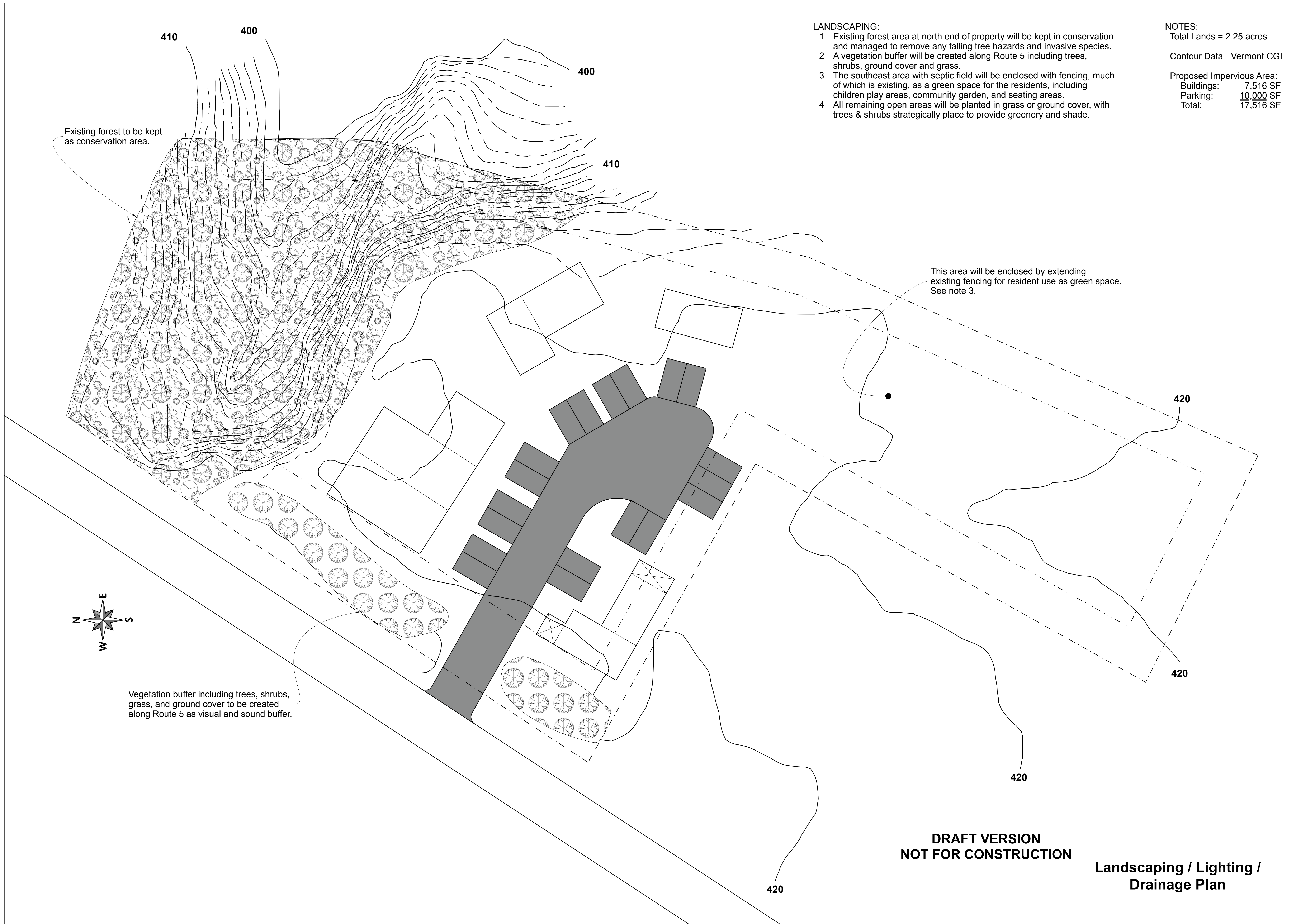
Designer
Andrew Grimson
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603-667-3060

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PO Box 1038
White River Junction, VT 05001
802-295-1854

**Weathersfield - Ascutney Village
Habitat for Humanity Housing**



**DRAFT VERSION
NOT FOR CONSTRUCTION**

**Landscaping / Lighting /
Drainage Plan**

HEARING ITEM

7

Zoning Permit Application Review Checklist

Date received: 3/16/2023

1. Is the proposed project "development"? Y

Land Development or Development:

The division of a parcel into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure or of any mining, excavation or landfill; and any change in the use of any building or other structure, land or extension of use of land.

Structural Development:

The addition of a new structure to a parcel of land.

Structure:

An assembly of materials for occupancy or use for more than six (6) months. Fences, gates, stone walls, landscape timbers, sculptures, memorial monuments, TV antennae, and satellite dishes are not structures.

Building:

A structure having a roof supported by columns and/or walls intended for the shelter or enclosure of persons, animals or chattel, excluding fences, and including a gas or liquid storage tank that is principally above ground.

2. Is the proposed project exempt from zoning? (6.2.2) N

This applies to all development proposed by all persons, including the Town government of Weathersfield, except when specifically exempted by state law. (sect. 1, pg. 1)

3. Is the project a Public Facility? (6.2.3) N

4. Locate the zoning district in which the property is located. V

5. Pull parcel file.

6. Check Use Tables:

Does the project neatly fit into any of the uses listed in the district table? PRD

If yes, is a zoning permit necessary? Y

If no, does the proposal need to go to the ZBA for a determination? _____

If no, is the use prohibited? _____

What approvals are needed? Sketch Plan, Conditional Use, Site Plan, PUD, Final Plat

Flood plain _____

Highway access Amend (State)

Lot size – Minimum 1, Existing 2.245

Frontage – Required 80, Existing 312 +/-

Setbacks – Required: Front 40, Rear 20, Side 20

Setbacks – Existing: Front 40, Rear >20, Side <20

Height – Required <35', Proposed <35'

Check specific use standards

Check Development Review (Article 5)

Other requirements to consider?

7. Is anything non-conforming? (Article 3.4) Setbacks, density

8. Is the project in conformance with the zoning bylaws? (sect. 1.2, pg.2) Y

Such permit may be issued only in conformance with these regulations and other Town ordinances, as provided in 24 V.S.A., §4449. Any use not permitted by these regulations shall be deemed prohibited. (sect.1.2, pg. 2)

... all uses must comply with any applicable General Provisions and Special Provisions as listed in Sections 6 and 7 of (the bylaws). (sect. 4.1, pg.2)

Application Completeness

- Copy of WW permit or letter, Access permit for new access
- 911 Location
- Parcel ID
- Lot size (tax bill if unknown)
 - Compliant
- Road frontage (3.1) (deed if unknown or measure on ground)
 - Compliant
- Existing principal use
- Applicant name/address/phone number/email
- Landowner name/address/phone number/email
- Correct permit type
- Project information section
- Description with dimensions, clear enough to determine use
- Check boxes
- Correct fees
 - Collected
- Signatures & date
- Site plan drawing
 - North arrow
 - Full property boundaries with dimensions
 - All existing and proposed structures with measurements
 - Uses identified
 - Location of septic and water utilities
 - Location of access and frontage distance (3.1.1)
 - Proposed sign location
 - Streams, water bodies and wetlands
 - Locations of easements or rights-of-way

General provisions

- Ag soils (3.2.1) < 3ac.
- Biological areas (3.2.2)
- Connecticut river (3.2.3)
- Habitat areas (3.2.4)
 - Deer wintering areas
 - Significant natural communities
 - Natural/fragile areas
 - Rare, threatened or endangered species
 - Vernal pools
- Ponds (3.2.5)
- RTE species (3.2.6)
- Steep slopes & elevation >25% (3.2.7)
- Streambank conservation (3.2.8)
- Wetlands (3.2.9)
- Parking (3.5)
- Outdoor lighting (3.6)
- Signs (3.8)

Specific Use Standards

- Flood plains (5.7)
- State/Nat'l Register of Historic Places
- Send to Fire Chiefs Darren Spaulding & Josh Dauphin - CFSS following sketch plan
 - Approved
- Application is complete
 - If not, 30 day issuance period has not started
 - Date of completion: 3/16/2023
- Check issuance (6.2.3) and notice (6.2.5) procedure
 - Within 3 days
 1. Copy of app. and notice to Listers
 2. Copy of app. and notice to Clerk
 3. Digital copy of app. and notice to digital parcel file
 4. Update 2022 Permits spreadsheet
 5. Copy of notice posted at Town Hall
 6. Ledger size notice to applicant
- Call applicant to pick up permit notice

Notes

- ~~Visitor parking in setback~~
- ✓ Wastewater permit, State highway access permit
- ✓ No boundary line adjustment
- Outdoor lighting?

Sketch Plan Review Checklist

- Sketch is on existing survey if one exists.
- Sketch includes all parcel boundaries.
- Sketch shows existing and proposed lot lines, dimensions, parcel and lot numbers.
- Sketch shows existing and proposed driveways, roads, paths, parking areas, associated rights-of-way or easements.
- Sketch shows approximate setback distance relative to proposed development.

Property acreage: 2.245

Proposed lot acreages:

Lot 1: 2.245

District: Village

Minimum acreage: 1 acre Frontage: 80'

Setbacks: Front 40', Rear 20', Side 20'

Existing non-conformities:

Existing duplex and shed do not meet current side setback requirements. The lot containing the existing cottage building does not conform to the district minimum lot size.

Notes:

The property contains multiple lots under common ownership. The proposal considers the property as a single land unit to be developed through the Planned Unit Development Review process.

5.5 Planned Unit Development Review

An applicant for PUD approval applies to the Administrative Officer, who in turn notifies the Planning Commission. The Commission has up to sixty days to hold a public hearing, and sixty after that to approve, approve with conditions, or disapprove the application based on Standards of Review in these Bylaws. Failure to act within sixty (60) days of the hearing shall be deemed approval. Prior to filing a formal application, the applicant is encouraged to meet with the Commission to discuss the project. Notice for a combined review hearing shall be made in accordance with 24 V.S.A. §4464(a)(1).

The hearing notice shall include a statement that the hearing will be a combined review of the proposed project and list each review process that will be conducted at the hearing.

As applicable, the combined review process shall be conducted in the following order:

- a) Site Plan Review
- b) Access by right-of-way
- c) Requests for Waivers
- d) Requests for Variances
- e) PUD Review
- f) Subdivision Review (preliminary and final)
- g) Conditional Use Review

All hearing and decision requirements and all deadlines applicable to each review process shall apply. Separate written decisions may be issued for each review conducted as part of the combined review, but shall be coordinated where appropriate.

5.5.4 General Standards

In addition to the standards set forth in Weathersfield's Subdivision Regulations, the following general standards must be met in order for the Planning Commission to approve a PUD application:

- a) PUD is consistent with Town Plan.
- b) The density requirements do not exceed the number of units permitted if the land were

subdivided in accordance with district regulations.

- c) All Site Plan Review requirements in Section 5.2 have been met.
- d) The PUD is an appropriate and unified treatment for the proposed development.
- e) The development is designed so as to be compatible with the character of the area. Particular attention will focus on the aural and visual impacts.
- f) The development will not place an undue burden on municipal services.
- g) State and local standards for fire and safety regulations by local fire and police officials are in compliance.
- h) Adequate water supply and sewage disposal facilities are provided.

5.5.6 Modification of Zoning Regulations

After a duly-warned public hearing (per Section 6.3), simultaneously with subdivision approval, and subject to the standards and conditions set forth in this section, the Planning Commission may modify the zoning district regulations for the proposed PUD as to the following requirements only:

- a) Setbacks, including provision for zero lot lines;
- b) Height, Bulk and Spacing of Buildings;
- c) Type of Building, including a mix of residential and commercial uses in one building, a variety of residential structures (one, two, and multi-family structures);
- d) Location of buildings; and
- e) Size of lots.

Any modification of the Bylaws for the proposed PUD granted by the Planning Commission shall be noted on the subdivision plat.

HEARING ITEM

8

Application # 2023.03.08.PUD

Applicant Name UV Habitat For Humanity, Inc.

Community Facility Project Review and Sign-Off Sheet

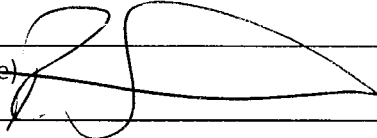
Please present this sheet to each of the department heads listed below. Explain your project fully to each department and request their signature on the appropriate line(s). Return it to the Zoning Administrator as part of your application. Contact information is on the last page.

Highway Department

- I certify that the proposed project will not have an undue adverse impact on the:
 - town's roads or
 - the transfer station.
- The proposed project will have an undue adverse impact on the:
 - town's roads
 - the transfer station.

The impact will be passed positive for town

I recommend the following condition(s) to mitigate the impact: _____

Highway Superintendent (Signature)  Date 6/1/23

Police Department

- I certify that the proposed project will not have an undue adverse impact on the Weathersfield Police Department.
- I find that the proposed project will have an undue adverse impact on the Weathersfield Police Department. The impact will be extra police

I recommend the following condition(s) to mitigate the impact: _____

Police Chief (Signature)  Date 6-1-2023

Ascutney/West Weathersfield Volunteer Fire Department

I certify that the proposed project will not have an undue adverse impact on the Ascutney/West Weathersfield Volunteer Fire Department.

I find that the proposed project will have and undue adverse impact. The impact will be _____

We need a 10,000 gallon water TANK installed before sign off. The water system can not

I recommend the following condition(s) to mitigate the impact(s): Supply fire suppression.

Darren R. [Signature]
Chief (Signature)

6/1/23
Date

School Services

I certify that the proposed project will not have an undue adverse impact on the Weathersfield School.

I find that the proposed project will have and undue adverse impact on the Weathersfield School. The impact(s) will be _____

I recommend the following condition(s) to mitigate the impact(s): _____

Weathersfield School Official (Signature)

Date

Ascutney Water District (Community Water System)

I certify that the proposed project will not have an undue adverse impact on the Ascutney Water District.

I find that the proposed project will have and undue adverse impact on the Ascutney Water District. The impact(s) will be _____

Positive for town

I recommend the following condition(s) to mitigate the impact(s): _____

[Signature]
Ascutney Water District (Signature)

6/1/23
Date

Contact names and numbers for Department Heads

Department	Contact Person	Contact Information
Highway Department	Ray Stapleton	263-5272 (Highway Garage) highway@weathersfield.org
Police Department	William Daniels (Chief)	674-2185 (State Police Dispatch) william.daniels@vermont.gov
Ascutney Volunteer Fire Association	Darrin Spaulding (Chief)	802-296-1888 (cell) M_d_electric@yahoo.com
West Weathersfield Volunteer Fire Department	Josh Dauphin (Chief)	802-356-0623 (cell) joshdauphin@comcast.net
Weathersfield School	BJ Esty	674-5400 (School) bjesty@wsesu.net
Ascutney Water District	Brandon Gulnick (Manager)	674-2626 (Town office) townmanager@weathersfield.org

Town of Weathersfield
Land Use Permit Application / Notification

Town of Weathersfield, ATTN: Land Use, P.O. Box 550, Ascutney, VT 05030
 (802) 674-2626 | landuse@weathersfield.org

<u>Applicant</u>		<u>Landowner (if different)</u>	
Name	Upper Valley Habitat for Humanity, Inc.	Name	Upper Valley Habitat for Humanity, Inc.
Name	Andrew Grimson, Building Chair	Name	Eva Loomis, Executive Director
Mailing Address	PO Box 1038	Mailing Address	PO Box 1038
Town, ST, Zip	White River Junction, VT, 05001	Town, ST, Zip	White River Junction, VT, 05001
Telephone	C: (603) 667-3060	Telephone	C: (401) 330-0411 O: (802) 295-1854
E-mail	grimsonandrew@gmail.com	E-mail	eva@uvhabitat.org

<u>Property Information</u>		<u>Project Information</u>	
911 Address	5771/5803/5805 US Route 5, Ascutney	Proposed Use	Residential PUD
Parcel ID	5A-02-03	Area of Development (sq. ft.)	8,000 +/-
Lot Size	2.245 acres	Height of Structure	Less than 35 feet
Road Frontage	312 feet +/-	Zoning District	Village
Existing Use	Multi-use / Abandoned		

<u>Permit Application - Development Type</u>	<u>Notification – Exempt from Permitting</u>
<p><i>See district use table in Zoning Bylaws</i></p> <p><input checked="" type="checkbox"/> Change of Principal Use</p> <p><input checked="" type="checkbox"/> New Principal Structure</p> <p><input type="checkbox"/> New Accessory Use</p> <p><input type="checkbox"/> New Accessory Structure</p> <p><input checked="" type="checkbox"/> Alterations to Existing Structure</p> <p><input checked="" type="checkbox"/> Planned Unit Development (PUD)</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Boundary Line Adjustment</p> <p><input type="checkbox"/> Highway Access</p> <p><input type="checkbox"/> Zoning Board Use Determination</p>	<p><i>See Section 6.2.2 Exemptions in Zoning Bylaws</i></p> <p><input type="checkbox"/> Minor Structure</p> <p><input type="checkbox"/> Agricultural Structure</p> <p><input type="checkbox"/> Residential Care or Group Home</p>

Project Description

Please describe as specifically as possible how the property will be used, the dimensions of any proposed lots or buildings, and square footage allocated to each use.

This former multi-use restaurant and residential rental property is to be converted to a residential PUD with four buildings containing up to eight owner-occupied units. The existing three lots are to be merged into one and owned by a condominium association created for this development.

See attached memo for additional information.

Required Reviews, Forms, and Fees

To be filled out by Land Use Administrator

Review by Planning Commission – PC

Review by Zoning Board of Adjustment – ZBA

Administrative Review Form

- Principal Use : \$100 + \$0.05 x _____ sq.ft. new construction
- Accessory Use: \$30 + \$0.05 x _____ sq.ft. new construction
- After-the-fact: (Standard fees) x 2
- Permit Amendment: \$100 or \$30 + \$0.05 x _____ sq.ft. new construction
- Permit Renewal: \$30

Highway Access Form: \$30

Boundary Line Adjustment Form

- Administrative Review: \$40
- Access Approval - PC: \$75

Subdivision Review Form - PC

- Sketch Plan Review: \$100
- Final Plat Review: \$100 + \$50 per lot

Planned Unit Development Review Form

- 100 - Sketch Plan Review - PC: \$100 Due upon submission
- See applicable ZBA Reviews below
- 150 - Final Plat Review - PC: \$100 + \$50 per lot Due prior to scheduling hearing

Zoning Board of Adjustment Review Form

- 480 - Conditional Use Review: \$200 + \$0.05 x 5,600 sq.ft new construction
- ~~200~~ - Variance Hearing \$200
- Flood Hazard Review \$200
- Site Plan Review
- 170 • New: \$170
- Amendment: \$100
- "Other Use" Determination \$200
- Appeal by Permittee FREE
- Appeal by Interested Party \$95

} Due prior to scheduling of hearing

45 Town Clerk Recording Fee \$15 per recording (2) = \$30
30

Permit Fee Total: \$1,130.00

Town of Weathersfield
Planned Unit Development Review Form

Town of Weathersfield, ATTN: Land Use, P.O. Box 550, Ascutney, VT 05030
(802) 674-2626 | landuse@weathersfield.org

Staff Use Only

Permit #: 2023.03.08.PUD

Fee Collected:

Completion Date: March 22, 2023

Planning Commission Sketch Plan Review Date: April 28, 2023 (By request)

Decision: Approved | Denied | 30-day Default

Zoning Board of Adjustment Reviews:

Site Plan Review (Required for all PUD projects) | Review Date: _____ | Decision: Approved Denied

Conditional Use Review | Review Date: _____ | Decision: Approved Denied

Variance Review | Review Date: _____ | Decision: Approved Denied

Flood Hazard Review | Review Date: _____ | Decision: Approved Denied

"Other Use" Determination | Review Date: _____ | Decision: Conditional , Admin. , Not Allowed

Planning Commission Final Plat Review Date: _____ | Decision: Approved Denied

Zoning Bylaw - 6.2.5 Effective Date

No zoning permit shall take effect until the time for appeal under Section 6.8 has passed, or in the event that a notice of appeal is properly filed, until final adjudication of the appeal.

Appeal by/ Effective Date: _____

Zoning Bylaw - 6.2.7 Permit Expiration

Permits expire one year from the effective date if the permitted project has not been started and five years from the effective date if the project has been started but not completed, unless other longer times have been approved in the permit. Permits may be renewed, but such renewal shall take into account any subsequent adopted amendments to these Bylaws. Reactivation of a previously permitted use which has been discontinued for more than one year shall require the issuance of a new permit.

Permit Expiration Date: _____ if project has not been started.

Permit Expiration Date: _____ if project has been started.

Permit Expiration Date: _____ if otherwise granted.

Is your project subject to the **Residential / Commercial Building Energy Standards**? Yes No

If yes, you must record a Vermont Residential/Commercial Energy Standards (RBES or CBES) Certificate in the Land Records prior to receiving your Certificate of Compliance/Occupancy. Contact Energy Code Assistance Center at (855) 887-0673 to determine if you need to follow these standards.

Does your project involve any **demolition and/or renovation**? Yes No

If yes, you must contact the Lead and Asbestos Regulatory Program at (800) 439-8550 prior to demo/renovation.

Does your project involve the installation or removal of a **new manufactured/mobile home**? Yes No

If yes, you must provide a copy of HUD Form 309. Installation must comply with the HUD Permanent Foundations Guide for Manufactured Housing. A bill of sale must be obtained from the Weathersfield Town Clerk.

Does your project involve work within a **Town or State right of way**? Yes No

If yes, you must obtain Highway Access permit approval from the Town of Weathersfield and/or Vermont Agency of Transportation at (802) 279-1152.

Will your project involve connecting to **municipal water**? Yes No

If yes, you must contact the Town Manager at (802) 674-2626.

Does your project involve construction of / change of use to or from being a **public building**? Yes No

If yes, you must contact the Vermont Department of Public Safety, Division of Fire Safety. A public building is any building that the public has the occasion to enter EXCEPT for owner-occupied, single-family dwellings, registered home day cares, and working farms, but INCLUDING single family homes becoming rentals.

Does your project involve a **new home / business, change in # of bedrooms / change in use**? Yes No

If yes, contact the local Water/Wastewater Permit Specialist at (802) 279-4747, or the State Water/Wastewater Division, Springfield Office at (802) 289-0603.

Requested Modifications to the Zoning Bylaws

Setbacks - District requirement: 20 ft. Side Setback | Modification: Equal to existing non-conformance

Purpose: Extend existing duplex building within setback but not to further encroach on current setback distance.

Building Height - District requirement: _____ | Modification: _____

Purpose: _____

Building Density - District requirement: One structure per lot | Modification: Four structures on 2.2 acre lot

Purpose: Provide a community setting for our Habitat homeowners that best utilizes the buildable space while maintaining conservation areas and providing common green space for the residents. The design intent is to maintain the feel of a rural residential neighborhood within the goals outlined in the Village section of Weathersfield zoning bylaws.

Building Use - District requirement: _____
Modification: _____

Purpose: _____

Building Location - District requirement: _____
Modification: _____

Purpose: _____

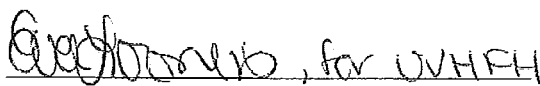
Lot Size - District requirement: _____
Modification: _____

Purpose: _____

Landowner & Applicant Acknowledgements

By signing this form, the landowner(s) and applicant(s) described in this application (and their agents, assigns, and successors in interest) hereby apply for a permit to develop the project described in this application and accept the following:

- Applications will not be considered properly filed and vested for rights to review under any applicable laws until fees are paid in full and all items necessary to determine compliance with this bylaw are complete and submitted;
- Vermont law allows the Land Use Administrator 30 days to act on this application;
- All submissions are public record available for inspection and copy;
- All representations made in this application and the materials accompanying it are true and accurate to the best of my knowledge. Omission or misstatement of any material fact on this application (which would warrant refusing the permit or approval) shall be grounds for revoking the permit or approval;
- Private agreements (such as covenants, deed restrictions and easements) may apply, be more or less restrictive than Weathersfield's bylaws and may affect this project. By signing, I acknowledge that it is my responsibility to disclose and comply with these agreements;
- State and Federal regulations may apply, be more or less restrictive than Weathersfield's bylaws, and may affect this project. By signing, I acknowledge that it is my responsibility to obtain all required State and Federal permits;
- No development or work may commence until receipt of all applicable permits and approvals;
- If this application is approved, I must post the Zoning Permit within view of the public right-of-way most nearly adjacent to the subject property until the period in which an appeal may be filed has expired; and
- **Reasonable access to the subject property is to be granted to the Land Use Administrator, designees, and the Listers Office for the purpose of establishing compliance with this permit and for the purpose of determining what, if any consequence the development will have on the property's assessment.**

Landowner Signature:  , for UVHFH

Date: 3/1/23

Applicant Signature: 

Date: MARCH 1, 2023.

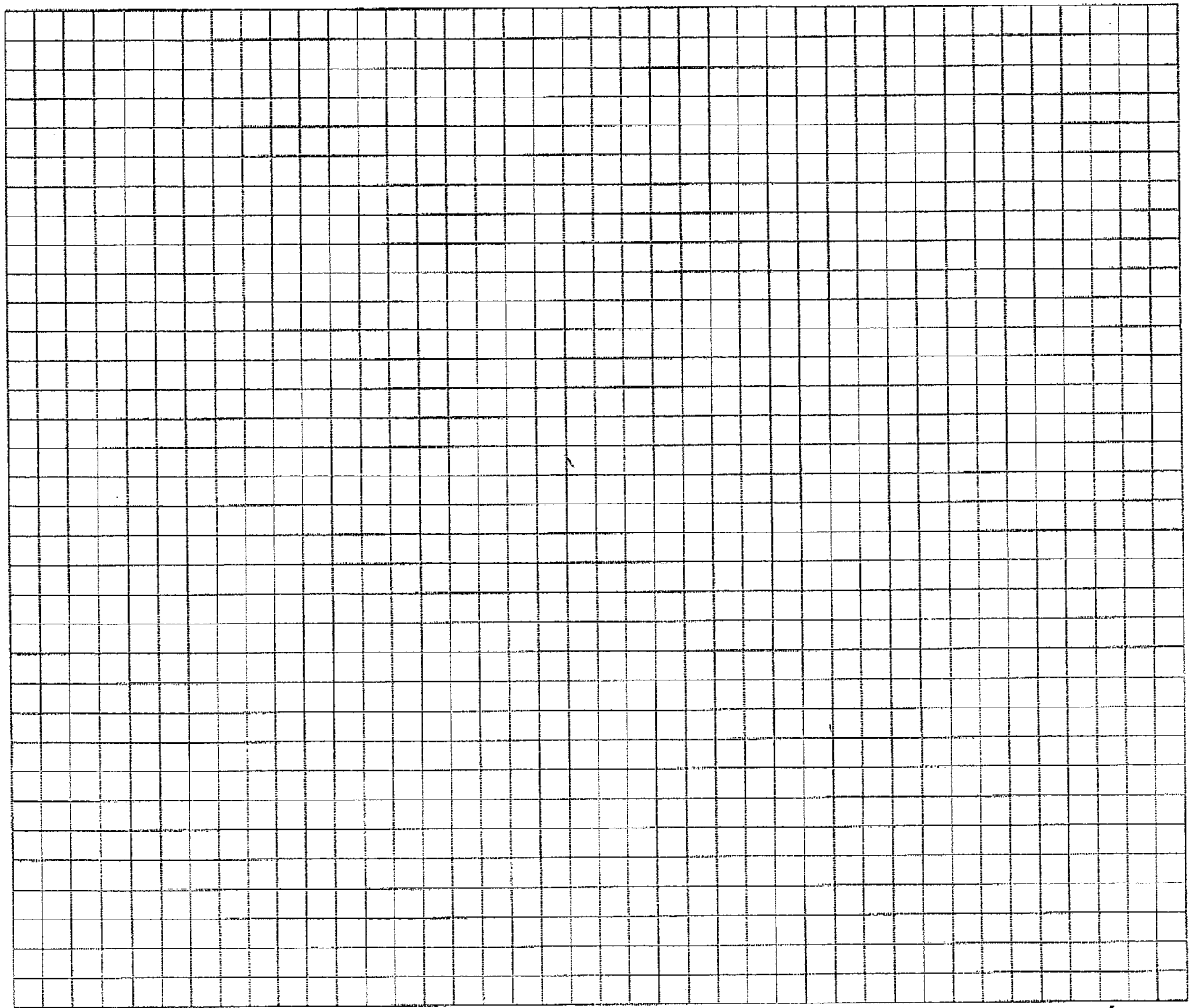
Site Plan Sketch

Draw an aerial view of the property described in this application showing:

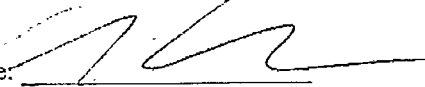
- north arrow;
- all property lines;
- shape, size and location of all existing and proposed structures (principal and accessory) on the property with measurements to the closest property boundary lines;
- identify the structure uses;
- location of septic/sewer, water, and power utilities;
- identify access from Town or State Highway and road frontage distance;
- identify any deeded easements or rights-of-way;
- include any proposed signs;
- include any streams, water bodies, or wetlands.

Please see supplemental pages.

If the scale is too small to show the required details after drawing all property lines, please use supplemental pages to map required details at a larger scale.



Land Use Administrator Signature: _____

Applicant Signature: 

Land Use Permit – Information Memo
Upper Valley Habitat for Humanity

Upper Valley Habitat for Humanity (UVHFH) is an affiliate of Habitat for Humanity International, serving the Upper Valley region of Vermont and New Hampshire since 1986. Over the past 37 years, we completed 36 homes and performed numerous home repair projects, many of these as part of the Tropical Storm Irene recovery.

The mission of Habitat is to build and sell homes to families (or individuals) with incomes up to 80% of county median family income, based on US Housing and Urban Development (HUD) data. Other criteria factor into their application process including demonstrating a need for a Habitat home and inability to obtain a conventional mortgage.

Habitat homes are owner occupied and our families take on all responsibilities of ownership. Each approved family contributes 300 hours of sweat equity to the construction, working alongside volunteers from the community. UVHFH sells the completed home to the partner family, who assume an affordable mortgage funded by Habitat. Ownership will be under a condominium structure and common areas will be maintained by a Homeowner Association.

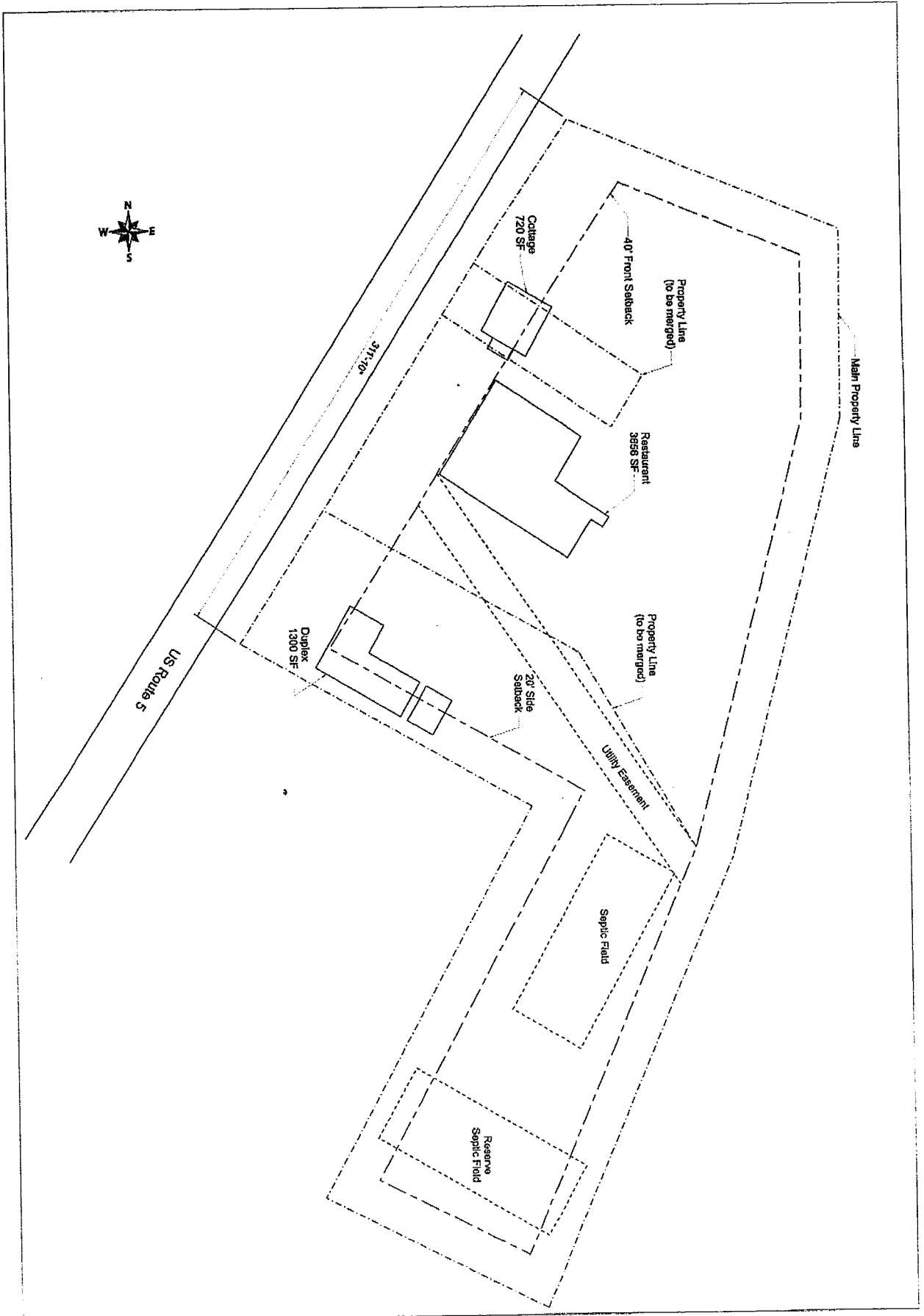
In October 2022, UVHFH purchased 5711/5803/5805 US Route 5, formerly a restaurant / night club with ancillary residential units. The site is approximately 2.2 acres and has three structures, ranging from very poor to fair condition. The property is in the Ascutney village district, with easy access to the I-91 Exit 8 bus stop and a short drive to Windsor, Claremont, and Springfield.

Our objective is to build up to 8 housing units with a condominium ownership structure. There will be four buildings, as a blend of single family, duplex, and triplex designs. The units will range from 1 to 4 bedrooms. Wherever possible, we will renovate existing structures and supplement these with new construction.

As good neighbors, we are striving to design our project to fit in with the mostly residential nature of the immediate neighborhood. Buildings near the road will be kept as single story and two-story buildings will be placed further back to keep the profile unobtrusive.

The north and northeasterly parts of the property are currently natural vegetation, and we plan to maintain this area as conserved space. Attention will be given to any invasive species, and we will address any dead trees that could pose a risk. The road frontage will be planted with turf, shrubs, and trees to provide a vegetation buffer and the existing long access frontage will be reduced to a two-way drive access in accordance with state requirements.

The rear area to the south of the property holds the septic field and reserve septic area, to be maintained as open field and kept mowed for a play area. Additionally, we plan to add playground equipment, park benches and a community garden in outside of the septic fields. This will become a green space for the enjoyment of our homeowners.



A.01

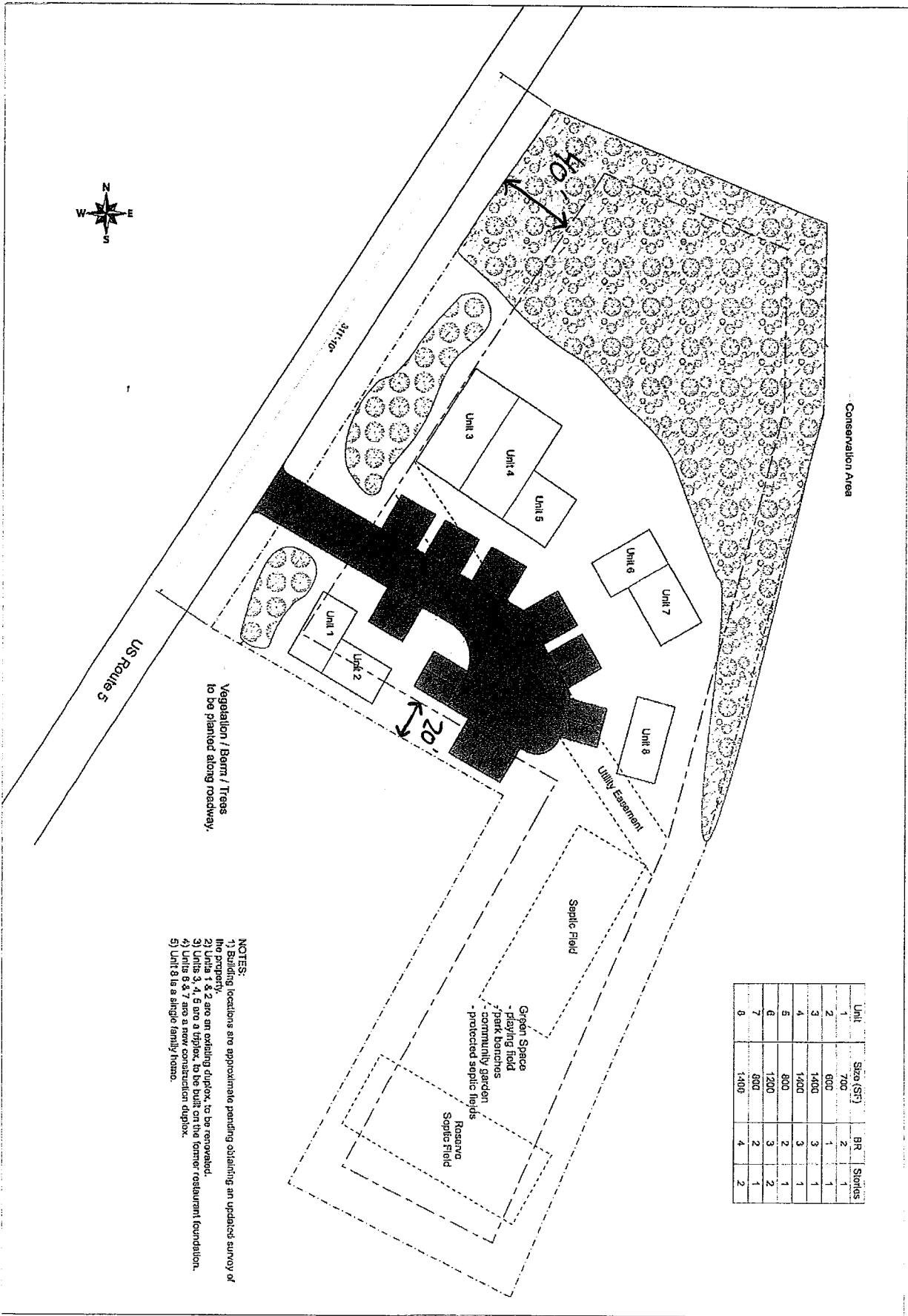
Existing Site

ISSUE
01 March 2023
DRAWN BY
A. Grimson

PROJECT
5771 / 5803 / 5805 US Route 5
Ascotney, VT
PROJECT NO.
<TBD>

SCALE
1" = 20'

Upper Valley Habitat for Humanity
PO Box 1038
White River Junction, VT 05001
Cell: 603-687-3060



Vegetation / Berm / Trees to be planted along roadway.

- NOTES:
- 1) Building locations are approximate pending obtaining an updated survey of the property.
 - 2) Units 1 & 2 are an existing duplex, to be renovated.
 - 3) Units 3, 4, 5 are a triplex, to be built on the former restaurant foundation.
 - 4) Units 6 & 7 are a new construction duplex.
 - 5) Unit 8 is a single family home.

A.02

Proposed Site Plan
8 Units

ISSUE
01 March 2023
DRAWN BY
A. Grimson

PROJECT
5771 / 5303 / 5805 US Route 5
Acuteby, VT
PROJECT NO.
<TED>

SCALE
1" = 20'

Upper Valley Habitat for Humanity
PO Box 1033
White River Junction, VT 05001
Cell: 802-657-3063

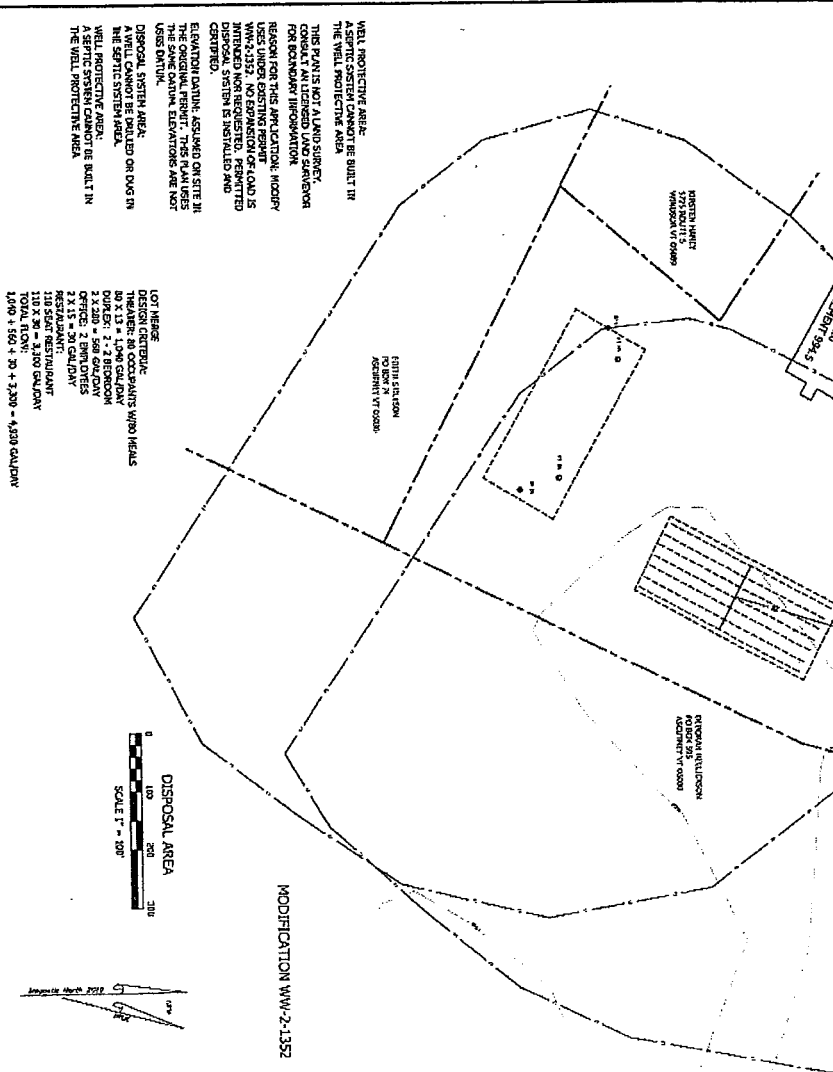
GENERAL NOTES

1. THIS SHALL BE AN APPROXIMATE SCHEDULE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEQUENCE OF WORK, TO BE DETERMINED BY THE CONTRACTOR IN CONSULTATION WITH THE ENGINEER. THE SEQUENCE OF WORK SHALL BE DETERMINED BY THE CONTRACTOR IN CONSULTATION WITH THE ENGINEER. THE SEQUENCE OF WORK SHALL BE DETERMINED BY THE CONTRACTOR IN CONSULTATION WITH THE ENGINEER.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CEILING TRAP - TRAP/TEATER
60 GPM SINGLE SERVE
RETENTION TIME: 1,000 GAL. TANK
LOCATION: 0.000 0.000



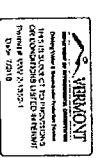
SYSTEM SPECIFICATIONS

1. THE SEPTIC SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE SYSTEM SHALL BE DESIGNED TO SERVE THE ENTIRE FACILITY AND SHALL BE CAPABLE OF HANDLING PEAK FLOWS.

MODIFICATION WW-2-1352

LEGEND

Property Line	---
Wall Protective Area	---
Building Contour	---
Street Centerline	---
Stone Wall	---
Water Line	---
Force Main	---
Static System Area	---
Soil Storage Pipe	---
Frame	---
Foundation Wall	---
Overhead Power	---



CONSTRUCTION CERTIFICATION
I, SEAN ROBERTS, LICENSED PROFESSIONAL ENGINEER, STATE OF VIRGINIA, LICENSE NO. 11074, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS DRAWING IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF VIRGINIA. I HAVE REVIEWED THE DRAWING AND AM SURE THAT IT ACCURATELY REPRESENTS THE DESIGN INTENTED BY ME OR MY EMPLOYER. I HAVE REVIEWED THE DRAWING AND AM SURE THAT IT ACCURATELY REPRESENTS THE DESIGN INTENTED BY ME OR MY EMPLOYER.

SEAN ROBERTS
DESIGNER
ADDRESS: 5035 SCOTT'S BLVD
SUITE 100
FARMINGTON, VA 22041
PHONE: 540-885-1234
EMAIL: sean@hogg-hill.com

HOGG HILL DESIGN, LLC.
REGISTERED PROFESSIONAL ENGINEERING FIRM
LICENSE NO. 11074
10000 WOODBURN RD
SUITE 100
FARMINGTON, VA 22041
PHONE: 540-885-1234
EMAIL: sean@hogg-hill.com

OPERATOR'S PROTECTION
SHEET 1 OF 2

Town of Weathersfield

Date: 03/16/2023 Time: 13:06:11

Clerk: Osavage

Account: 5A0204

Name: ROBERTS SEAN E

Comments:

Description	Amount
Land Records	10.00
Land Records	3.00
Land Records	2.00
Zoning Permits	85.00

TOTAL 100.00

Check 9136

Thank you

Town of Weathersfield

Date: 05/24/2023 Time: 15:06:24

Clerk: payroll

Account: 5A0204

Name: ROBERTS SEAN E

Comments:

Description	Amount
Zoning Permits	1,000.00
Land Records	10.00
Land Records	3.00
Land Records	2.00
Land Records	10.00
Land Records	3.00
Land Records	2.00

TOTAL 1,030.00

Check 9140

Thank you

HEARING ITEM

9

Your Permit Navigator Results

PNR-0000003921

On the following page, you will find the following results based on the information that you provided. If the information you provided changes, for example if you change the location or size of your project, you should start over as the results below are no longer valid

Disclaimer: The Permit Navigator Results Summary is based on the information provided, and is not intended as an official or binding permitting determination by the ANR or the NRB. The Agency and the NRB reserve the right to require additional permits and/or approvals depending on the specific details of the project.

By checking this box I confirm that I have read and understood the disclaimer.

Check here if you would like a jurisdictional opinion on whether your project requires an Act 250 permit? If you check this box you will need to provide your contact information (first name, last name, email address, and phone). Otherwise, entering your contact information here is not required, but doing so will make it easier for ANR or Act 250 staff to better assist you in the future.

Disclaimer: Although requesting an Act 250 jurisdictional opinion is not required, it is highly recommended. Commencement of construction on a project (including clearing land or demolishing structures in preparation) that requires an Act 250 permit without securing a jurisdictional opinion could result in penalties and other enforcement actions.

Permits Likely Needed

Act 250

Construction Stormwater Discharge Permit

Wastewater System & Potable Water Supply

Permits are likely needed for your project:

Vermont Department of Environmental Conservation

Act 250

PERMIT EXPLANATION

Act 250 is a comprehensive law that evaluates the impacts of many types of land uses and subdivisions in Vermont (10 V.S.A. §§ 6001 – 6111). The law is designed to evaluate the impacts of each proposed land use against a specific set of environmental, social, and economic criteria that are outlined in 10 V.S.A. § 6086. Each land use permit application is reviewed by a 3-member citizen commission. There are 9 district commissions statewide, staffed by residents of each district that are appointed by the

Governor. Since 1970, the Act 250 district commissions have issued over 30,000 land use permits, helping to preserve the unique character and quality of life that makes Vermont such a special place to live and work. Act 250 is administered by the Natural Resources Board, an independent entity in the Executive Branch of Vermont State government that is not part of the Agency of Natural Resources.

Vermont Department of Environmental Conservation

Construction Stormwater Discharge Permit

PERMIT EXPLANATION

A construction stormwater permit is required for construction and construction-related earth disturbance of 1 or more acres, or for earth disturbance of less than 1 acre, when part of a larger common plan of development. Permit coverage may be obtained under Vermont's Construction General Permit (CGP) 3-9020, if eligible as either Low Risk or Moderate Risk construction activity. Construction activity that does not qualify under CGP 3-9020 must obtain permit coverage under an Individual Construction Stormwater Discharge Permit.

Vermont Department of Environmental Conservation

Wastewater System & Potable Water Supply

PERMIT EXPLANATION

Regulates the construction or modification of potable water supplies and wastewater treatment and disposal systems in order to protect human health and the environment. Wastewater permit applications are filed by engineers and licensed designers.

PROJECT INFORMATION REVIEW

Project Address

5771 US ROUTE 5. WEATHERSFIELD, 05089

Category

Business/Municipality/Government
Entity

Industry / Activity

Construction Company/Landscaping/Consultant/Company Agent

New Construction or Renovation?

Yes

YOUR LOCATION SELECTION DATA

Latitude

43.4155

Longitude

-72.4044

SPAN

705-224-10335

Property Owner

ROBERTS SEAN E
5771 US ROUTE 5.
WEATHERSFIELD, 05089

Location

[View map of your selection](#)
This link may contain valuable information about this parcel. We suggest clicking on this link and viewing it in the ANR Atlas to see the environmental considerations (such as wells, existing permits, and required setbacks) present.

PERMIT RESULTS

BASED ON YOUR RESPONSES, WE HAVE DETERMINED THE FOLLOWING PERMITS ARE LIKELY NEEDED FOR YOUR PROJECT:

Vermont Department of Environmental Conservation

Act 250

PERMIT EXPLANATION

Act 250 is a comprehensive law that evaluates the impacts of many types of land uses and subdivisions in Vermont (10 V.S.A. §§ 6001 – 6111). The law is designed to evaluate the impacts of each proposed land use against a specific set of environmental, social, and economic criteria that are outlined in 10 V.S.A. § 6086. Each land use permit application is reviewed by a 3-member citizen commission. There are 9 district commissions statewide, staffed by residents of each district that are appointed by the Governor. Since 1970, the Act 250 district commissions have issued over 30,000 land use permits, helping to preserve the unique character and quality of life that makes Vermont such a special place to live and work. Act 250 is administered by the Natural Resources Board, an independent entity in the Executive Branch of Vermont State government that is not part of the Agency of Natural Resources.

TIME TO ISSUE PERMIT


Average processing time: 60 to 80 days.

APPLICATION FEE AMOUNT

\$7.40 per \$1,000 of the first \$15,000,000.00 of construction costs and \$3.12 for each \$1,000.00 of construction costs above \$15,000,000.00. \$125 for each subdivided lot. For earth materials extraction, \$0.02/cubic yard of total extraction over the life of the permit up to one million cubic yards; \$0.01/cubic yard for amounts over one million cubic yards. For projects involving the review of a master plan, an additional fee of \$0.10 per \$1,000.00 of total estimated cost to construct all phases. Minimum Fees: \$187.50 for new applications; \$62.50 for amendment applications. Maximum Fee: \$165,000.00

PROGRAM CONTACT

Act 250 District 2

 (802) 289-0603

 nrb.act250springfield@vermont.gov

PROGRAM WEBSITE

 <http://nrb.vermont.gov/>

Construction Stormwater Discharge Permit

PERMIT EXPLANATION

A construction stormwater permit is required for construction and construction-related earth disturbance of 1 or more acres, or for earth disturbance of less than 1 acre, when part of a larger common plan of development. Permit coverage may be obtained under Vermont's Construction General Permit (CGP) 3-9020, if eligible as either Low Risk or Moderate Risk construction activity. Construction activity that does not qualify under CGP 3-9020 must obtain permit coverage under an Individual Construction Stormwater Discharge Permit.

TIME TO ISSUE PERMIT

Approximately 40-60 days for general permit applications, 90 days for Individual Permit applications


APPLICATION FEE AMOUNT

\$240 Administrative Processing Fee + \$100-1800 Application Review Fee depending on Risk Score & Acres Disturbed

[View fee table](#)

PROGRAM CONTACT

Bryce Mckim

 802-272-9428

 bryce.mckim@vermont.gov

PROGRAM WEBSITE

 <https://dec.vermont.gov/watershed/stormwater>

PROGRAM RESOURCES

[Stormwater Program, District Environmental Analysts:](#)

are responsible for the technical review of construction stormwater discharge permits, and may be contacted for consultation regarding permit applicability, including determinations.

Wastewater System & Potable Water Supply

PERMIT EXPLANATION

Regulates the construction or modification of potable water supplies and wastewater treatment and disposal systems in order to protect human health and the environment. Wastewater permit applications are filed by engineers and licensed designers.

TIME TO ISSUE PERMIT

Approximately 30-45 days. (Timeframe is dependent on the completeness and accuracy of the application.)


APPLICATION FEE AMOUNT

New single family residence up to four bedrooms: \$306.25. Five or more bedrooms \$870. Larger buildings range from \$3000 - \$13,500.

[View fee table](#)

PROGRAM CONTACT

Jeff Svec

 802-591-0231

 jeff.svec@vermont.gov

PROGRAM WEBSITE

 <https://dec.vermont.gov/water>

PROGRAM RESOURCES

[Wastewater Systems & Potable Water Supply Permit](#)

The Regional Office Program issues water/wastewater permits (WW Permits) for soil based wastewater systems with flows of less than 6,500 gallons per day, for potable water supplies (water supplies that are not public water supplies), and for municipal water and sewer connections. Permitting staff are located in five Regional Offices. Staff also administers the licensed designer program and reviews innovative and alternative systems for potential use in the state.

ENVIRONMENTAL CONSIDERATIONS BASED ON MAPPED RESULTS

ID	MAP RESULT
----	------------

CONTACT INFORMATION

First Name

Andrew

Last Name

Grimson

Phone

(603) 667-3060

Email

grimsonandrew@gmail.com

Address 1

PO Box 1038

Address 2**City**

White River Junction

State

Vermont

Mailing Zip/Postal Code

05001

Act 250

Next you will be asked some questions about the nature of your project, acreage, and who the developer is (or the "person" as that term is defined by Act 250). In most cases the questions will be easy (such as when you own one lot and you have no business partners). In some cases it can get pretty complicated. We are here to help. If you don't know the answer to these questions please select: "I don't know," and you will receive information about who to call to help you when you get to the end of these questions.

Did you request an Act 250 Jurisdictional Opinion (JO)? (you request this by selecting a checkbox on the first page)

Answer:

 YES

Please provide a description of your project. Be sure to include details about how the project will be constructed and operated and where on the property the proposed activities will take place. Your description will help Act 250 staff to determine whether your project will require a land use permit. (If you didn't request a jurisdictional opinion above, please start over and be sure to include your name, email address and/or phone number.)

Answer:

Build multi-family affordable housing as a Habitat for Humanity project.

Please provide a description of the existing use of the property. Please write "I don't know" if unsure.

Answer:

Abandoned restaurant, rental home, and cottage - all are in very poor condition.

When did the existing use begin? Write "I don't know" if unsure.

Answer:

I dont know

Does your project involve the demolition or alteration of a building that is greater than 50 years old?

Answer:

YES

Does your project involve any of the following?

Answer:

Creation of mixed-income or affordable housing

If you know, please indicate whether the land is already subject to Act 250 jurisdiction via a previously issued Act 250 Land Use Permit?

Answer:

I don't know

Does the project include "construction of improvements" as defined by [Act 250 Rule 2\(C\)\(3\)](#)? Examples of improvements include land clearing, re-grading, access drives, parking areas, buildings, building additions, demolition of existing buildings, homes, exterior signage, lighting, fencing, ponds, trails, pavilions, event venues, campsites, etc. Please contact the Act 250 District Coordinator for review if you seek an exemption on the basis of "home occupation."

Answer:

YES

Is the project for a commercial, industrial or non-profit purpose?

Answer:

Non-profit

Commercial purpose meaning the provision of facilities, goods or services by a person other than for a municipal or state purpose to others in exchange for payment of a purchase price, fee, contribution, donation or other object or service having value." Please note that a non-profit may qualify as "commercial purpose."

Is there currently any commercial activity taking place on this parcel of land?

Answer:

NO

Please add up all of the acreage of all land owned or controlled by a person as defined in [Act 250 Rule 2\(C\)\(1\)](#) that is a) physically contiguous, as well as all lands that are b) non-contiguous, but located within a 5-mile radius, and involved in the project. This acreage combined is the "tract of land." (Please note that a "person" might include a government agency, close family members, business partners,

Answer:

2.25

those involved for profit, etc., and your tract of land might be multiple parcels.) How many acres is the tract (or tracts) of land?

Answer:

NO

Does the project utilize a tract or tracts of land involving over ten acres? (If you don't know, or if you have questions about what to count, please select "I don't know" and then contact the Act 250 district office that will be listed after you complete these questions.)

Answer:

YES

Does the project utilize a tract or tracts of land involving over one acre? (If you don't know, or if you have questions about what to count, please select "I don't know" and then contact the Act 250 district office that will be listed after you complete these questions.)

What County is the project in?

Answer:

Windsor

What Town is the project in? (Windsor County development)

Answer:

Weathersfield

Will the project create a "subdivision" of land as defined by [10 V.S.A. § 6001 \(19\)\(A\)](#)? If you don't know, please select "I don't know" and then contact the Act 250 district office that will be listed after you complete these questions.)

Answer:

NO

Will the project create ten or more lots within any five-year period? (If you will create 9 or fewer lots in any five-year period, select "no.") If you don't know, or if you have questions about Act 250's [Lot Counting Guidance](#) or Act 250 [Rule 2\(B\)](#), please select "I don't know" and then contact the Act 250 district office that will be listed after you complete these questions.

Answer:

NO

Will the project create six or more lots within any five-year period? (If you will create five or fewer lots in any five-year period, select "no.") If you don't know, or if you have questions about Act 250's [Lot Counting Guidance](#) or Act 250 [Rule 2\(B\)](#), please select "I don't know" and then contact the Act 250 district office that will be listed after you complete these questions.

Answer:

NO

Does your project involve the modification of a subdivision or commercial project that was in existence prior to 1970?

Answer:

NO

If your project includes the creation of one or more housing units, hotel rooms or dwelling units, have you or your business partners created other such units on lands that you or your

Answer:

NO

business partners owned or controlled within the past 5 years, which, combined with these, will total 10 or more?

Does your project include any of the following?

Answer:

None of the above

Open Burning

Do you plan to burn anything outdoors?

Answer:

 NO

Construction / Modification of Source

Does your facility currently operate under an existing Air Pollution Control Permit?

Answer:

 NO

If your facility currently operates under an existing Air Pollution Control Permit, does the existing permit accommodate your proposed project and will the facility and project modifications continue to follow all conditions of that permit?

Answer:

N/A

Will your project include installation of: (Select all that apply)

Answer:

- None of the above

Does your proposed project involve any of the following? (Select all that apply)

Answer:

- None of the above

Fish, Wildlife, and Plants - Threatened and Endangered Species

Does your project involve cutting down trees larger than 8 inches in diameter in any of the following towns?

Answer:

 NO

- (Addison, Arlington, Benson, Brandon, Bridport, Bristol, Charlotte, Cornwall, Danby, Dorset, Fair Haven, Ferrisburgh, Hinesburg, Manchester, Middlebury, Monkton, New Haven, Orwell, Panton, Pawlet, Pittsford, Rupert, Salisbury, Sandgate, Shoreham, Starksboro, St. George, Sudbury, Sunderland, Vergennes, Waltham, West Haven, Weybridge, Whiting)

Hazardous Waste Handler Site ID

Will your project involve the generation of any hazardous waste (including used oil)?

Answer:

NO

Lake Encroachment Permit

Is your project located at or beyond the shoreline as established by the mean water level of: 1) a public lake or pond, 2) a boatable tributary of Lake Champlain or Lake Memphremagog upstream to the first barrier to navigation, or 3) Connecticut River impoundments and boatable tributaries of such impoundments upstream to the first barrier to navigation?

Answer:

NO

Shoreland Protection

Does your project involve the creation of new cleared area or impervious surface (e.g. dirt road, paved road, roof, driveway, etc.) near a lake or pond?

Answer:

NO

Source Permit - Public Drinking Water Systems

Is your project served by or will your project be served by a public water system, such as municipal water or a fire district?

Answer:

YES

Operating Permit - Public Drinking Water Systems

Does your project involve drinking water for any kind of: school, daycare, factory, office building, motel, campground, restaurant, deli, tasting room, public restroom, and/or residential/rental service? (If your project is served by municipal or a public water supply, select "not applicable.")

Answer:

 NO

Stream Alteration and Stream Crossing Structures

Does your project involve any of the following:

- movement, excavation or fill of 10 or more cubic yards of material within a perennial stream?

- construction or maintenance of a berm or additional material for landscaping adjacent to a river, stream, or floodplain?

- any crossing of a stream with utility lines?

Answer:

 NO

Floodplain and River Corridor

Is your project proposing activities in or near a floodplain, river, and/or stream.

Answer:

 NO

Salvage Yards

Does your project involve storing four or more junk vehicles or scrap metal outside?

Answer:

 NO

Demolition Waste

Does your project have demolition waste that needs disposal?

Answer:

YES

Does your project involve you or a licensed hauler bringing the demolition waste to a certified facility?

Answer:

YES

Disposal of Inert Waste, Untreated Wood & Stumps

Does your project have inert waste that needs disposal?

Answer:

YES

Does your project involve a licensed hauler bringing the inert waste to a certified facility?

Answer:

YES

Used Septic System Components/Stone

Does your project involve used septic system components or stone from a septic system that needs disposal?

Answer:

YES

Does your project involve a licensed hauler bringing the inert waste to a certified facility?

Answer:

YES

Industrial (Multi-Sector) Stormwater Discharge Permit

Does your project involve an industrial activity associated with the Multi-Sector General Permit? (To view multi-sector general permit industrial activities, click this [link](#).)

Answer:

NO

Operational Stormwater Discharge Permit

Will your project undertake any of the following with respect to impervious surfaces:

Answer:

- None of the above

Construction Stormwater Discharge Permit

Will your project disturb one or more acres of land? This could include cutting and stumping trees, clearing land, redeveloping or other activities that expose the soil to the weather. One or more acres should be considered as a whole - any construction activity that may itself be less than one acre but is part of a common plan of development that disturbs one or more acres in its entirety is subject to a permit.

Answer:

 I don't know

Underground Storage Tanks

Does your project have an existing underground storage tank on the property?

Answer:

 NO

Does your project involve you installing an underground storage tank?

Answer:

 NO

Wastewater System & Potable Water Supply

Are you subdividing land?

Answer:

 NO

Are you constructing a new building or structure that will have plumbing?

Answer:

 YES

Wetlands

Does your project involve land that is in or near an area that has any of the following characteristics:

Answer:

 NO

o Water is present – ponds, streams, springs, seeps, water filled depressions, soggy ground under foot, trees with shallow roots or water marks?

o Wetland plants, such as cattails, ferns, sphagnum moss, willows, red maple, trees with roots growing along the ground surface, swollen trunk bases, or flat root bases when tipped over?

o Wetland Soils – soil is dark over gray, gray/blue/green? Is there presence of rusty/red/dark streaks? Soil smells like rotten eggs, feels greasy, mushy or wet? Water fills holes within a few minutes of digging?

Other State and Local Permit Information

In addition to environmental permitting, there are other requirements that may apply. Below are some helpful resources:

- Office of the State Fire Marshal: <https://firesafety.vermont.gov/>
- Vermont Building Energy Standards: <https://publicservice.vermont.gov/content/building-energy-standards>
- Secretary of State business registration: <https://sos.vermont.gov/corporations/registration/>
- Secretary of State professional Boards: <https://sos.vermont.gov/opr/>
- Department of Taxes: <https://tax.vermont.gov/>
- For local permits - please see your Town Clerk, Zoning Administrator, Planning Commission or Public Works

HEARING ITEM

10

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT
LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
 Wastewater System and Potable Water Supply Rules, Effective September 29, 2007
 Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s): Sean Roberts
PO Box 1136
Grantham NH 03753

Permit Number: WW-2-1352-1
PIN

This permit affects the following properties in Weathersfield, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
5A 02 03	5A 02 03	705-224-11155	0.50	Book:184 Page(s):497
5A 02 03.A	5A 02 03.A	705-224-11156	0.50	Book:184 Page(s):497
5A 02 03.B	5A 02 03.B	705-224-11157	0.50	Book:184 Page(s):497
5A 02 04	5A 02 04	705-224-10335	1.00	Book:184 Page(s):358
Proposed			2.5+/-	

This project consisting of the merging of 4 existing lots (individual boundaries unknown) and converting the existing grange building to a theater, with connections to the existing permitted waste water disposal system (WW-2-1352) and the municipal water supply, located on Route 5 in Weathersfield, Vermont is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

- 1.1 The project shall be completed as shown on the plans and/or documents prepared by Christopher C. Leister, with the stamped plans listed as follows:

Title	Sheet Number	Plan Date	Revision Date
OVERVIEW & PROTECTIVE	1 OF 2	04/26/2018	
DETAILS	2 OF 2	04/26/2018	

- 1.2 This permit does not relieve the landowner from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from the Act 250 Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; or other State departments and local officials.
- 1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Weathersfield Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Weathersfield Land Records and ensure that copies of all certifications are sent to the Secretary.
- 1.5 All conditions set forth in **WW-2-1352** shall remain in effect except as amended or modified herein.



- 1.6 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) that states:

“I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all the permit conditions, were inspected, were properly tested, and have successfully met those performance tests”,

or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.

- 1.7 This project is approved for: theater with 80 seat capacity -serving 1 meal to attendees/day (no restaurant seat turnover type service), the existing duplex with maximum occupancy of 4-people/unit, the existing restaurant with 110 seats serving maximum 2-meal times/day and the existing office with a maximum 2-employees. **No alterations to the existing building other than those indicated in this permit that would change or affect the water supply or wastewater system shall be allowed without prior approval by the Drinking Water and Groundwater Protection Division.** Construction of additional nonexempt buildings including commercial and residential buildings is not allowed without prior permitting by the Drinking Water and Groundwater Protection Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.
- 1.8 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s), if applicable, prior to conveyance of any portion of the project to that purchaser.
- 1.9 By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.10 Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

2. WATER SUPPLY


- 2.1 This project, in part, is approved for a new theater connection to the water supply system owned by the **Ascutney Fire District #2** as depicted on the plan(s) stamped by the Drinking Water and Groundwater Protection Division. The project is approved for **1040** gallons of water per day.
- 2.2 This project, in part, is approved with the existing connection to the water supply system owned by the **Ascutney Fire District #2** for the duplex, office and restaurant.
- 2.3 *The new components of the potable water supply herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.*

3. WASTEWATER DISPOSAL

- 3.1 This project is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for 4,950 gallons of wastewater per day. The system(s) shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. Should the system fail and not qualify for the minor repair or replacement exemption, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to correcting the failure.
- 3.2 *The new components of the sanitary wastewater system, for the theater, duplex and office herein approved, shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed; the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.*

- 3.3 The wastewater system for this project is approved for domestic type wastewater only except as allowed for water treatment discharges. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.
- 3.4 This project is approved for an exterior grease interceptor tank. All exterior portions of the tank shall be installed as shown on the approved plans. The contents of the tank shall be pumped according to the plans and manufacturers specifications and transported by a certified waste hauler to an approved wastewater treatment facility.
- 3.5 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater systems are allowed on or near the site-specific wastewater system or replacement area depicted on the stamped plans. All isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be adhered to and will be incorporated into the construction and installation of the wastewater system.

Emily Boedecker, Commissioner
Department of Environmental Conservation

By 

Dated July 2, 2018

Terry Shearer
Regional Engineer
Springfield Regional Office
Drinking Water and Groundwater Protection Division

cc: Christopher C. Leister
Weathersfield Planning Commission
Act 250 II District Environmental Commission
Department of Public Safety, Division of Fire Safety
Department of Health – Food & Lodging Licenses

Ascutney Fire District #2
P.O. Box 550, Ascutney, Vermont 05030

802.674.2626 (phone)

townmanager@weathersfield.org

Water Capacity Allocation

5/14/2018

Sean Roberts
1076 Olde Farm Road
Grantham, NH 03753

Subject Water Capacity Allocation for 5755 Route 5, Ascutney VT

On November 13th, 2017, The Ascutney Fire District #2 received an application for a water allocation for a theater at 5755 Route 5 in Ascutney, VT. After some discussion with Chris Leister for Hogg Hill Designs, the district has decided to reallocate ERU's from the restaurant property (5803 Route 5) also owned by Sean Roberts. According to the previous waste water permit, the septic system on these properties is designed for 4,950 gallons a day. By using the fire district and Hogg Hills calculations the Ascutney Fire District # 2 will allocate:

- 2.5 ERU's (700 GPD) to 5575 Route 5 (theater)
- 2 ERU's (560 GPD) to 5771 Route 5 (duplex)
- 1 ERU's (280 GPD) to 5805 Route 5 (office)
- 12 ERU's (3360 GPD) to 5803 Route 5 (restaurant building)

As part of this agreement when 5571 (Parcel 5A0203.B) and/or 5805 (5A0203.A) are sold, they will need to have their own connection to the water system, and construction costs will be the owner's responsibility.

Ed Morris



Ascutney Fire District # 2
Manager

GENERAL NOTES

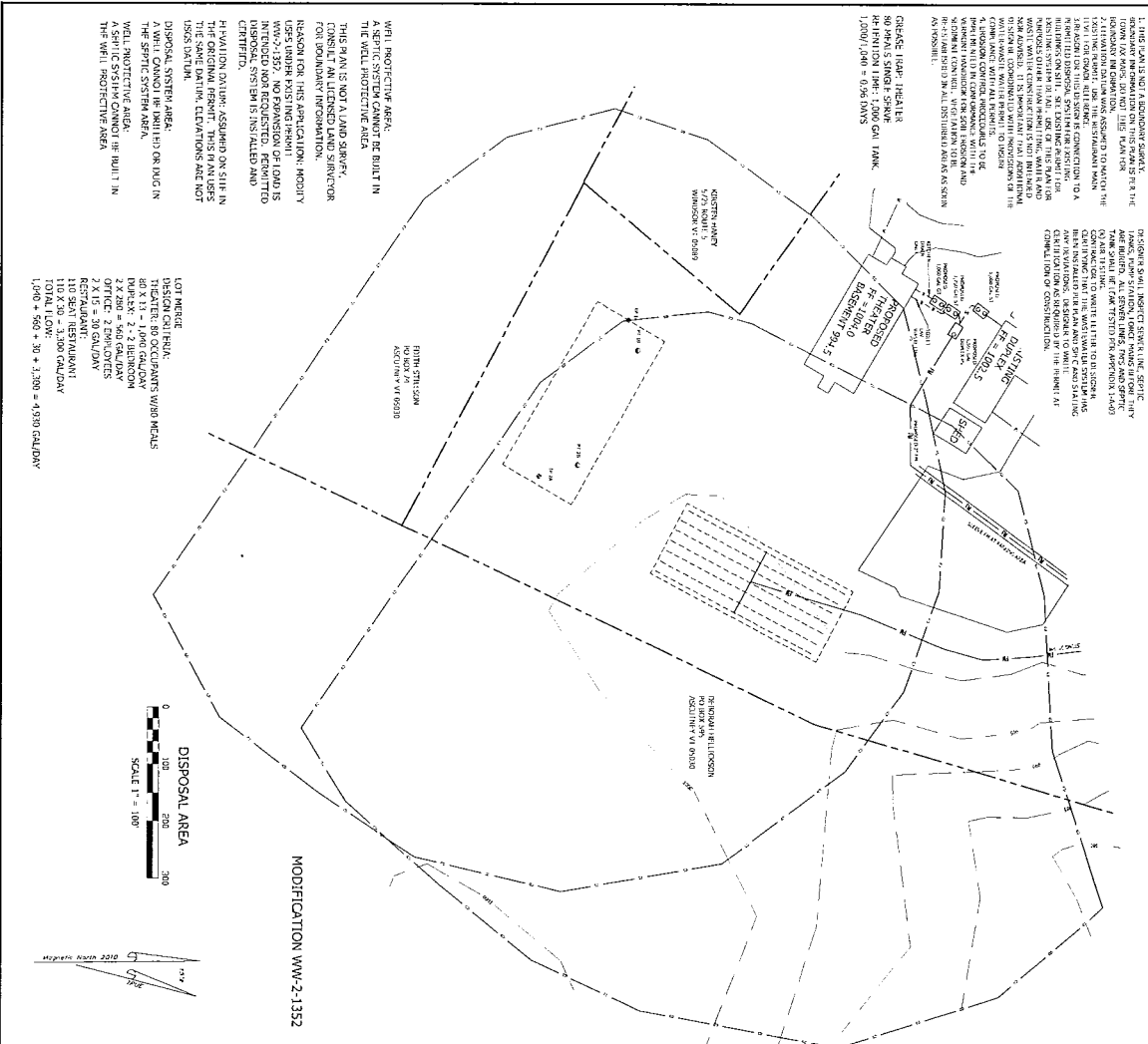
1. THIS PLAN IS NOT A SEWERAGE SYSTEM. SEWERAGE SYSTEMS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CONSTRUCTION NOTES

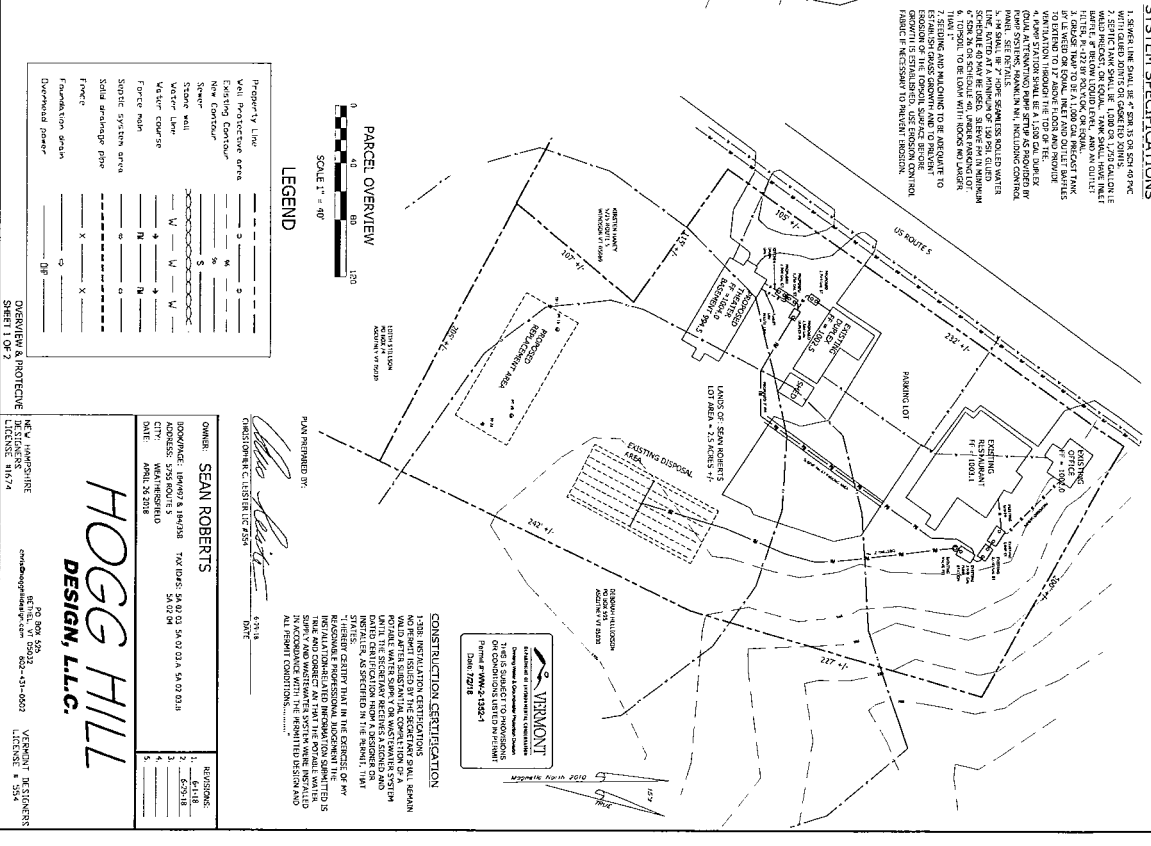
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SYSTEM SPECIFICATIONS

1. SEWER LINES SHALL BE 4" DIA. 1500 GPM. 2. ALL SEWER LINES SHALL BE 1500 GPM. 3. ALL SEWER LINES SHALL BE 1500 GPM. 4. ALL SEWER LINES SHALL BE 1500 GPM. 5. ALL SEWER LINES SHALL BE 1500 GPM. 6. ALL SEWER LINES SHALL BE 1500 GPM. 7. ALL SEWER LINES SHALL BE 1500 GPM. 8. ALL SEWER LINES SHALL BE 1500 GPM. 9. ALL SEWER LINES SHALL BE 1500 GPM. 10. ALL SEWER LINES SHALL BE 1500 GPM.



MODIFICATION WW-2-1352



PARCEL OVERVIEW

LEGEND

Proposed 12" Line	---
Well Protective Area	---
Existing Building	---
Proposed Building	---
Street	---
Water Main	---
Force Main	---
Shoreline	---
Foundation Spans	---
Drainage	---

OWNER: SEAN ROBERTS
 ADDRESS: 555 ROUTE 5
 CITY: WASHINGTON
 STATE: VT 05674

DESIGNER: HOGG HILL DESIGN, L.L.C.
 100 BOYSDEN
 WASHINGTON, VT 05674
 VERMONT LICENSE # 5554

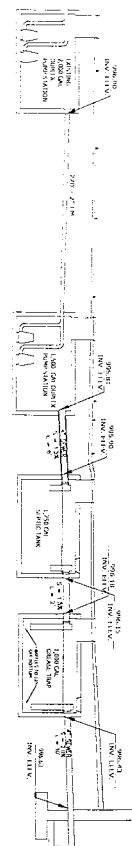
REVISIONS:

1	DATE	DESCRIPTION
2	DATE	DESCRIPTION
3	DATE	DESCRIPTION
4	DATE	DESCRIPTION

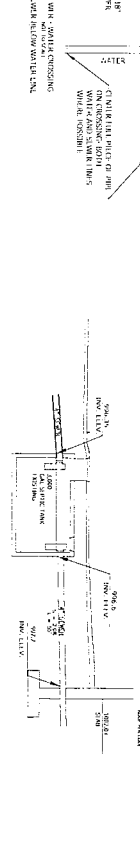
CONSTRUCTION CERTIFICATION

I, the undersigned, being a duly licensed Professional Engineer in the State of Vermont, do hereby certify that I am the author of the design and construction of the above described project, and that I am a duly licensed Professional Engineer in the State of Vermont. I am not providing this certification as a contractor or subcontractor, but as a Professional Engineer. I am not providing this certification as a contractor or subcontractor, but as a Professional Engineer. I am not providing this certification as a contractor or subcontractor, but as a Professional Engineer.

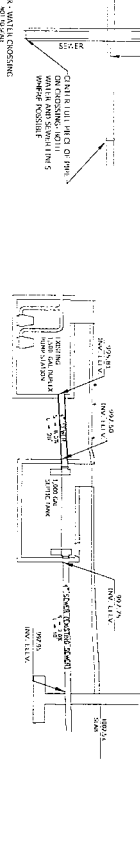
PROFILE - HEATER SYSTEM
NOT TO SCALE



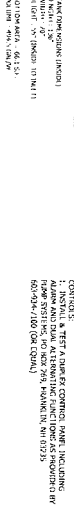
PROFILE - OFFICE SYSTEM
NOT TO SCALE



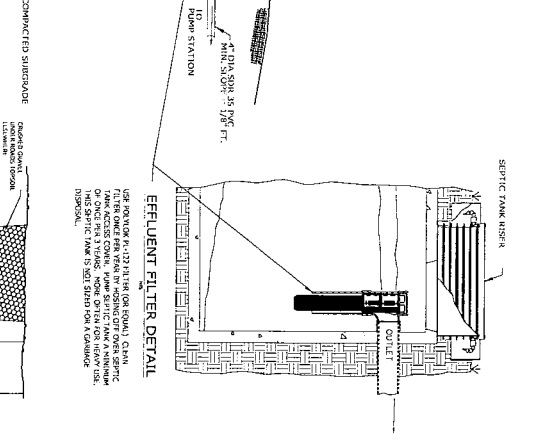
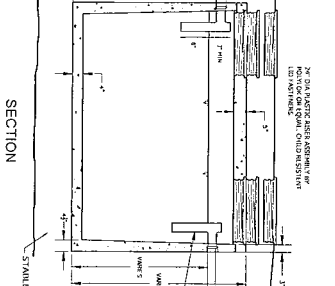
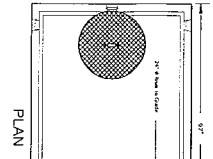
PROFILE - APARTMENT SYSTEM
NOT TO SCALE



1,500 GALLON JUPITER PUMP STATION



CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS WITH MANUFACTURER. SEE MANUFACTURER'S LITERATURE FOR SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.



SEPTIC TANK PUMP STATION DESIGN
THIS TANK IS TO BE USED FOR THE SEPTIC TANK PUMP STATION.
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THE TANK IS TO BE USED FOR THE SEPTIC TANK PUMP STATION.

OWNER: SEAN ROBERTS
ADDRESS: 1890 W. 1800 S. ST. 1800 S. ST. 1800 S. ST.
CITY: MOUNTAIN VIEW, VT. 05759
PHONE: 802-253-1111

DESIGNER: HOGG HILL DESIGN, L.L.C.
ADDRESS: 1890 W. 1800 S. ST. 1800 S. ST. 1800 S. ST.
CITY: MOUNTAIN VIEW, VT. 05759
PHONE: 802-253-1111

VERMONT LICENSED PROFESSIONAL ENGINEER
LICENSE NO. 12345
EXPIRES: 12/31/2024

HEARING ITEM

11



Weathersfield Affordable Housing Project

Presentation to Town of Weathersfield Selectboard

December 19, 2022

Eva Loomis
Executive Director
eva@uvhabitat.org

Andrew Grimson
Chair - Building Committee
grimsonandrew@gmail.com

Upper Valley Habitat provides affordable home ownership for qualified households.

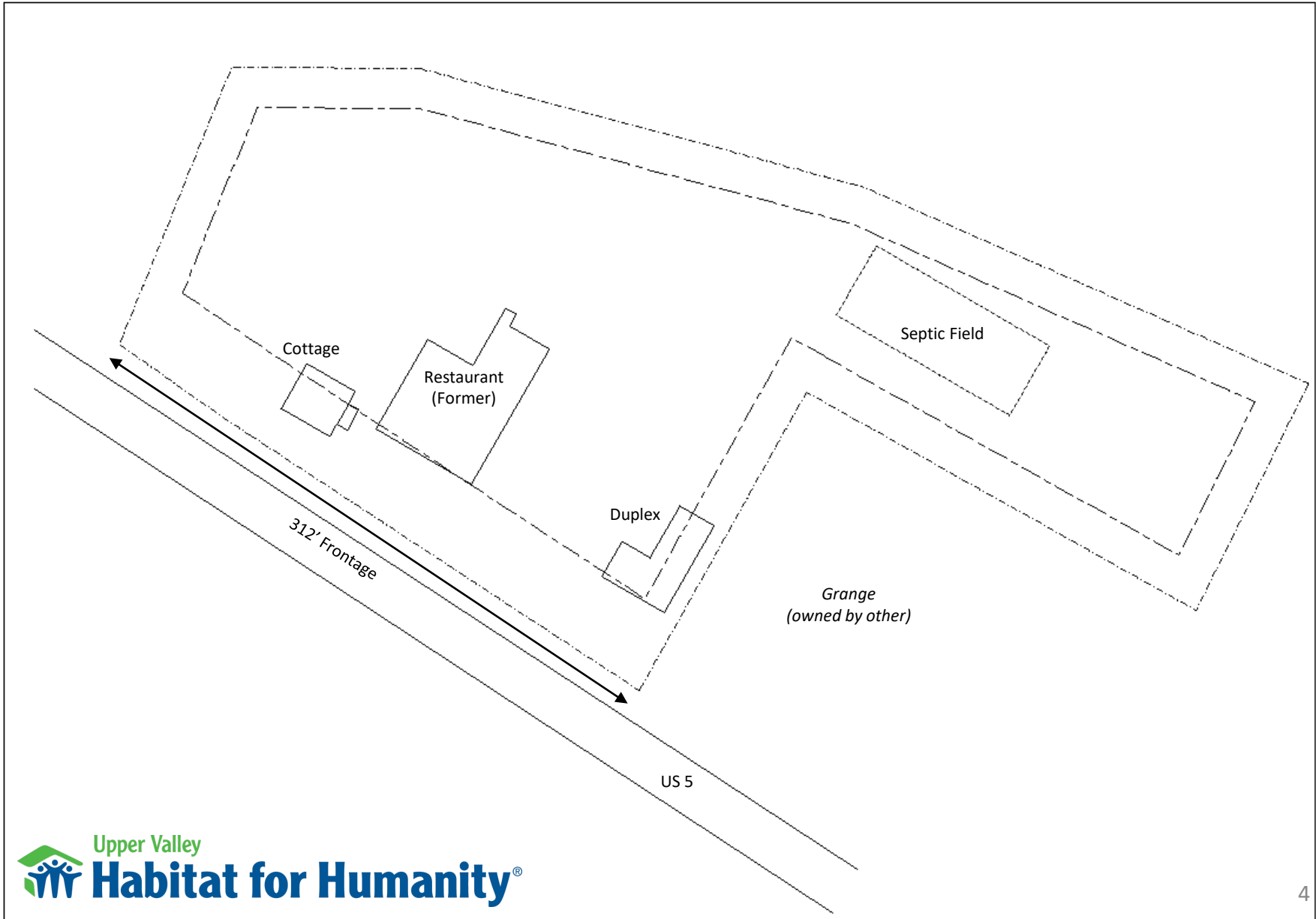
- Founded in 1986 as a Vermont non-profit corporation, operating across the Upper Valley region of Vermont and New Hampshire.
- Partner with households at 50 - 80% of HUD county median income. Additional criteria guide the selection process.
- Homeowners purchase the home, typically with a 0% mortgage.
- 36 homes built and numerous repair & renovation projects completed, including Hurricane Irene recovery.
- 250 active volunteers donate nearly 3000 hours annually.
- Finishing a new single-family HP** home in Lebanon (February 2023).
- Previous Vermont project HP home in Sharon (2019).

** HP = Efficiency Vermont High Performance

The Weathersfield site is a great opportunity for a multiple home development.

- The site spans 2.8 acres, is flat and has good building conditions.
- Existing structures include a former restaurant, duplex, and cottage.
- A newer 5,000 GPD septic system in place to service our project, shared with the Grange next door.
- Two buildings are connected to the municipal water supply.
- Site features a common area of over 1 acre for green space for residents.
- Located on US 5 in the Village district, it is near the school and in a predominately residential area.
- A short drive to Claremont and proximity to Exit 8 transit enable access to employment opportunities.

5771 / 5803 / 5805 US Route 5



SCALE
1" = 20'

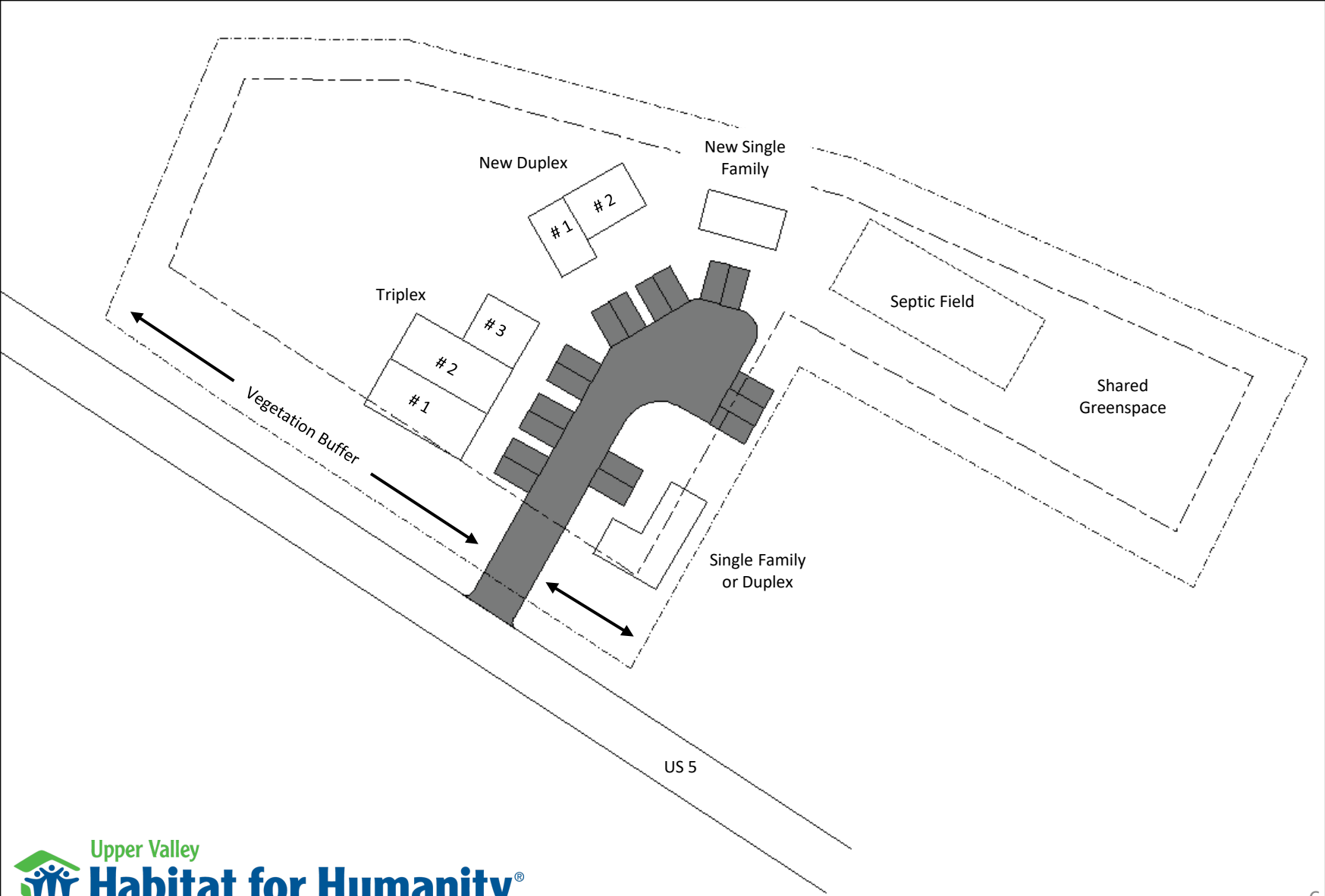
ISSUE
28 November 2022
DRAWN BY
A. Simon

Site Plan - Existing

Build high quality, affordable, owner-occupied homes in a village setting.

- Habitat will build up to 8 housing units in a mix of single-family, duplex, and triplex buildings.
- The homes will be owned by the residents under a condominium system.
- Greenspace in the rear area will be shared by all homeowners with open park, playground, and community garden.
- Reuse and renovate existing structures wherever possible.
- Build all-electric homes meeting Efficiency Vermont standards.
- Exploring potential for community solar.
- Focus on building architecture, placement, and vegetation buffers to mesh with the residential character of the neighborhood.

Village Community with 6-8 units



Our community will offer a range of housing options to best meet partner family needs.

	Sq Ft	Configuration	Bedrooms
Single Family A **	1300	Single Floor	3
Triplex – Unit 1	1400	Single Floor	3
Triplex – Unit 2	1400	Single Floor	3
Triplex – Unit 3	800	Single Floor	2
Duplex – Unit 1	1200	Two Floors	3
Duplex – Unit 2	800	Single Floor	2
SUBTOTAL: 6 – 7 Units	6900		16
Single Family B - Option	1600	Two Floors	4
TOTAL: 7 – 8 Units	8400		20

** Existing duplex will either become 3BR single family or be retained as duplex 1BR/2BR.

Community Benefits for Weathersfield

- Increase Weathersfield housing inventory.
- Grow the town population.
- Revitalize a blighted property.
- Enhance the residential character of the neighborhood.
- Develop an innovative cluster-style community.
- Increase property tax revenues.
- Add students to the school system.
- Empower community involvement through volunteer opportunities.
- Attract and retain long term residents.
- Contribute to Village zoning objectives per bylaws.
- Purchase materials locally and hire local subcontractors.

Predevelopment Budget & Funding

Survey property: boundaries, structures, contours	\$7,000
Map underground utilities	\$2,000
Develop new septic design	\$10,000
Environmental Assessment	\$7,000
Site Engineering Services	\$10,000
Develop conceptual building plans	\$8,000
Prepare & submit zoning, planning, state permits	\$5,000
Total Estimated Costs	\$50,000

Town of Weathersfield (ARPA Grant)	\$20,000
VHCB Grant	\$20,000
Other / Grants	\$10,000
Total Potential Funding	\$50,000

THANK YOU!



Eva Loomis
Executive Director
eva@uvhabitat.org

Andrew Grimson
Chair - Building Committee
grimsonandrew@gmail.com

HEARING ITEM

12



TOWN OF WEATHERSFIELD

CHARTERED BY: NEW HAMPSHIRE ON AUGUST 20, 1761
NEW YORK ON APRIL 8, 1772

(802) 674-2626

P.O. BOX 550 ASCUTNEY, VT 05030

townmanager@weathersfield.org

Planning Commission – Subdivision Sketch Plan Review Findings of Fact and Decision

Upper Valley Habitat for Humanity, Inc
Andrew Grimson (Building Chair)
Eva Loomis (Executive Director)
P.O. Box 1038 White River Junction, Vt 05001
Application #2023.03.08.PUD

Introduction and Procedural History

1. This proceeding involves review of an application submitted by the Upper Valley Habitat for Humanity for the subdivision of parcel 5A-02-03 located at 5771/5803/5805 US Route 5, Ascutney, VT 05030. The parcel is in the Village (V) zoning district, and this subdivision is requested under the approval of the Town of Weathersfield Subdivision Regulations, Adopted on 2 March 2010.

2. Chronology

1 March 2023	Land Use Permit filed with Land Use Administrator
16 March 2023	Payment for Permit and Sketch Plan Review
24 April 2023	Sketch Plan Review

The Sketch Plan Review was on the agenda for the April 24, 2023, Planning Commission Meeting that was held at 6:30PM at Martin Memorial Hall 5259 Route 5 in Ascutney, VT.

Attendance for the sketch Plan Review:

Joseph Heath
Andrew Grimson
Ken Blum
Beth Gorton
Julie Levy

Planning Commission Members:

Paul Tillman
Michael Todd
Howard Beach

Joseph Bublat
Hank Ainley
Ryan Gumbart LAU

No members of the public commented on this Sketch Plan Review/PUD either prior to or at the meetings on April 24th of 2023.

The Land Use Administrator and the Planning Commission have reviewed the project.

The Planning Commission voted to approve the Sketch Plan Application for the subdivision/PUD on April 24th, 2023.

Findings of Fact

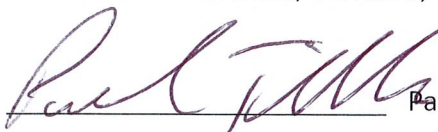
Based on the application, testimony, exhibits, and other evidence, the Planning Commission makes the following Findings:

1. The landowner, Habitat for Humanity (Eva Loomis, Executive Director), owns a 2.245-acre parcel located in the Village (V) zoning district. The property for the proposed PUD project consists of three existing subdivided lots. The property has only one parcel ID because it has remained under common ownership. This parcel currently has 3 structures on it and the applicant plans to try and use some of the structures if possible, considering the condition of the structures. The applicant, Habitat for Humanity, propose to create a PUD on the parcel and have 8 housing units consisting of 4 buildings, consisting of a blend of single family, duplex, and triplex designs.
2. The minimum lot size in Village (V) is 1 acre. The proposed PUD lot does not meet the requirements in the Weathersfield Subdivision Regulations.
3. Subdivision approval is requested for the project, pursuant to review under the following sections of the Town of Weathersfield Subdivision Regulations:
 - Section 120 - Purpose
 - Section 250 – Final Subdivision and Plat Review
 - Sections 310-390 – Subdivision Standards
 - Section 460 - Recording Requirements
4. Please see attached Documents for reference:
 - Attachment A – Subdivision Application.
 - Attachment B – Land Use Permit Information Memo (Upper Valley Habitat for Humanity)
 - Attachment C – Subdivision plan map.
 - Attachment D – Subdivision filing fee receipt.
 - Attachment E – Wastewater system and portable water supply permit
 - Attachment F – Zoning permit application review check list
 - Attachment G – Sketch Plan review check list.
 - Attachment H – Weathersfield PUD Bylaws
 - Attachment I – Letter from the Land Use Administrator on this Sketch Plan Review.
 - Attachment J – Minutes from the April 24th Sketch Plan Review meeting

Conclusions & Recommendations

1. The subdivision plan for the lot with the PUD subdivision does not conform to the planning and design standards under Article 3 of the Weathersfield Subdivision Regulations, as adopted at Town Meeting on 2 March 2010, with the Weathersfield Town Plan as adopted on 17 May 2017.
2. The Planning Commission voted to accept the proposed sketch plan and will await the decisions of the ZBA on this to hold the public hearing for the final subdivision of this property.
3. The subdivision does not generally conform to the subdivision standards and bylaws. A variance from the ZBA will be needed to conform to the standards and bylaws.
4. The Planning Commission recommends that the applicant apply to the ZBA for a variance on the setback distances.
5. The approval of the Planning Commission and any recommendations shall expire 1 year from the date of this decision. Under section 230.6 of the subdivision regulations the applicant may apply within one year to the Planning Commission for a final subdivision approval per Section 250.
6. It is the responsibility of the applicant to obtain any necessary local, state, or federal permits.
7. The applicant shall pay all filing and recording fees.
8. The applicant shall verify and or add to the mylar the following items as identified by the Planning Commission:
 - a. The Planning Commission recommends going to the ZBA for a variance of the non-conforming items and if approved return to the Planning Commission for a Final Subdivision Review with the decision from the ZBA.
9. Sketch plan recommendations shall not be legally binding and do not constitute an appealable decision.

Dated at Weathersfield, Vermont, this 8th day of May 2023


Paul Tillman, Chair

Members of the Planning Commission participating in this Decision:

Paul Tillman, Chair
Howard Beach, Vice Chair
Michael Todd
Joseph Bublat
Hank Ainley

CC: Andrew Grimson (Habitat for Humanity)
Eva Loomis (Habitat for Humanity)
Town of Weathersfield Municipal Office

ATTACHMENT A

Town of Weathersfield Land Use Permit Application / Notification

Town of Weathersfield, ATTN: Land Use, P.O. Box 550, Ascutney, VT 05030
(802) 674-2626 | landuse@weathersfield.org

<u>Applicant</u>		<u>Landowner (if different)</u>	
Name	Upper Valley Habitat for Humanity, Inc.	Name	Upper Valley Habitat for Humanity, Inc.
Name	Andrew Crinson, Building Chair	Name	Eva Loomis, Executive Director
Mailing Address	PO Box 1038	Mailing Address	PO Box 1038
Town, ST, Zip	White River Junction, VT, 05001	Town, ST, Zip	White River Junction, VT, 05001
Telephone	C: (603) 667-3060	Telephone	C: (401) 330-0411 O: (802) 295-1854
E-mail	grinsonandrew@gmail.com	E-mail	eva@vhabitat.org

<u>Property Information</u>		<u>Project Information</u>	
911 Address	5771/5803/5805 US Route 5, Ascutney	Proposed Use	Residential POD
Parcel ID	5A-02-03	Area of Development (sq. ft.)	8,000 +/-
Lot Size	2.245 acres	Height of Structure	Less than 35 feet
Road Frontage	312 feet +/-	Zoning District	Village
Existing Use	Multi-use / Abandoned		

<u>Permit Application - Development Type</u>	<u>Notification - Exempt from Permitting</u>
<p><i>See district use table in Zoning Bylaws</i></p> <p><input checked="" type="checkbox"/> Change of Principal Use</p> <p><input checked="" type="checkbox"/> New Principal Structure</p> <p><input type="checkbox"/> New Accessory Use</p> <p><input type="checkbox"/> New Accessory Structure</p> <p><input checked="" type="checkbox"/> Alterations to Existing Structure</p> <p><input checked="" type="checkbox"/> Planned Unit Development (PUD)</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Boundary Line Adjustment</p> <p><input type="checkbox"/> Highway Access</p> <p><input type="checkbox"/> Zoning Board Use Determination</p>	<p><i>See Section 6.2.2 Exemptions in Zoning Bylaws</i></p> <p><input type="checkbox"/> Minor Structure</p> <p><input type="checkbox"/> Agricultural Structure</p> <p><input type="checkbox"/> Residential Care or Group Home</p>

Project Description

Please describe as specifically as possible how the property will be used, the dimensions of any proposed lots or buildings, and square footage allocated to each use.

This former multi-use restaurant and residential rental property is to be converted to a residential PUD with four buildings containing up to eight owner-occupied units. The existing three lots are to be merged into one and owned by a condominium association created for this development.

See attached memo for additional information.

Required Reviews, Forms, and Fees

To be filled out by Land Use Administrator

Review by Planning Commission - PC

Review by Zoning Board of Adjustment - ZBA

Administrative Review Form

- Principal Use : \$100 + \$0.05 x _____ sq.ft. new construction
- Accessory Use: \$30 + \$0.05 x _____ sq.ft. new construction
- After-the-fact: (Standard fees) x 2
- Permit Amendment: \$100 or \$30 + \$0.05 x _____ sq.ft. new construction
- Permit Renewal: \$30

Highway Access Form: \$30

Boundary Line Adjustment Form

- Administrative Review: \$40
- Access Approval - PC: \$75

Subdivision Review Form - PC

- Sketch Plan Review: \$100
- Final Plat Review: \$100 + \$50 per lot

Planned Unit Development Review Form

- 100 - Sketch Plan Review - PC: \$100 *Due upon submission*
- See applicable ZBA Reviews below
- 150 - Final Plat Review - PC: \$100 + \$50 per lot *Due prior to scheduling hearing*

Zoning Board of Adjustment Review Form

- 480 - Conditional Use Review: $200 + 0.05 \times 5,600$ sq.ft new construction
 - ~~200~~ - Variance Hearing \$200
 - Flood Hazard Review \$200
 - Site Plan Review
 - 170
 - New: \$170
 - Amendment: \$100
 - "Other Use" Determination \$200
 - Appeal by Permittee FREE
 - Appeal by Interested Party \$95
- } *Due prior to scheduling of hearing*

45 Town Clerk Recording Fee \$15 per recording (2) = \$30

30

Permit Fee Total: \$1,130.00

No Variance hearing

Town of Weathersfield
Planned Unit Development Review Form

Town of Weathersfield, ATTN: Land Use, P.O. Box 550, Ascutney, VT 05030
(802) 674-2626 | landuse@weathersfield.org

Staff Use Only

Permit #: 2023.03.08.PUD

Fees Collected:

Completion Date: March 22, 2023

Planning Commission Sketch Plan Review Date: April 28, 2023 (By request)

Decision: Approved | Denied | 30-day Default

Zoning Board of Adjustment Reviews:

Site Plan Review (Required for all PUD projects) | Review Date: _____ | Decision: Approved Denied

Conditional Use Review | Review Date: _____ | Decision: Approved Denied

Variance Review | Review Date: _____ | Decision: Approved Denied

Flood Hazard Review | Review Date: _____ | Decision: Approved Denied

"Other Use" Determination | Review Date: _____ | Decision: Conditional Admin. Not Allowed

Planning Commission Final Plat Review Date: _____ | Decision: Approved Denied

Zoning Bylaw - 6.2.5 Effective Date

No zoning permit shall take effect until the time for appeal under Section 6.8 has passed, or in the event that a notice of appeal is properly filed, until final adjudication of this appeal.

Appeal by/ Effective Date: _____

Zoning Bylaw - 6.2.7 Permit Expiration

Permits expire one year from the effective date if the permitted project has not been started and five years from the effective date if the project has been started but not completed, unless other longer times have been approved in the permit. Permits may be renewed, but such renewal shall take into account any subsequent adopted amendments to these Bylaws. Reactivation of a previously permitted use which has been discontinued for more than one year shall require the issuance of a new permit.

Permit Expiration Date: _____ if project has not been started.

Permit Expiration Date: _____ if project has been started.

Permit Expiration Date: _____ if otherwise granted.

Is your project subject to the Residential / Commercial Building Energy Standards? Yes No
If yes, you must record a Vermont Residential/Commercial Energy Standards (RBES or CBES) Certificate in the Land Records prior to receiving your Certificate of Compliance/Occupancy. Contact Energy Code Assistance Center at (855) 887-0673 to determine if you need to follow these standards.

Does your project involve any demolition and/or renovation? Yes No
If yes, you must contact the Lead and Asbestos Regulatory Program at (800) 439-8350 prior to demo/renovation.

Does your project involve the installation or removal of a new manufactured/mobile home? Yes No
If yes, you must provide a copy of HUD Form 309. Installation must comply with the HUD Permanent Foundations Guide for Manufactured Housing. A bill of sale must be obtained from the Weathersfield Town Clerk.

Does your project involve work within a Town or State right of way? Yes No
If yes, you must obtain Highway Access permit approval from the Town of Weathersfield and/or Vermont Agency of Transportation at (802) 279-1152.

Will your project involve connecting to municipal water? Yes No
If yes, you must contact the Town Manager at (802) 574-2626.

Does your project involve construction of / change of use to or from being a public building? Yes No
If yes, you must contact the Vermont Department of Public Safety, Division of Fire Safety. A public building is any building that the public has the occasion to enter EXCEPT for owner-occupied, single-family dwellings, registered home day cares, and working farms, but INCLUDING single family homes becoming rentals.

Does your project involve a new home / business, change in # of bedrooms / change in use? Yes No
If yes, contact the local Water/Wastewater Permit Specialist at (802) 279-4747, or the State Water/Wastewater Division, Springfield Office at (802) 289-0603.

Requested Modifications to the Zoning Bylaws

Setbacks - District requirement: 20 ft. Side Setback | Modification: Equal to existing non-conformance
Purpose: Extend existing duplex building within setback but not to further encroach on current setback distance.

Building Height - District requirement: _____ | Modification: _____
Purpose: _____

Building Density - District requirement: One structure per lot | Modification: Four structures on 2.2 acre lot
Purpose: Provide a community setting for our Habitat homeowners that best utilizes the buildable space while maintaining conservation areas and providing common green space for the residents. The design intent is to maintain the feel of a rural residential neighborhood within the goals outlined in the Village section of Weathersfield zoning bylaws.

Building Use - District requirement: _____
Modification: _____
Purpose: _____

Building Location - District requirement: _____
Modification: _____
Purpose: _____

Lot Size - District requirement: _____
Modification: _____
Purpose: _____


Landowner & Applicant Acknowledgements

By signing this form, the landowner(s) and applicant(s) described in this application (and their agents, assigns, and successors in interest) hereby apply for a permit to develop the project described in this application and accept the following:

- Applications will not be considered properly filed and vested for rights to review under any applicable laws until fees are paid in full and all items necessary to determine compliance with this bylaw are complete and submitted;
- Vermont law allows the Land Use Administrator 30 days to act on this application;
- All submissions are public record available for inspection and copy;
- All representations made in this application and the materials accompanying it are true and accurate to the best of my knowledge. Omission or misstatement of any material fact on this application (which would warrant refusing the permit or approval) shall be grounds for revoking the permit or approval;
- Private agreements (such as covenants, deed restrictions and easements) may apply, be more or less restrictive than Weathersfield's bylaws and may affect this project. By signing, I acknowledge that it is my responsibility to disclose and comply with these agreements;
- State and Federal regulations may apply, be more or less restrictive than Weathersfield's bylaws, and may affect this project. By signing, I acknowledge that it is my responsibility to obtain all required State and Federal permits;
- No development or work may commence until receipt of all applicable permits and approvals;
- If this application is approved, I must post the Zoning Permit within view of the public right-of-way most nearly adjacent to the subject property until the period in which an appeal may be filed has expired; and
- Reasonable access to the subject property is to be granted to the Land Use Administrator, designees, and the Listers Office for the purpose of establishing compliance with this permit and for the purpose of determining what, if any consequence the development will have on the property's assessment.

Landowner Signature:  for UVHFA

Date: 3/1/23

Applicant Signature: 

Date: MARCH 1, 2023

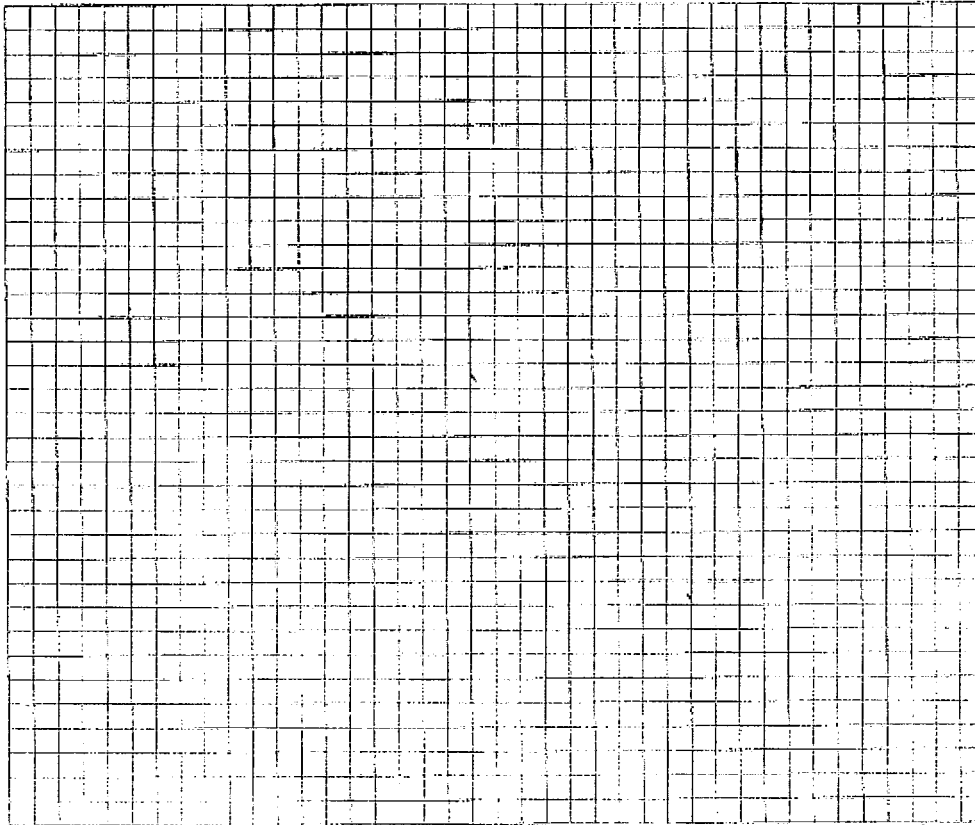
Site Plan Sketch

Draw an aerial view of the property described in this application showing:

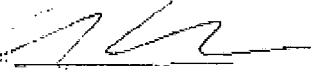
- north arrow;
- all property lines;
- shape, size and location of all existing and proposed structures (principal and accessory) on the property with measurements to the closest property boundary lines;
- identify the structure uses;
- location of septic/sewer, water, and power utilities;
- identify access from Town or State Highway and road frontage distance;
- identify any deeded easements or rights-of-way;
- include any proposed signs;
- include any streams, water bodies, or wetlands.

Please see supplemental pages.

If the scale is too small to show the required details after drawing all property lines, please use supplemental pages to map required details at a larger scale.



Land Use Administrator Signature: _____

Applicant Signature: 

ATTACHMENT B

Land Use Permit – Information Memo Upper Valley Habitat for Humanity

Upper Valley Habitat for Humanity (UVVHFH) is an affiliate of Habitat for Humanity International, serving the Upper Valley region of Vermont and New Hampshire since 1986. Over the past 37 years, we completed 36 homes and performed numerous home repair projects, many of these as part of the Tropical Storm Irene recovery.

The mission of Habitat is to build and sell homes to families (or individuals) with incomes up to 80% of county median family income, based on US Housing and Urban Development (HUD) data. Other criteria factor into their application process including demonstrating a need for a Habitat home and inability to obtain a conventional mortgage.

Habitat homes are owner occupied and our families take on all responsibilities of ownership. Each approved family contributes 300 hours of sweat equity to the construction, working alongside volunteers from the community. UVVHFH sells the completed home to the partner family, who assume an affordable mortgage funded by Habitat. Ownership will be under a condominium structure and common areas will be maintained by a Homeowner Association.

In October 2022, UVVHFH purchased 5711/5803/5805 US Route 5, formerly a restaurant / night club with ancillary residential units. The site is approximately 2.2 acres and has three structures, ranging from very poor to fair condition. The property is in the Ascutney village district, with easy access to the I-91 Exit 8 bus stop and a short drive to Windsor, Claremont, and Springfield.

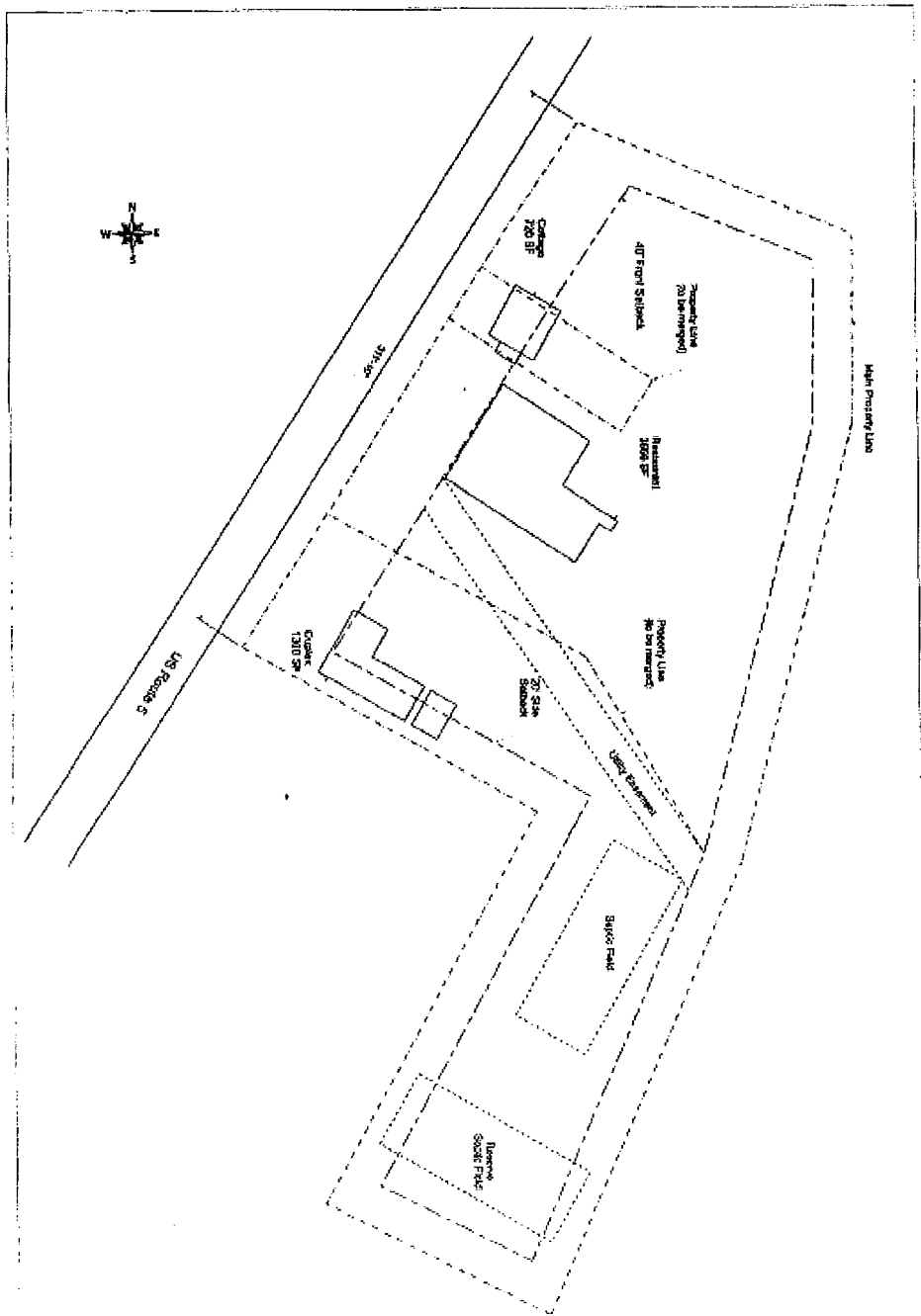
Our objective is to build up to 8 housing units with a condominium ownership structure. There will be four buildings, as a blend of single family, duplex, and triplex designs. The units will range from 1 to 4 bedrooms. Wherever possible, we will renovate existing structures and supplement these with new construction.

As good neighbors, we are striving to design our project to fit in with the mostly residential nature of the immediate neighborhood. Buildings near the road will be kept as single story and two-story buildings will be placed further back to keep the profile unobtrusive.

The north and northeasterly parts of the property are currently natural vegetation, and we plan to maintain this area as conserved space. Attention will be given to any invasive species, and we will address any dead trees that could pose a risk. The road frontage will be planted with turf, shrubs, and trees to provide a vegetation buffer and the existing long access frontage will be reduced to a two-way drive access in accordance with state requirements.

The rear area to the south of the property holds the septic field and reserve septic area, to be maintained as open field and kept mowed for a play area. Additionally, we plan to add playground equipment, park benches and a community garden in outside of the septic fields. This will become a green space for the enjoyment of our homeowners.

ATTACHMENT C



A.01

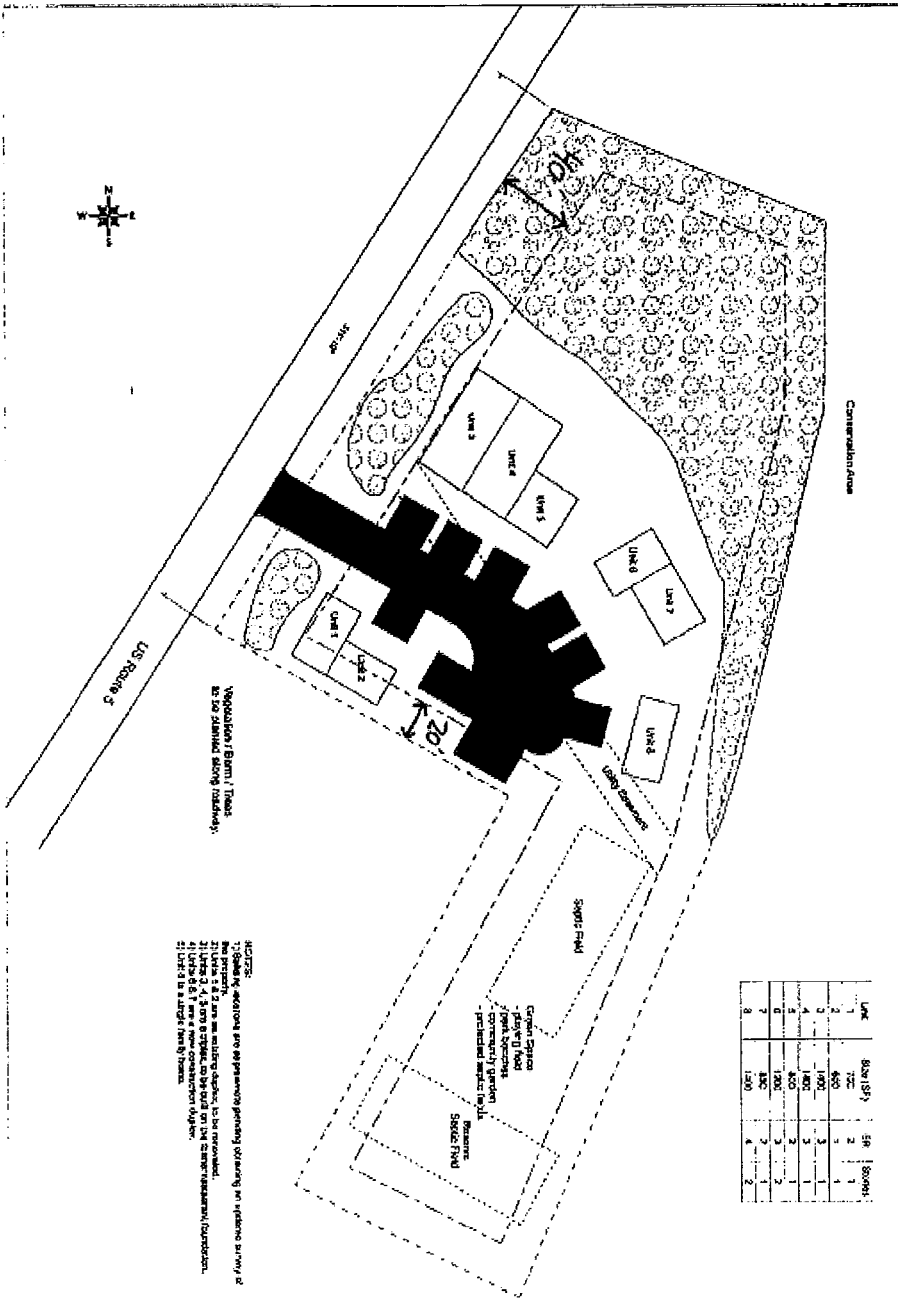
Existing Site

DATE: 01 March 2025
 DRAWN BY: A. S. [unreadable]

PROJECT: [unreadable]
 PROJECT NO.: [unreadable]

SCALE: 1" = 20'

Upper Valley Habitat for Humanity
 100 [unreadable] [unreadable]
 [unreadable] [unreadable] [unreadable]
 Cell: 801.487.3344



VEGETATION BUFFER ZONE
 20' BUFFER FROM BOUNDARY

NOTES:
 1) Specific details for site preparation pending obtaining an existing survey of the property.
 2) All utility lines shown on this plan are to be installed.
 3) Units 2, 3, 4, 5, 6, 7, 8 are to be constructed on the same foundation.
 4) Units 6 & 7 are a new construction design.
 5) Unit 8 is a larger heavy frame.

CONCRETE
 - concrete slabs
 - concrete walls
 - concrete foundation
 - precast concrete blocks

A.02

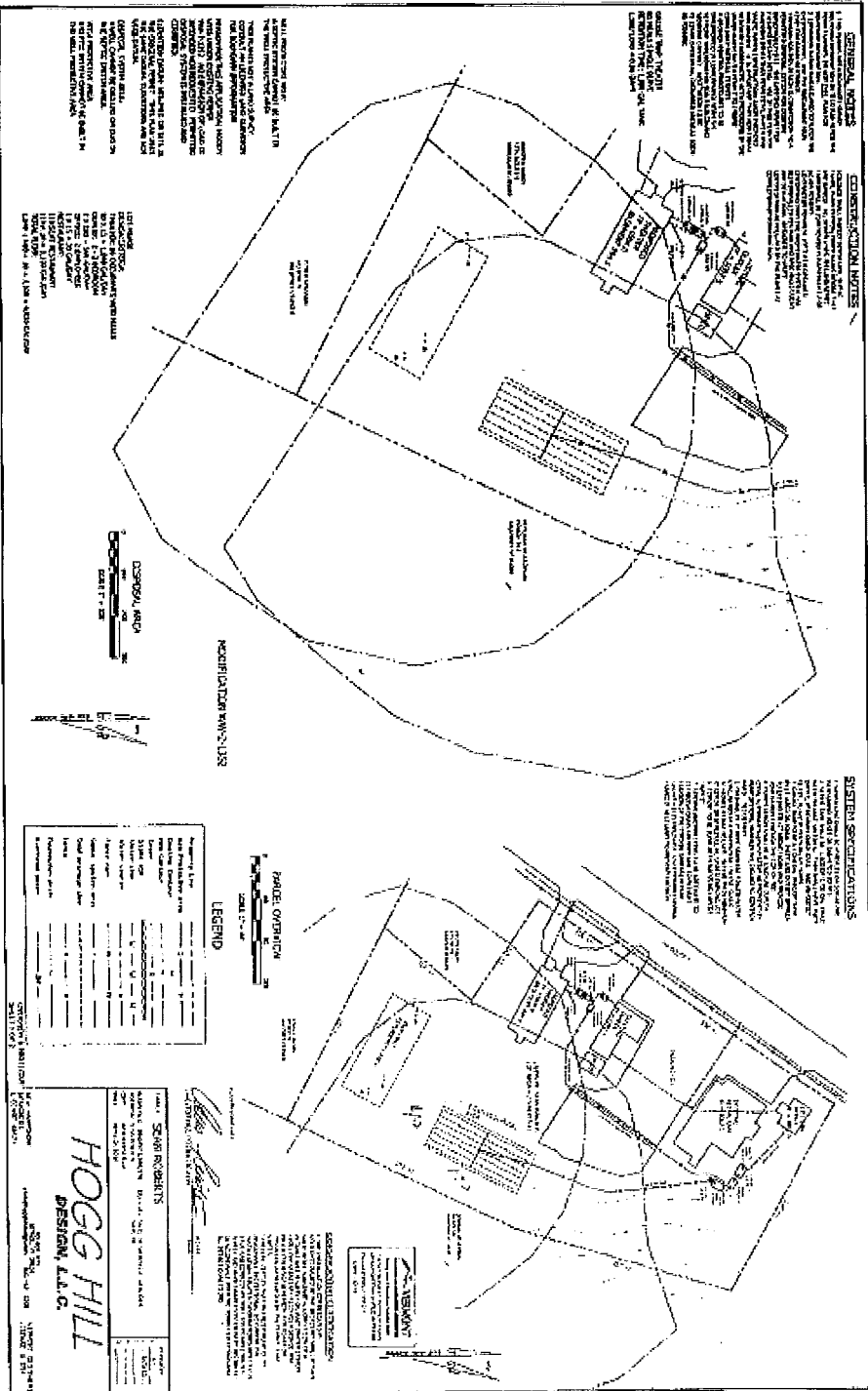
Proposed Site Plan
 8 Units

DATE: 01/24/24 2:21
 DRAWN BY: A. Smith

PROJECT: 871716001 16009 US Route 5
 Albany, VT
 PROJECT NO.: 4162

SCALE: 1" = 30'

Wynn McEly Habitat for Humanity
 PO Box 1316
 White River Junction, VT 05791
 Cell: 802-541-3263



GENERAL NOTES

1. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR CONTRACTS OR OTHER LEGAL OBLIGATIONS. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL JURISDICTION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL JURISDICTION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CONSTRUCTION NOTES

1. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR CONTRACTS OR OTHER LEGAL OBLIGATIONS. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL JURISDICTION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SYSTEM SPECIFICATIONS

1. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR CONTRACTS OR OTHER LEGAL OBLIGATIONS. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL JURISDICTION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NOTIFICATION WAIVER

THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR CONTRACTS OR OTHER LEGAL OBLIGATIONS. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL JURISDICTION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LEGEND

Symbol	Description
[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Parking Lot
[Symbol]	Proposed Driveway
[Symbol]	Proposed Site Boundary
[Symbol]	Proposed Utility Lines
[Symbol]	Proposed Access Road
[Symbol]	Proposed Stormwater Management
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Other Features

PAGE OPERATION

HOGG HILL DESIGN, L.L.C.

10000 HOGG HILL ROAD, SUITE 100
 HOUSTON, TEXAS 77055
 PHONE: 281.415.1111
 FAX: 281.415.1112
 WWW.HOGGHILLDESIGN.COM

DATE: 10/20/2011
 DRAWING NO: 11-0001-01
 SHEET NO: 1 OF 1

CONTRACTOR'S SIGNATURE

 NAME: _____
 TITLE: _____

DESIGNER'S SIGNATURE

 NAME: _____
 TITLE: _____

ATTACHMENT D

Town of Weathersfield

Date: 03/16/2023 Time: 13:06:11

Clerk: Osavage

Account: 5A0204

Name: ROBERTS SEAN E

Comments:

Description	Amount
Land Records	10.00
Land Records	3.00
Land Records	2.00
Zoning Permits	85.00

TOTAL 100.00

Check 9136

Thank you

ATTACHMENT E



State of Vermont
Department of Environmental Conservation

Agency of Natural Resources

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective September 29, 2007
Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s): Sean Roberts
PO Box 1136
Grantham NH 03753

Permit Number: WW-2-1352-1
PIN

This permit affects the following properties in Weathersfield, Vermont:

<i>Lot</i>	<i>Parcel</i>	<i>SPAN</i>	<i>Acres</i>	<i>Book(s)/Page(s)#</i>
<i>5A 02 03</i>	<i>5A 02 03</i>	<i>705-224-11155</i>	<i>0.50</i>	<i>Book:184 Page(s):497</i>
<i>5A 02 03.A</i>	<i>5A 02 03.A</i>	<i>705-224-11156</i>	<i>0.50</i>	<i>Book:184 Page(s):497</i>
<i>5A 02 03.B</i>	<i>5A 02 03.B</i>	<i>705-224-11157</i>	<i>0.50</i>	<i>Book:184 Page(s):497</i>
<i>5A 02 04</i>	<i>5A 02 04</i>	<i>705-224-10335</i>	<i>1.00</i>	<i>Book:184 Page(s):358</i>
Proposed			<i>2.5 +/-</i>	

This project consisting of the merging of 4 existing lots (individual boundaries unknown) and converting the existing grange building to a theater, with connections to the existing permitted waste water disposal system (WW-2-1352) and the municipal water supply, located on Route 5 in Weathersfield, Vermont is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

- 1.1 The project shall be completed as shown on the plans and/or documents prepared by Christopher C. Leister, with the stamped plans listed as follows:

<i>Title</i>	<i>Sheet Number</i>	<i>Plan Date</i>	<i>Revision Date</i>
<i>OVERVIEW & PROTECTIVE</i>	<i>1 OF 2</i>	<i>04/26/2018</i>	
<i>DETAILS</i>	<i>2 OF 2</i>	<i>04/26/2018</i>	

- 1.2 This permit does not relieve the landowner from obtaining all other approvals and permits **PRIOR** to construction including, but not limited to, those that may be required from the Act 250 Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; or other State departments and local officials.
- 1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Weathersfield Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Weathersfield Land Records and ensure that copies of all certifications are sent to the Secretary.
- 1.5 All conditions set forth in **WW-2-1352** shall remain in effect except as amended or modified herein.



- 1.6 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all the permit conditions, were inspected, were properly tested, and have successfully met those performance tests",

or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.

- 1.7 This project is approved for: theater with 80 seat capacity -serving 1 meal to attendees/day (no restaurant seat turnover type service), the existing duplex with maximum occupancy of 4-people/unit, the existing restaurant with 110 seats serving maximum 2-meal times/day and the existing office with a maximum 2-employees. **No alterations to the existing building other than those indicated in this permit that would change or affect the water supply or wastewater system shall be allowed without prior approval by the Drinking Water and Groundwater Protection Division.** Construction of additional nonexempt buildings including commercial and residential buildings is not allowed without prior permitting by the Drinking Water and Groundwater Protection Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.
- 1.8 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s), if applicable, prior to conveyance of any portion of the project to that purchaser.
- 1.9 By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.10 Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

2. WATER SUPPLY

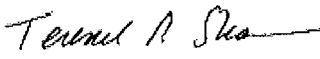
- 2.1 This project, in part, is approved for a new theater connection to the water supply system owned by the **Ascutney Fire District #2** as depicted on the plan(s) stamped by the Drinking Water and Groundwater Protection Division. The project is approved for **1040** gallons of water per day.
- 2.2 This project, in part, is approved with the existing connection to the water supply system owned by the **Ascutney Fire District #2** for the duplex, office and restaurant.
- 2.3 *The new components of the potable water supply herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.*

3. WASTEWATER DISPOSAL

- 3.1 This project is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for 4,950 gallons of wastewater per day. The system(s) shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. Should the system fail and not qualify for the minor repair or replacement exemption, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to correcting the failure.
- 3.2 *The new components of the sanitary wastewater system, for the theater, duplex and office herein approved, shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.*

- 3.3 The wastewater system for this project is approved for domestic type wastewater only except as allowed for water treatment discharges. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.
- 3.4 This project is approved for an exterior grease interceptor tank. All exterior portions of the tank shall be installed as shown on the approved plans. The contents of the tank shall be pumped according to the plans and manufacturers specifications and transported by a certified waste hauler to an approved wastewater treatment facility.
- 3.5 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater systems are allowed on or near the site-specific wastewater system or replacement area depicted on the stamped plans. All isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be adhered to and will be incorporated into the construction and installation of the wastewater system.

Emily Boedecker, Commissioner
Department of Environmental Conservation

By 

Dated July 2, 2018

Terry Shearer
Regional Engineer
Springfield Regional Office
Drinking Water and Groundwater Protection Division

cc: Christopher C. Leister
Weathersfield Planning Commission
Act 250 II District Environmental Commission
Department of Public Safety, Division of Fire Safety
Department of Health - Food & Lodging Licenses

Ascutney Fire District #2
P.O. Box 550, Ascutney, Vermont 05030

802.674.2626 (phone)

townmanager@weathersfield.org

Water Capacity Allocation

5/14/2018

Sean Roberts
1076 Olde Farm Road
Grantham, NH 03753

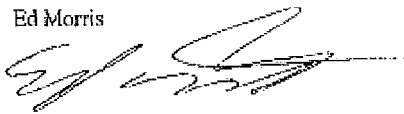
Subject Water Capacity Allocation for 5755 Route 5, Ascutney VT

On November 13th, 2017, The Ascutney Fire District #2 received an application for a water allocation for a theater at 5755 Route 5 in Ascutney, VT. After some discussion with Chris Leister for Hogg Hill Designs, the district has decided to reallocate ERU's from the restaurant property (5803 Route 5) also owned by Sean Roberts. According to the previous waste water permit, the septic system on these properties is designed for 4,950 gallons a day. By using the fire district and Hogg Hills calculations the Ascutney Fire District # 2 will allocate:

- 2.5 ERU's (700 GPD) to 5575 Route 5 (theater)
- 2 ERU's (560 GPD) to 5771 Route 5 (duplex)
- 1 ERU's (280 GPD) to 5805 Route 5 (office)
- 12 ERU's (3360 GPD) to 5803 Route 5 (restaurant building)

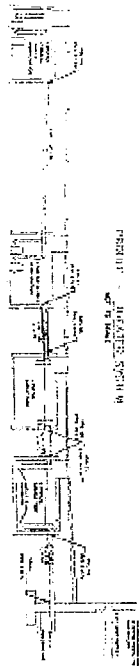
As part of this agreement when 5571 (Parcel 5A0203.B) and/or 5805 (5A0203.A) are sold, they will need to have their own connection to the water system, and construction costs will be the owner's responsibility.

Ed Morris



Ascutney Fire District # 2
Manager

PROJECT - JACOBS SYSTEM
 DATE: 01/20/11



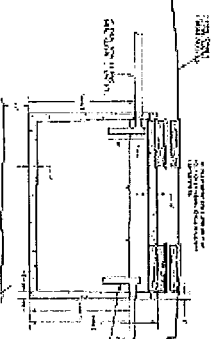
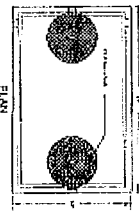
SECTION - JACOBS SYSTEM
 DATE: 01/20/11



SECTION - JACOBS SYSTEM
 DATE: 01/20/11

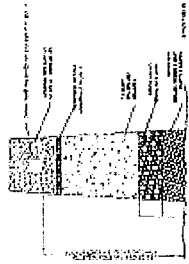
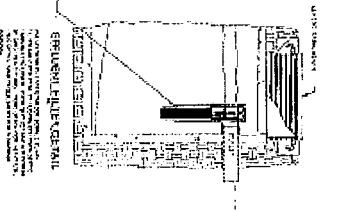


SECTION - JACOBS SYSTEM
 DATE: 01/20/11



SECTION - JACOBS SYSTEM
 DATE: 01/20/11

TO THE CONTRACTOR:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.



SHEET 2 OF 3 - DETAILS

SEAN HOGGILLIS
 PROJECT MANAGER
 HOGG HILL DESIGN, LLC
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 www.hoggdesign.com

ATTACHMENT F

Zoning Permit Application Review Checklist

Date received: 3/16/2023

1. Is the proposed project "development"? Y

Land Development or Development:

The division of a parcel into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure or of any mining, excavation or landfill; and any change in the use of any building or other structure, land or extension of use of land.

Structural Development:

The addition of a new structure to a parcel of land.

Structure:

An assembly of materials for occupancy or use for more than six (6) months. Fences, gates, stone walls, landscape timbers, sculptures, memorial monuments, TV antennae, and satellite dishes are not structures.

Building:

A structure having a roof supported by columns and/or walls intended for the shelter or enclosure of persons, animals or chattel, excluding fences, and including a gas or liquid storage tank that is principally above ground.

2. Is the proposed project exempt from zoning? (6.2.2) N

This applies to all development proposed by all persons, including the Town government of Weathersfield, except when specifically exempted by state law. (sect. 1, pg. 1)

3. Is the project a Public Facility? (6.2.3) N

4. Locate the zoning district in which the property is located. V

5. Pull parcel file.

6. Check Use Tables:

- Does the project neatly fit into any of the uses listed in the district table? PRD
 - If yes, is a zoning permit is necessary? Y
 - If no, does the proposal need to go to the ZBA for a determination? _____
 - If no, is the use prohibited? _____
- What approvals are needed? Sketch Plan, Conditional Use, Site Plan, PUD, Final Plat
 - Flood plain _____
 - Highway access Amend (State)
- Lot size Minimum 1, Existing 2.245
- Frontage - Required 80, Existing 312 +/-
- Setbacks - Required: Front 40, Rear 20, Side 20
- Setbacks Existing: Front 40, Rear >20, Side <20
- Height - Required <35', Proposed <35'
- Check specific use standards
- Check Development Review (Article 5)

Other requirements to consider?

7. Is anything non-conforming? (Article 3.4) Setbacks, density

8. Is the project in conformance with the zoning bylaws? (sect. 1.2, pg.2) Y

Such permit may be issued only in conformance with these regulations and other Town ordinances, as provided in 24 V.S.A., §4449. Any use not permitted by these regulations shall be deemed prohibited. (sect.1.2, pg. 2)

... all uses must comply with any applicable General Provisions and Special Provisions as listed in Sections 6 and 7 of (the bylaws). (sect. 4.1, pg.2)

Application Completeness

- Copy of WW permit or letter, Access permit for new access
- 911 Location
- Parcel ID
- Lot size (tax bill if unknown)
 - Compliant
- Road frontage (3.1) (deed if unknown or measure on ground)
 - Compliant
- Existing principal use
- Applicant name/address/phone number/email
- Landowner name/address/phone number/email
- Correct permit type
- Project information section
- Description with dimensions, clear enough to determine use
- Check boxes
- Correct fees
 - Collected
- Signatures & date
- Site plan drawing:
 - North arrow
 - Full property boundaries with dimensions
 - All existing and proposed structures with measurements
 - Uses identified
 - Location of septic and water utilities
 - Location of access and frontage distance (3.1.1)
 - Proposed sign location
 - Streams, water bodies and wetlands
 - Locations of easements or rights-of-way

General provisions

- Ag soils (3.2.1) < 3 ac.
- Biological areas (3.2.2)
- Connecticut river (3.2.3)
- Habitat areas (3.2.4)
 - Deer wintering areas
 - Significant natural communities
 - Natural/fragile areas
 - Rare, threatened or endangered species
 - Vernal pools
- Ponds (3.2.5)
- RTE species (3.2.6)
- Steep slopes & elevation >25% (3.2.7)
- Streambank conservation (3.2.8)
- Wetlands (3.2.9)
- Parking (3.5)
- Outdoor lighting (3.6)
- Signs (3.8)

Specific Use Standards

- Flood plains (5.7)
- State/Nat'l Register of Historic Places
- Send to Fire Chiefs Darren Spaulding & Josh Dauphin = CFSS following sketch plan
 - Approved
- Application is complete
 - If not, 30 day issuance period has not started
 - Date of completion: 3/16/2023
- Check issuance (6.2.3) and notice (6.2.5) procedure
 - Within 3 days
 1. Copy of app. and notice to Listers
 2. Copy of app. and notice to Clerk
 3. Digital copy of app. and notice to digital parcel file
 4. Update 2022 Permits spreadsheet
 5. Copy of notice posted at Town Hall
 6. Ledger size notice to applicant
- Call applicant to pick up permit notice

Notes

- ~~Visitor parking in setback~~
- ✓ Wastewater permit, state highway access permit
- ✓ No boundary line adjustment
- Outdoor lighting?

ATTACHMENT G

Sketch Plan Review Checklist

- Sketch is on existing survey if one exists.
- Sketch includes all parcel boundaries.
- Sketch shows existing and proposed lot lines, dimensions, parcel and lot numbers.
- Sketch shows existing and proposed driveways, roads, paths, parking areas, associated rights-of-way or easements.
- Sketch shows approximate setback distance relative to proposed development.

Property acreage: 2.245

Proposed lot acreages:

Lot 1: 2.245

District: Village

Minimum acreage: 1 acre Frontage: 80'

Setbacks: Front 40', Rear 20', Side 20'

Existing non-conformities:

Existing duplex and shed do not meet current side setback requirements. The lot containing the existing cottage building does not conform to the district minimum lot size.

Notes:

The property contains multiple lots under common ownership. The proposal considers the property as a single land unit to be developed through the Planned Unit Development Review process.

ATTACHMENT H

5.5 Planned Unit Development Review

An applicant for PUD approval applies to the Administrative Officer, who in turn notifies the Planning Commission. The Commission has up to sixty days to hold a public hearing, and sixty after that to approve, approve with conditions, or disapprove the application based on Standards of Review in these Bylaws. Failure to act within sixty (60) days of the hearing shall be deemed approval. Prior to filing a formal application, the applicant is encouraged to meet with the Commission to discuss the project. Notice for a combined review hearing shall be made in accordance with 24 V.S.A. §4464(a)(1).

The hearing notice shall include a statement that the hearing will be a combined review of the proposed project and list each review process that will be conducted at the hearing.

As applicable, the combined review process shall be conducted in the following order:

- a) Site Plan Review
- b) Access by right-of-way
- c) Requests for Waivers
- d) Requests for Variances
- e) PUD Review
- f) Subdivision Review (preliminary and final)
- g) Conditional Use Review

All hearing and decision requirements and all deadlines applicable to each review process shall apply. Separate written decisions may be issued for each review conducted as part of the combined review, but shall be coordinated where appropriate.

5.5.4 General Standards

In addition to the standards set forth in Weathersfield's Subdivision Regulations, the following general standards must be met in order for the Planning Commission to approve a PUD application:

- a) PUD is consistent with Town Plan.
- b) The density requirements do not exceed the number of units permitted if the land were

subdivided in accordance with district regulations.

- c) All Site Plan Review requirements in Section 5.2 have been met.
- d) The PUD is an appropriate and unified treatment for the proposed development.
- e) The development is designed so as to be compatible with the character of the area. Particular attention will focus on the aural and visual impacts.
- f) The development will not place an undue burden on municipal services.
- g) State and local standards for fire and safety regulations by local fire and police officials are in compliance.
- h) Adequate water supply and sewage disposal facilities are provided.

5.5.6 Modification of Zoning Regulations

After a duly-warned public hearing (per Section 6.3), simultaneously with subdivision approval, and subject to the standards and conditions set forth in this section, the Planning Commission may modify the zoning district regulations for the proposed PUD as to the following requirements only:

- a) Setbacks, including provision for zero lot lines;
- b) Height, Bulk and Spacing of Buildings;
- c) Type of Building, including a mix of residential and commercial uses in one building, a variety of residential structures (one, two, and multi-family structures);
- d) Location of buildings; and
- e) Size of lots.

Any modification of the Bylaws for the proposed PUD granted by the Planning Commission shall be noted on the subdivision plat.

ATTACHMENT I



TOWN OF WEATHERSFIELD

LAND USE ADMINISTRATOR'S OFFICE

(802) 674-2626

P.O. BOX 550 ASCUTNEY, VT 05030

landuse@weathersfield.org

To: Weathersfield Planning Commission
From: Ryan Gumbart, Land Use Administrator
Date: April 12, 2023
Re: Upper Valley Habitat for Humanity PUD Application

On March 8, 2023, I received an Application for Planned Unit Development Review from the Upper Valley Habitat for Humanity. The proposed project is located on parcel 5A-02-03 at 5771/5803/5805 US Route 5. The parcel is entirely within the Village district which allows for one principal use per parcel. The property for the proposed PUD includes 3 existing subdivided lots to which the aforementioned 911 addresses refer to. It has only one parcel ID as it has remained under common ownership.

Per my interpretation of the bylaws, I see potentially conflicting language that must be addressed. 5.5.4 (b) within the PUD General Standards requires that "The density requirements do not exceed the number of units permitted if the land were subdivided in accordance with district regulations." Therefore, if the land were to be subdivided, they could create two parcels and the density would remain limited to 1 principal use per lot. Section 5.5.6 Modification of Zoning Regulations allows the Planning Commission to modify the zoning district regulations for a proposed PUD. The section goes on to list the types of regulations that may be modified. Line (b) states "Height, Bulk and Spacing of Buildings." While neither density nor bulk are defined in our bylaws, I interpret them as synonymous given the context.

So, while 5.5.4(b) regulates density, 5.5.6(b) allows the Planning Commission to modify the density requirements. Therefore, it is my opinion that as the Land Use Administrator I have no choice but to notify the Planning Commission that I have received a complete application and the board must hold a hearing and act within 60 days of the scheduled sketch plan review.

The questions that I am left with are, what does "units" mean in 5.5.4(b)? Does it mean parcels in a subdivision? Does it mean principal structures or the units within the structures like a multi-family home? Does it apply to accessory dwelling units? Can a PUD be done on a single lot?

I would also question whether Section 1.7 of the bylaws becomes relevant here. This section states "To the extent that these Bylaws are incompatible or inconsistent with State or Federal law, they shall be interpreted or disregarded to the extent necessary to comply with State or Federal law." Our PUD Review bylaw is outdated and inconsistent with 24 VSA 4417 Planned Unit Development. The following is the language where our bylaws do not meet the requirements of the Statutes.



TOWN OF WEATHERSFIELD

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(c) Planned unit development bylaws adopted pursuant to this section at a minimum shall include the following provisions:

(1) A statement of purpose in conformance with the purposes of the municipal plan and bylaws.

(4) Standards

for the review of proposed planned unit developments, which may vary the density or intensity of land use otherwise applicable under the provisions of the bylaws in consideration of and with respect to any of the following:

(A) The location and physical characteristics of the proposed planned unit development.

(B) The location, design, type, and use of the lots and structures proposed.

(C) The amount, location, and proposed use of open space.

(5) Standards requiring related public improvements or nonpublic improvements, or both; and

the payment of impact fees, incorporating by reference any development impact fee ordinance adopted pursuant to chapter 131 of this title.

(6) Provisions for the proposed planned unit development to be completed in reasonable phases, in accordance with the municipal plan and any capital budget and program.

The applicant has been informed that their application is not explicitly permissible per the existing bylaws but has requested to have their application reviewed by the Planning Commission.

Respectfully,

Ryan Gumbart

ATTACHMENT J

REGULAR MEETING OF THE PLANNING COMMISSION
6:30 PM, Monday, April 24th, 2023
MARTIN MEMORIAL HALL, ASCUTNEY VERMONT
5459 Rt 5

DRAFT MINUTES

Members in attendance:

Paul Tillman
Howard Beach
Michael Todd
Joseph Bublat
David (Hank) Ainley

Ryan Gumbart – Land Use Administrator

Members Not in attendance:

Attendees:

Joseph Heath
Andrew Grimson
Ken Blum
Beth Gorton
Julie Levy

Online Attendees:

Grace Knight

1. Meeting was called to order by **Paul Tillman** at 6:31 P.M.
2. Agenda Review – No changes.
3. Comments from the Chair and land Use Administrator – No comments either the Chair or the LUA. Ryan let the board know about the process for signing the minutes and the process of recording them with the Town Clerk. Only the Chair will need to sign the minutes and then Ryan will give them to the Town Clerk to file.
4. Comment from citizens regarding items not on the agenda – No comments from Citizens.

5. Approval of meeting minutes – March 27, 2023 & April 10, 2023 –
March 27, 2023 minutes:
Mike Todd made a motion to accept the meeting minutes of March 27, 2023 with corrections if needed.
Seconded by Joseph Bublat, Motion Passed 5-0
April 10, 2023 minutes: Fix the spelling of the name “Rika”
Mike Todd made a motion to accept the meeting minutes of April 10, 2023 with corrections if needed.
Seconded by Joseph Bublat, Motion Passed 5-0
6. Public Hearing – Town Plan Amendment – Energy Section: No update – rev 8 – 03.08.2023 – No update.
Mike Todd made a motion to continue the public hearing to the next meeting May 8, 2023 at 6:30PM
Seconded by Paul Tillman, Motion Passed 5-0
7. PUD Sketch Plan Review – Habitat for Humanity: New application for review – Ryan and Joseph Heath presented the project to the Board. The main issues with this subdivision are the setbacks and the definition of density for the project. The board had discussion about the definition of “Density” and how this project would fit in with the other higher density developments in the village such as the mobile home parks, the Ascutney House, and the old motel. Discussion was had about the duplex at the southern side and the lack of a setback needed per the bylaws and if the planning commission can waive any setbacks. The board does not feel they can do this. Please see Appendix A for all relevant and filed information for this sketch plan.
Mike Todd made a motion to approve the Sketch Plan Review PUD application #2023.03.08.PUD for Habitat for Humanity located at 5771/5803/5805 US Rt 5, Ascutney parcel ID #5A-02-03. The motion is accepted with the proposed density of 8 dwelling units for this one parcel, and to supports a variance waiver for the setback of the Duplex at the southern boundary line. The board has decided that this is not in their purview so a variance waiver from the ZBA should be sought.
Seconded by Paul Tillman, Motion Passed 5-0
8. Overlay Districts – Aquifer & Airport: Reviews status and process – Ryan and Howard Beach presented the Overlay Districts Map and the Ground Water

Protection bylaw as seen in Appendix B. Discussion was had about updating the Zoning map and the Town Plan with this information.

9. Vermont Planners Association – Legislative Report April 11, 2023 – Ryan presented the Legislative report as seen in Appendix C.
10. Discussion of items for future agendas – C10 will be added to the agenda for future discussion. Howard Beach asked for a discussion to take place about the accessory use for an industrial property.
11. Any other business that can be legally discussed – None
12. Adjourn – Meeting adjourned at 8:36 P.M.

Mike Todd made a motion to adjourn at 8:36 P.M.

Seconded by Joseph Bublat, Motion Passed 5-0

The next regularly scheduled meeting of the Planning Commission will be Monday, May 8, 2023 - 6:30 PM, Martin Memorial Hall.

Respectably submitted by,
Paul Tillman (Chair)

ATTACHMENT B

ATTACHMENT C

ATTACHMENT D

ATTACHMENT E

ATTACHMENT F

ATTACHMENT G

BLANK

PUBLIC HEARING

Upper Valley Habitat for Humanity – Planned Unit Development

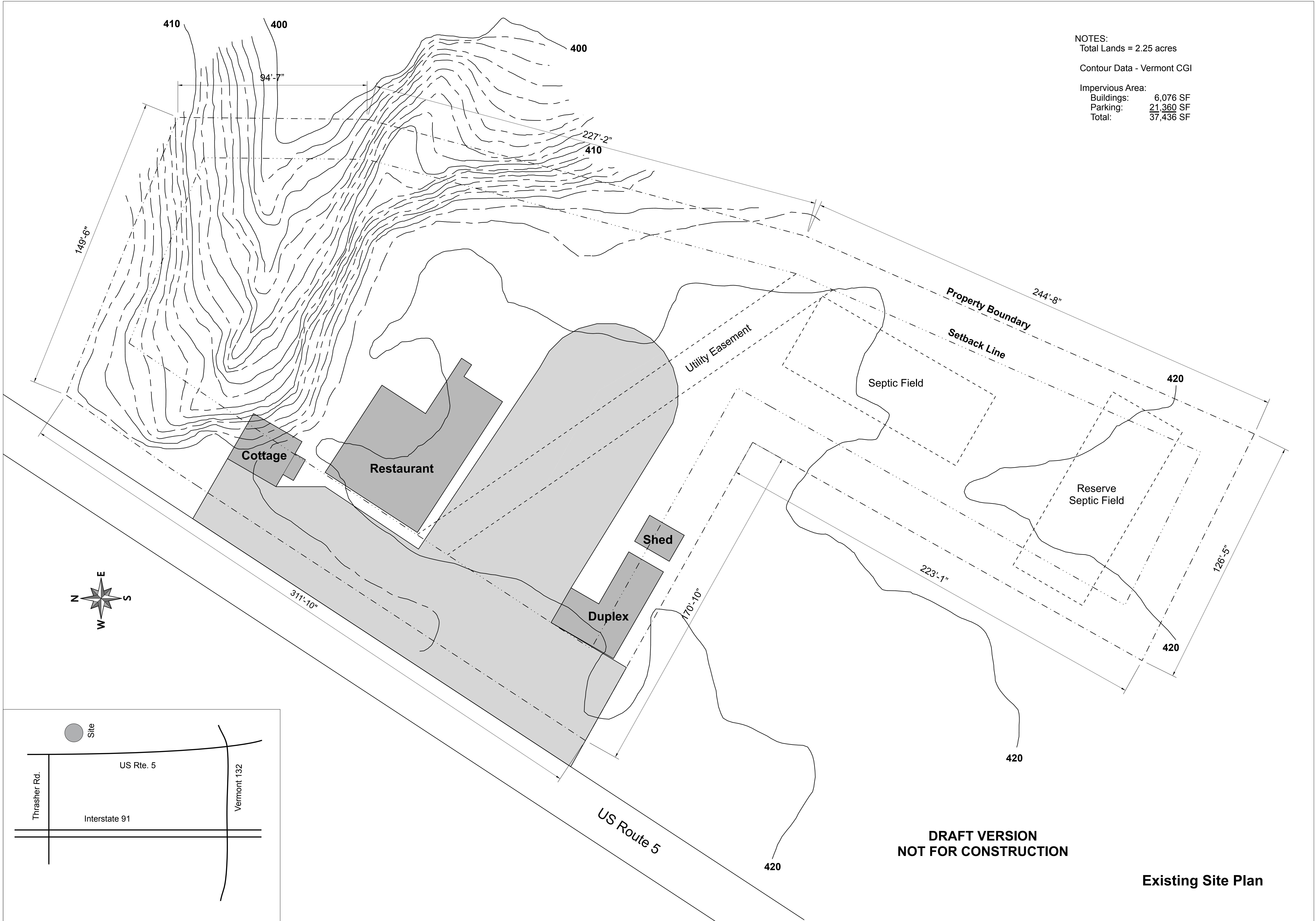
July 10, 2023 (Continued from June 26, 2023)

Item 13: Updated Site Plans – June 26, 2023

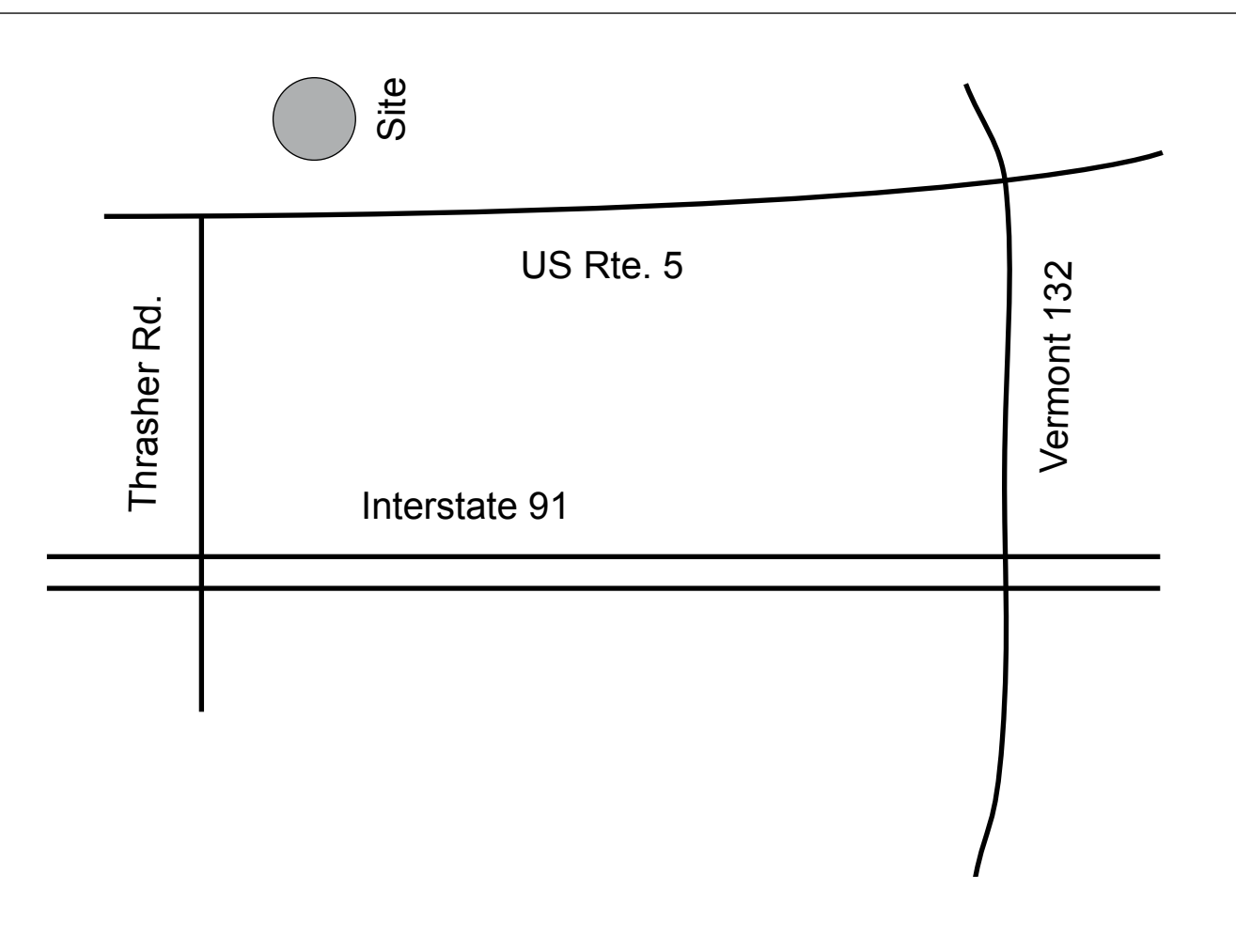
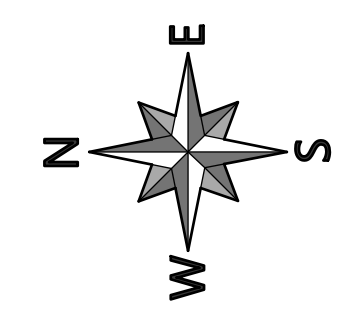
Item 14: Boundary Line Adjustment Administrative
Decision – June 10, 2014

HEARING ITEM

13



NOTES:
 Total Lands = 2.25 acres
 Contour Data - Vermont CGI
 Impervious Area:
 Buildings: 6,076 SF
 Parking: 21,360 SF
 Total: 37,436 SF



**DRAFT VERSION
 NOT FOR CONSTRUCTION**

Existing Site Plan

Scale
 1" = 20'

Designer
 Andrew Grimson
 grimsonandrew@gmail.com
 603-667-3060

Revision 00
 26 June 2023

Project Address
 5771 / 5803 / 5805 US Route 5
 Ascutney, VT

Owner
 Upper Valley Habitat for Humanity
 PO Box 1038
 White River Junction, VT 05001
 802-295-1854

**Weathersfield - Ascutney Village
 Habitat for Humanity Housing**

NOTES:
 Impervious Area: 6,076 SF
 Buildings: 21,360 SF
 Parking: 21,360 SF
 Total: 37,436 SF

Scale
 1" = 20'

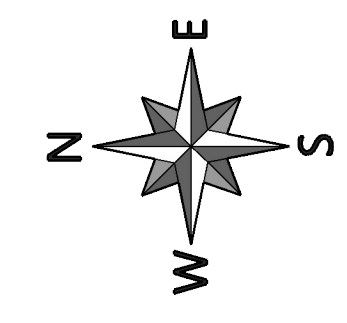
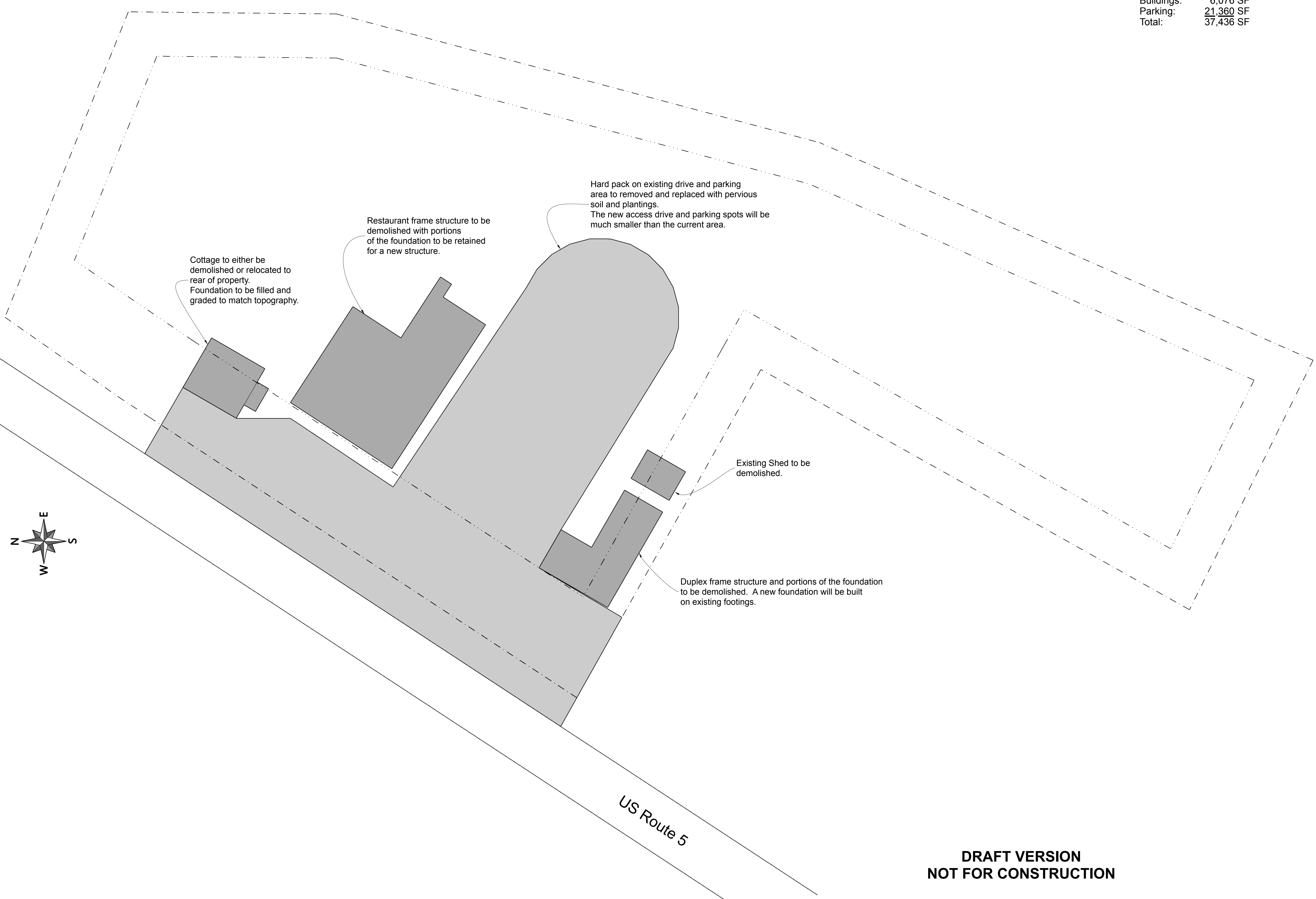
Designer
 Andrew Grimson
 grimsonandrew@gmail.com
 603-667-3060

Revision 00
 26 June 2023

Project Address
 5771 / 5803 / 5805 US Route 5
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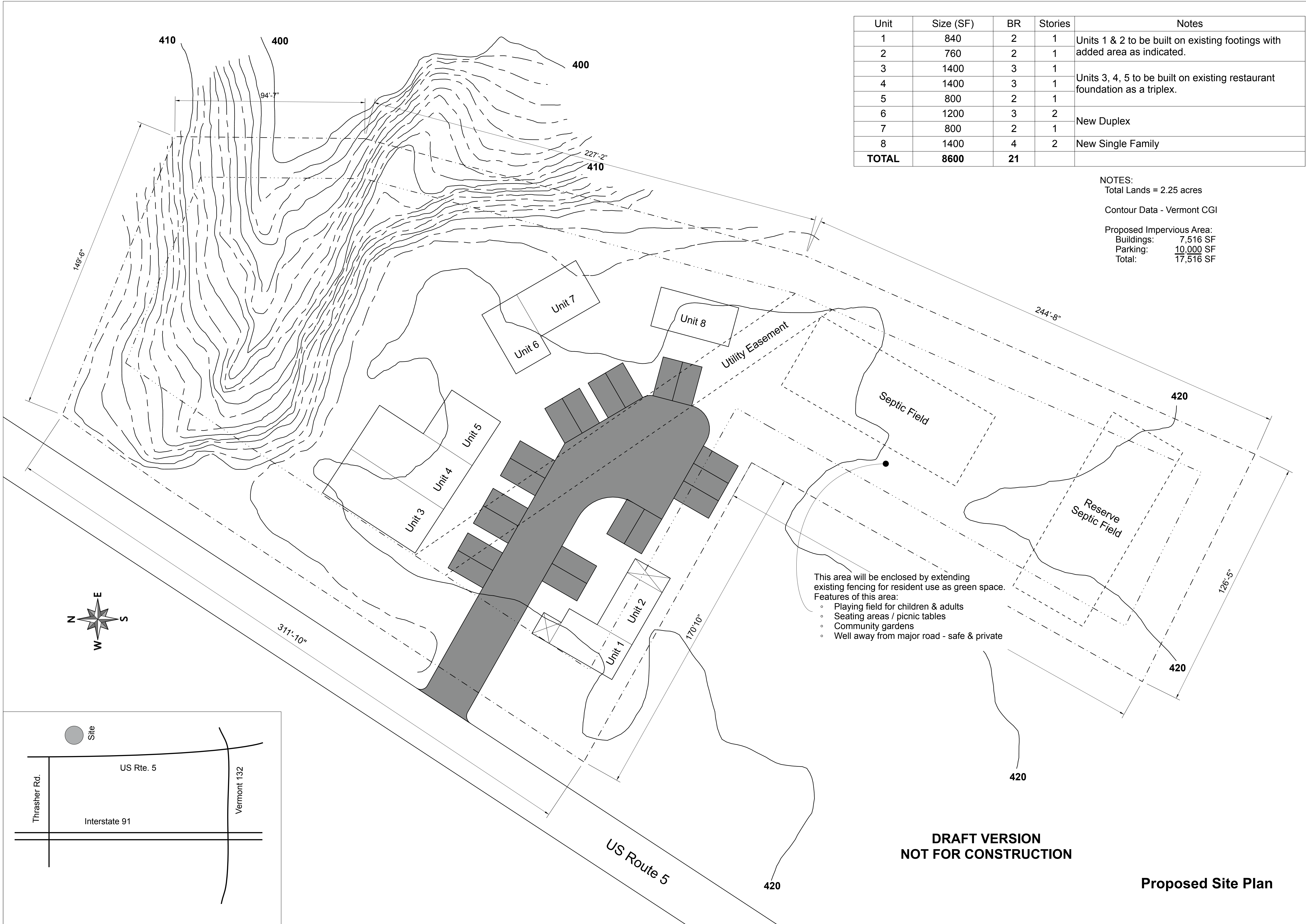
**Weathersfield - Ascutney Village
 Habitat for Humanity Housing**



US Route 5

**DRAFT VERSION
 NOT FOR CONSTRUCTION**

Demolition Plan



Unit	Size (SF)	BR	Stories	Notes
1	840	2	1	Units 1 & 2 to be built on existing footings with added area as indicated.
2	760	2	1	
3	1400	3	1	Units 3, 4, 5 to be built on existing restaurant foundation as a triplex.
4	1400	3	1	
5	800	2	1	
6	1200	3	2	New Duplex
7	800	2	1	
8	1400	4	2	New Single Family
TOTAL	8600	21		

NOTES:
 Total Lands = 2.25 acres
 Contour Data - Vermont CGI
 Proposed Impervious Area:
 Buildings: 7,516 SF
 Parking: 10,000 SF
 Total: 17,516 SF

This area will be enclosed by extending existing fencing for resident use as green space.
 Features of this area:
 • Playing field for children & adults
 • Seating areas / picnic tables
 • Community gardens
 • Well away from major road - safe & private

**DRAFT VERSION
 NOT FOR CONSTRUCTION**

Proposed Site Plan

Scale
 1" = 20'

Designer
 Andrew Grimson
 grimsonandrew@gmail.com
 603-667-3060

Revision 00
 26 June 2023

Project Address
 5771 / 5803 / 5805 US Route 5
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 White River Junction, VT 05001
 802-295-1854

**Weathersfield - Ascutney Village
 Habitat for Humanity Housing**

410 400

400

410

NOTES:

Total Lands = 2.25 acres

Contour Data - Vermont CGI

Proposed Impervious Area:

Buildings:	7,516 SF
Parking:	10,000 SF
Total:	17,516 SF

LANDSCAPING / LIGHTING / DRAINAGE:

- Existing forest area at north end of property will be kept in conservation and managed to remove any falling tree hazards and invasive species.
- A vegetation buffer will be created along Route 5 including trees, shrubs, ground cover and grass.
- The southeast area with septic field will be enclosed with fencing, much of which is existing, as a green space for the residents, including children play areas, community garden, and seating areas.
- All remaining open areas will be planted in grass or ground cover, with trees & shrubs strategically place to provide greenery and shade.
- Lighting will low profile downward pointing fixtures along the driveway and parking spots.
- Drainage will be evaluated and addressed by our Consulting Engineer. It should be noted that our impervious area will be significantly lessened and we be making very minimal grade changes.

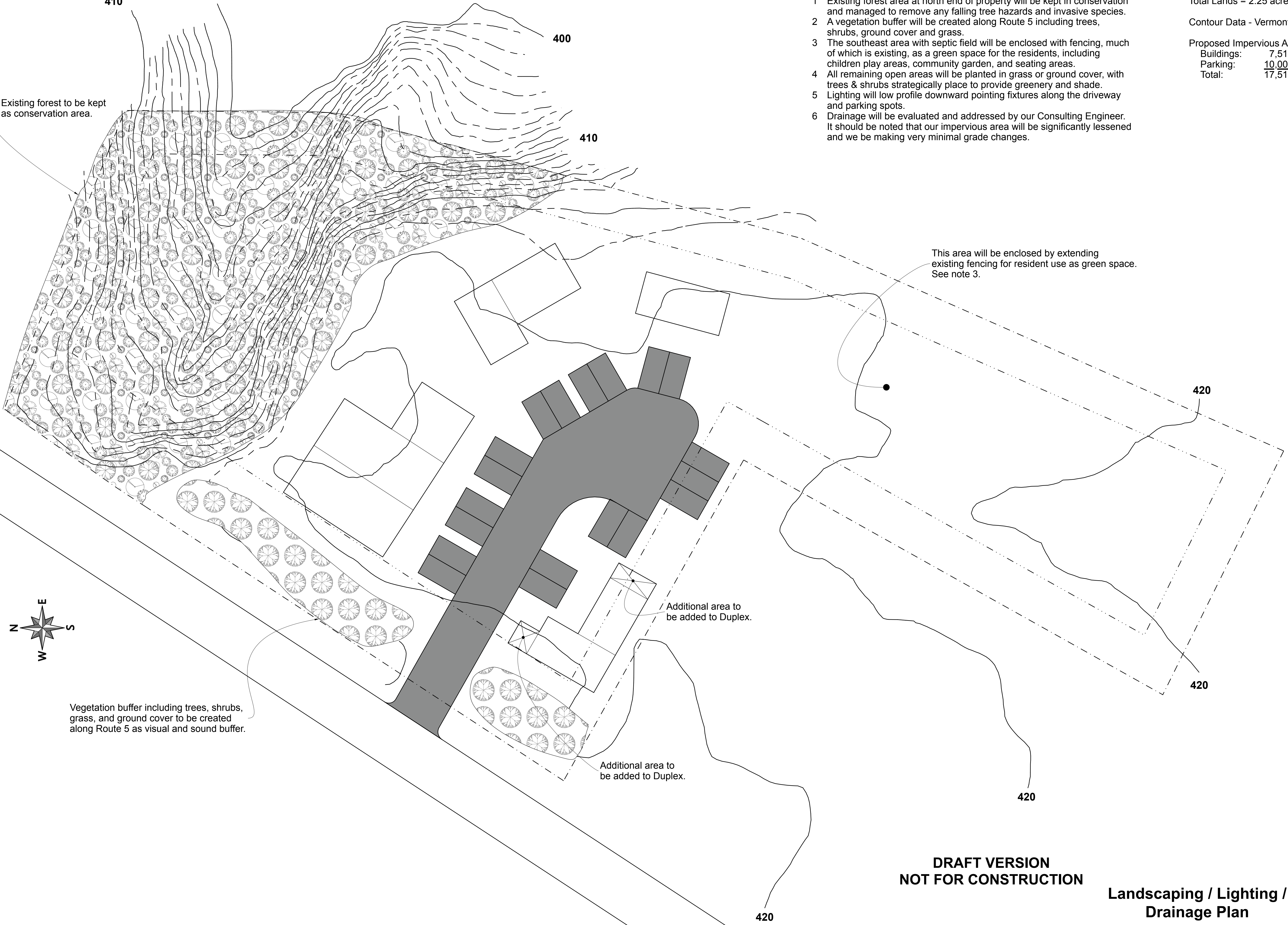
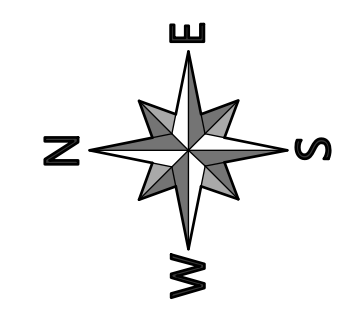
Existing forest to be kept as conservation area.

This area will be enclosed by extending existing fencing for resident use as green space. See note 3.

Additional area to be added to Duplex.

Additional area to be added to Duplex.

Vegetation buffer including trees, shrubs, grass, and ground cover to be created along Route 5 as visual and sound buffer.



DRAFT VERSION
NOT FOR CONSTRUCTION

Landscaping / Lighting /
Drainage Plan

Scale
1" = 20'

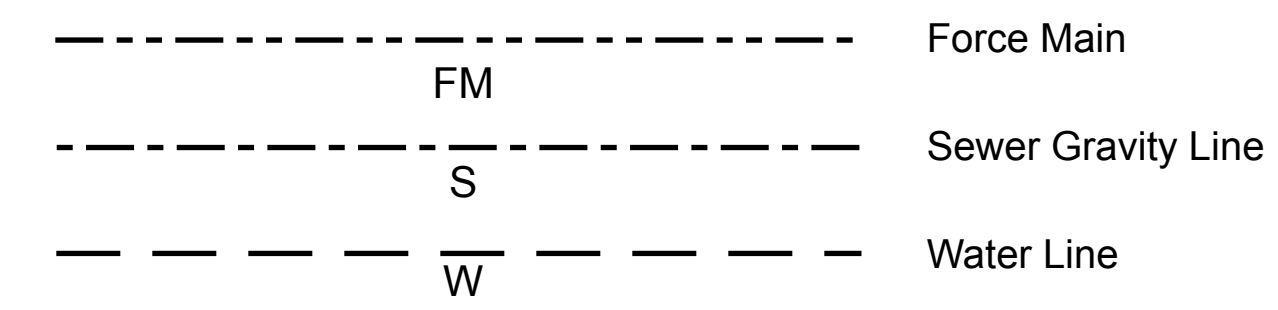
Designer
Andrew Grimson
grimsonandrew@gmail.com
603-667-3060

Revision 00
26 June 2023

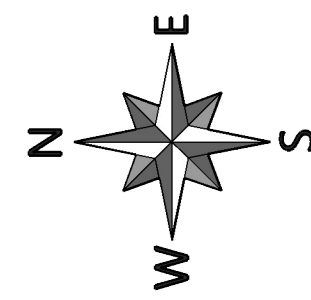
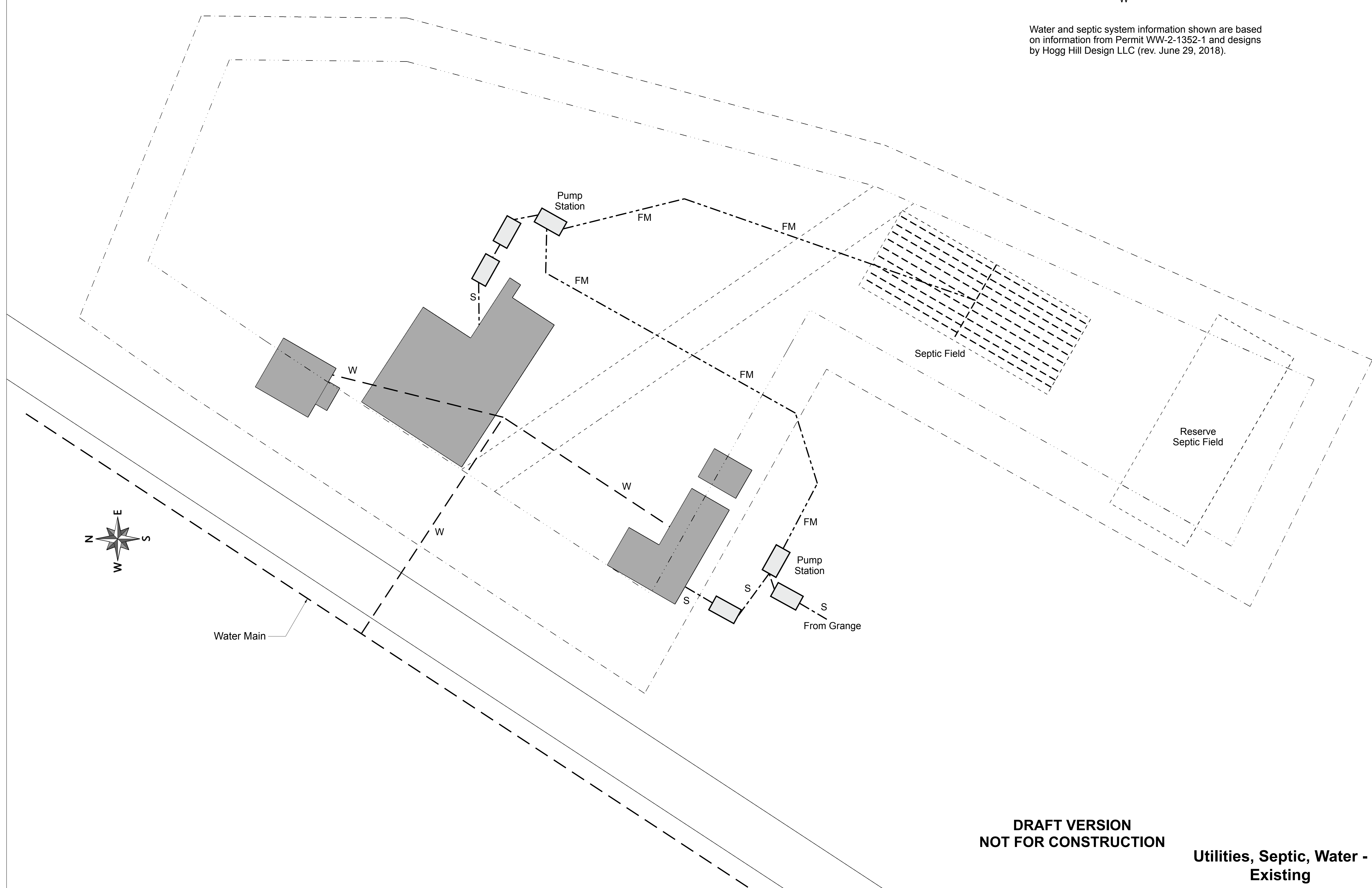
Project Address
5771 / 5803 / 5805 US Route 5
Ascutney, VT

Owner
Upper Valley Habitat for Humanity
PO Box 1038
White River Junction, VT 05001
802-295-1854

Weathersfield - Ascutney Village
Habitat for Humanity Housing



Water and septic system information shown are based on information from Permit WW-2-1352-1 and designs by Hogg Hill Design LLC (rev. June 29, 2018).



**DRAFT VERSION
NOT FOR CONSTRUCTION**

**Utilities, Septic, Water -
Existing**

Scale
1" = 20'

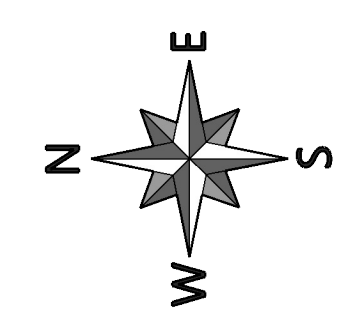
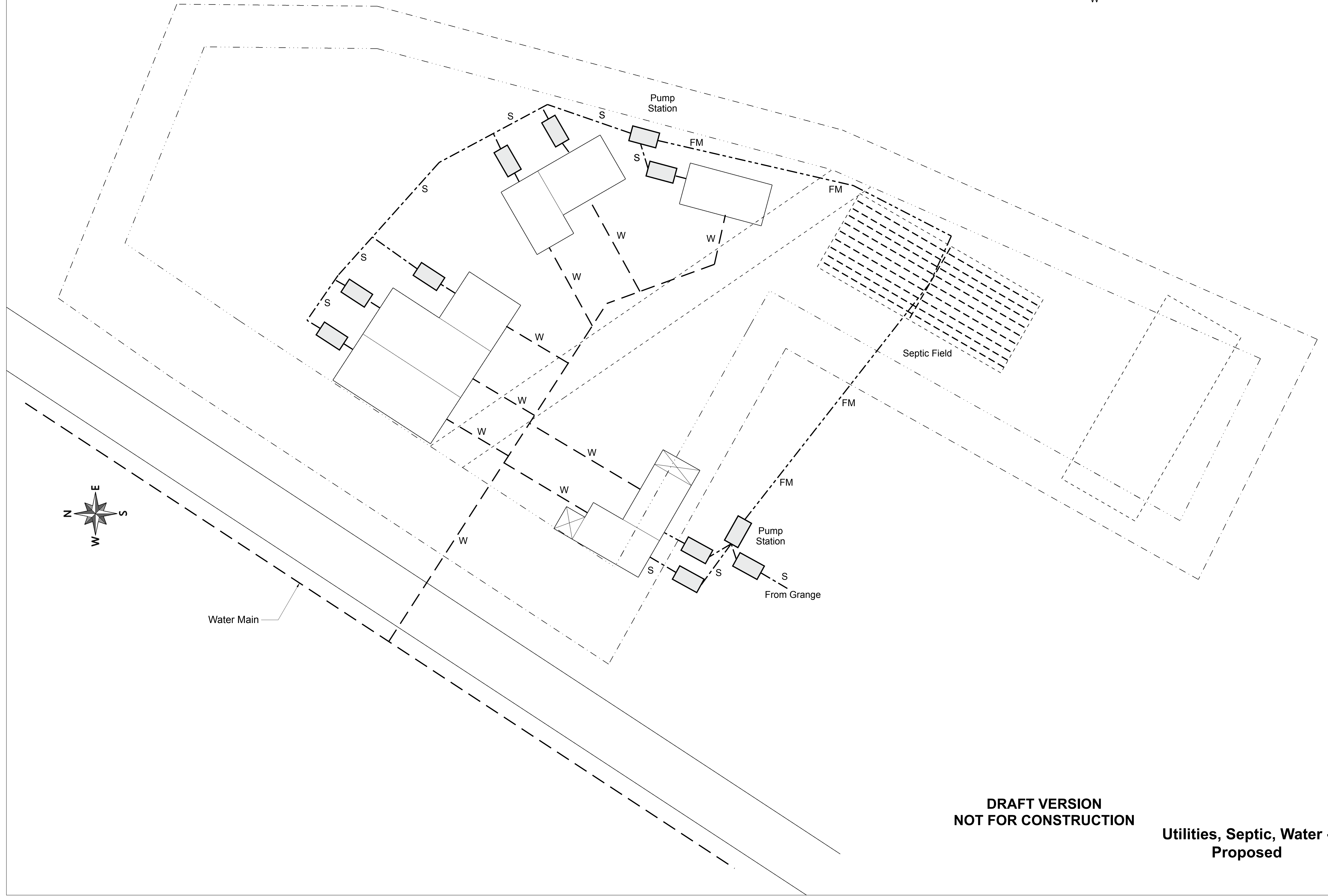
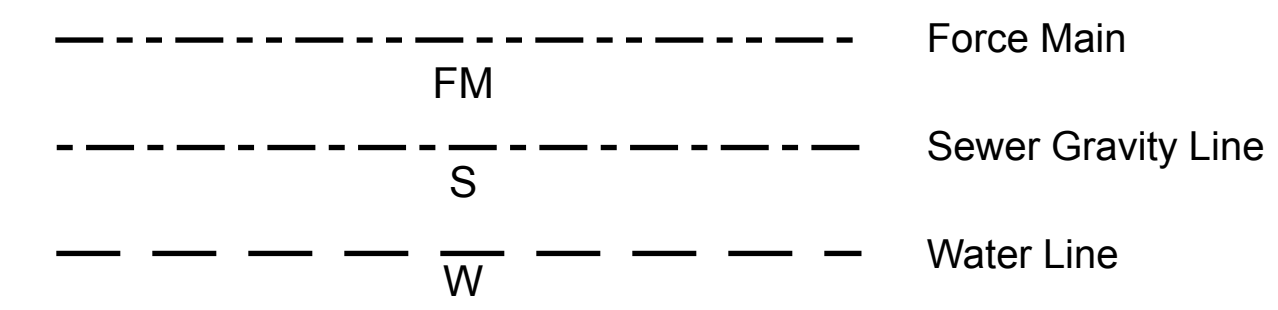
Designer
Andrew Grimson
grimsonandrew@gmail.com
603-667-3060

Revision 00
26 June 2023

Project Address
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802-295-1854

**Weathersfield - Ascutney Village
Habitat for Humanity Housing**



Water Main

Pump Station

Pump Station

From Grange

Septic Field

**DRAFT VERSION
NOT FOR CONSTRUCTION**

**Utilities, Septic, Water -
Proposed**

Scale
1" = 20'

Designer
Andrew Grimson
grimsonandrew@gmail.com
603-667-3060

Revision 00
26 June 2023

Project Address
5771 / 5803 / 5805 US Route 5
Ascutney, VT

Owner
Upper Valley Habitat for Humanity
PO Box 1038
White River Junction, VT 05001
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**Weathersfield - Ascutney Village
Habitat for Humanity Housing**

HEARING ITEM

14

Appeal by June 25, 2014

To: Zoning Permit File
From: Chuck Wise, Land Use Administrator
Date: June 10, 2014
RE: Boundary Line Adjustment Administrative Approval
Application #061014 / Parcels listed under 5A-02-03 / Paragon Partners

Land Use Administrator Decision

The proposed boundary line adjustment complies with *Weathersfield Subdivision Regulations Section 210.3 Boundary Adjustments* as presented in the attached plans and is hereby approved.

Existing Conditions (Plan Sheet A)

All parcels fall within the Village Zoning District.

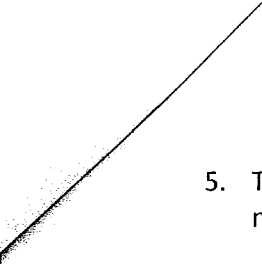
1. Parcel #1 comprises a single family rental unit and land for a total area of .07 acres.
2. Parcel #2 comprises 75% of a vacated restaurant building, 100% of a rental home, 50% of a shed, and associated land for a total area of .45 acres.
3. Parcel #4 comprises 25% of a vacated restaurant, 50% of a shed, and associated land for a total area of .29 acres.
4. 'Curtis Parcel' was additional lands acquired for a total area of 1.01 acres. This land was added to Parcels #1, #2, and #4 which were presented as a grouped parcel in the November 4, 1998 Paragon Partners (98-1325) final plat.

Proposed Boundary Line Adjustments (Plan Sheet B)

1. Parcel #1 remains unchanged for a total area of .07 acres.
2. Parcel #2 fully encloses the vacated restaurant building, parking lot, and rear yard for a total area of 1.17 acres.
3. Parcel #3 fully encloses the rental house, shed, and rear lot for a total area of 1.01 acres.
4. Parcel #4 is eliminated.

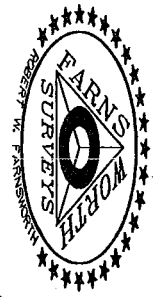
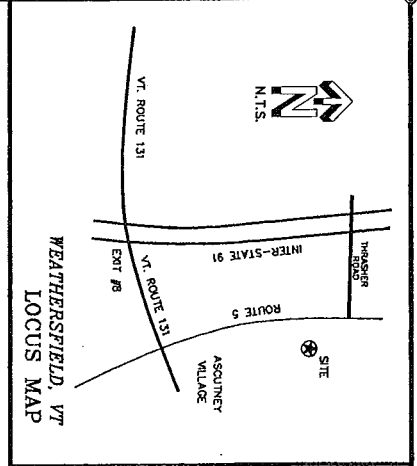
Land Use Administrator determinations

1. Proposed boundary line adjustments reduce the number of nonconforming parcels.
2. The boundary line adjustments substantially improve the functional relationship of the land to the buildings. Parcels will no longer bisect buildings or parking areas. Building setbacks remain unaltered or are improved.
3. The US Route 5 access/frontage for all parcels remains unaltered.
4. The boundary line adjustments clarify boundaries among separate parcels that are defined in the land records as separate parcels, but historically shown as a whole parcel for municipal planning and tax purposes.

- 
5. The boundary line adjustments have no impacts to natural resources, agricultural lands, and will not encourage additional development on any portion of the amended parcels.

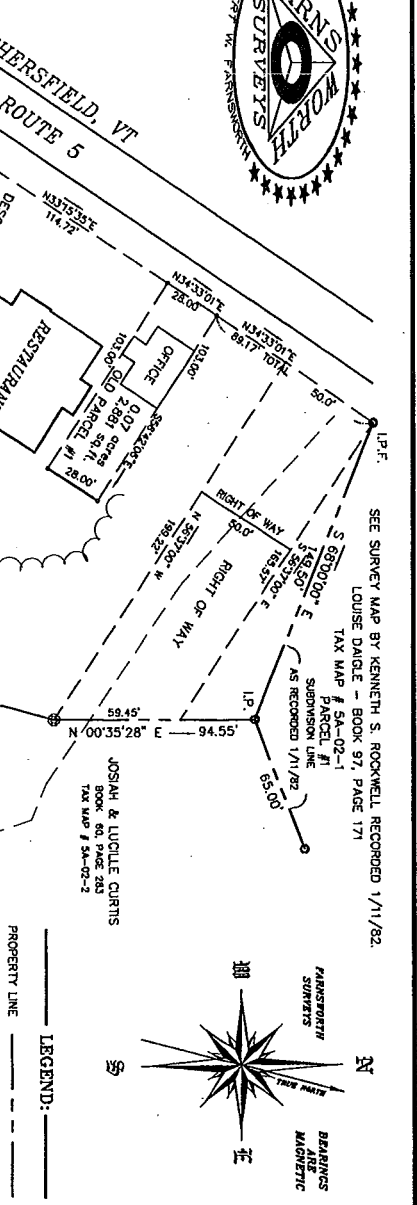
Attachments

1. Paragon Partners June 5, 2014 BEFORE Line Adjustment
2. Paragon Partners June 5, 2014 AFTER Line Adjustment



NOTES:

MAP IS REFERENCED TO A SURVEY BY FARNSWORTH SURVEY, DATED 4/25/00 FOR PARAGON PARTNERS & LUCILLE CURTS, DRAWING NO. 00-1325-A THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. BEARINGS SHOWN ARE REFERENCED TO A MAGNETIC MERIDIAN AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS BETWEEN COURSES. BOUNDARY SURVEY DATA ON THIS PLAT PROVIDE A CLOSED GEOMETRIC FIGURE. THE METHOD OF SURVEY WAS WITH A LEITZ SET 4 TOTAL STATION. EASEMENTS OR SERVITUDES ARE AS SHOWN OR DEEDED (SPRING RIGHTS) THE TITLE HOLDER OF RECORD IS DESCRIBED IN BOOK 71, PAGE 232. PARAGON PARTNERS TOTAL LANDS = 2.25 ACRES.



Weathersfield Town Clerk's Office
 Received for record
 A.D. 2011
 at _____ o'clock _____ minutes _____ M and
 Recorded in Book _____ Page _____ Slide _____
 Attest _____
 Town Clerk

CONNECTICUT RIVER GRANGE
 BOOK 28, PAGE 465
 TAX MAP # 5A-02-4

CLARENCE STILLSON
 BOOK 40, PAGE 397
 TAX MAP # 5A-02-6

PARAGON PARTNERS
 HOUSE PARCEL
 1.01 ACRES

PARAGON PARTNERS
 RESTAURANT
 1.17 ACRES

JOSIAH & LUCILLE CURTS
 BOOK 60, PAGE 233
 TAX MAP # 5A-02-2

REVISIONS: 6/10/14 - R.W.F.

GRAPHIC SCALE
 1 inch = 40 ft.

CERTIFICATION:
 THIS SURVEY IS BASED ON MONUMENTATION FOUND, TOPOGRAPHIC EVIDENCE, CONVERSATIONS WITH VARIOUS INDIVIDUALS AND DEED DESCRIPTIONS. IT IS CONSISTENT WITH THIS INFORMATION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403

ROBERT W. FARNSWORTH R.L.S. #21 DATE _____
 BLUPRINTS (COPIES) ARE NOT CERTIFIED UNLESS SIGNED & DATED.

LEGEND:
 PROPERTY LINE
 FENCE
 STONEMASS
 EDGE OF WOODS
 DRAINAGE OR STREAM
 ROAD RIGHT OF WAY
 IRON PIPE FOUND
 TRAVERSE PT. - (MAG-HUB)
 ANGLE POINT
 RE-ROD W/CAP SET
 BOUND
 RAIL ROAD SPIKE
 UTILITY POLE

LINE ADJUSTMENT FOR:
 PARAGON PARTNERS
 WEATHERSFIELD, VERMONT
 U.S. ROUTE 5

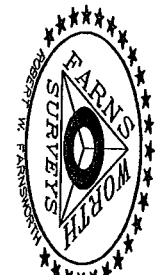
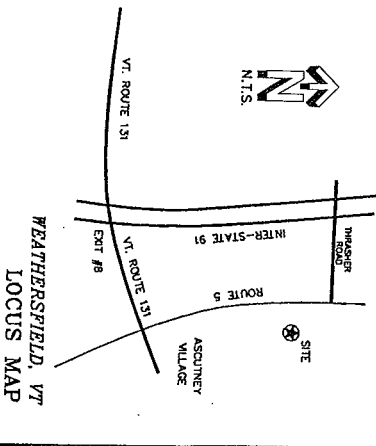
WEATHERSFIELD, VERMONT
 Farnsworth Surveys
 P.O. BOX 68
 BROWNSVILLE, VERMONT 05037
 (802) 244-9751

DRAWING NO: 14-2237
 FULL SCALE: 1" = 40'
 DATE: JUNE 5, 2014

DRAWN BY: R.W.F.
 SURVEY BY: K.B. & et al.

COMPILED NAME: _____
 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF VERMONT
 FARNSWORTH
 No. 21
 AFTER LINE ADJUSTMENT
 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF VERMONT

APPROVAL OF THIS LOT LINE ADJUSTMENT DOES NOT CONSTITUTE CREATION OF A SEPARATE PARCEL OR LOT. IT SIMPLY ADJUSTS THE PHYSICAL LOCATION OF THE COMMON BOUNDARY OF THE ADJOINING PARCELS OR LOTS.
 DAY OF _____ 2014, PERMIT # _____
 SIGNED: ADMINISTRATIVE OFFICE



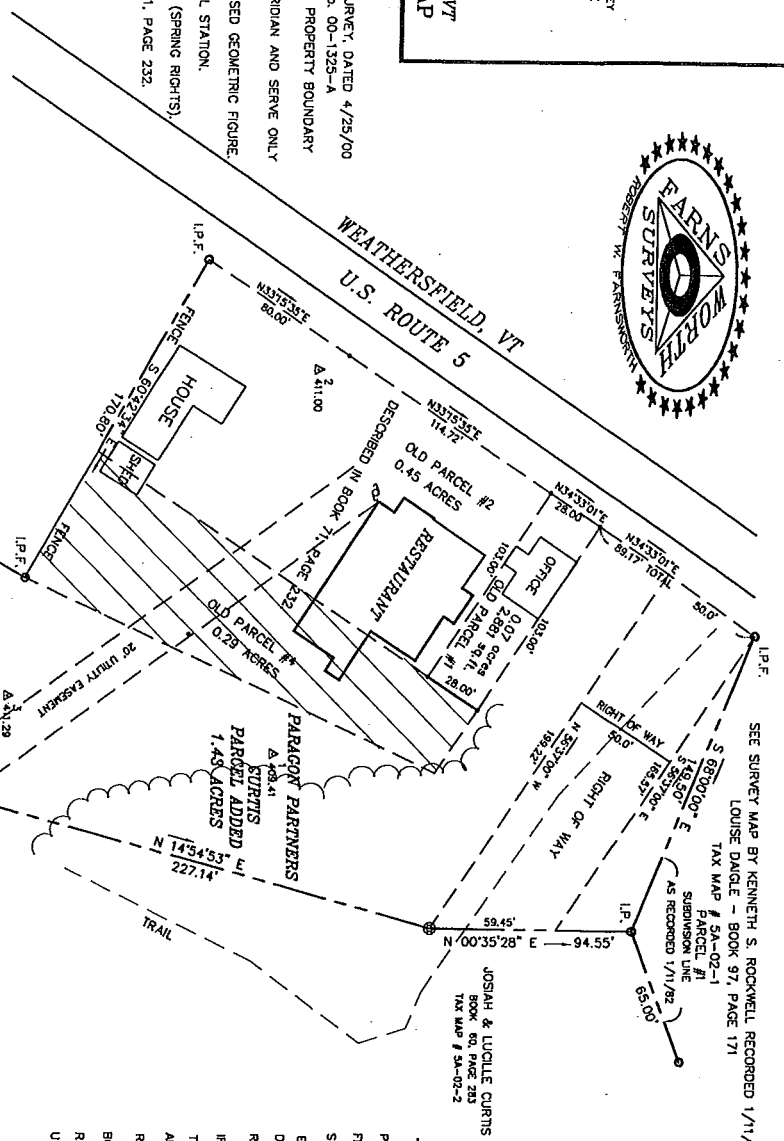
NOTES:

MAP IS REFERENCED TO A SURVEY BY FARNSWORTH SURVEY, DATED 4/25/00 FOR PARAGON PARTNERS & LUCILLE CURTS, DRAWING NO. 00-1329-A. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. BEARINGS SHOWN ARE REFERENCED TO A MAGNETIC MERIDIAN AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS BETWEEN COURSES. BOUNDARY SURVEY DATA ON THIS PLAT PROVIDE A CLOSED GEOMETRIC FIGURE. THE METHOD OF SURVEY WAS WITH A LETZ SET 4 TOTAL STATION. EASEMENTS OR SERVITUDES ARE AS SHOWN OR DEEDED (SPRING RIGHTS). THE TITLE HOLDER OF RECORD IS DESCRIBED IN BOOK 71, PAGE 232. PARAGON PARTNERS TOTAL LANDS = 2.25 ACRES.

Weathersfield Town Clerk's Office
Received for record

at _____ o'clock _____ minutes _____ M and
Recorded in Book _____ Page _____ Slide _____
Attest _____
Town Clerk

APPROVAL OF THIS LOT LINE ADJUSTMENT DOES NOT CONSTITUTE CREATION OF A SEPARATE PARCEL OR LOT. IT SIMPLY ADJUSTS THE PHYSICAL LOCATION OF THE COMMON BOUNDARY OF THE ADJOINING PARCELS OR LOTS.
DAY OF _____ 2014, PERMIT # _____
SIGNED: ADMINISTRATIVE OFFICE



SEE SURVEY MAP BY KENNETH S. ROCKWELL RECORDED 1/11/82.
LOUISE DAGLE - BOOK 97, PAGE 171
TAX MAP # 54-02-71
PARCEL # 1
SUBDIVISION LINE
AS RECORDED 1/11/82

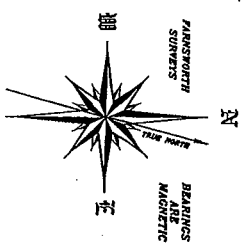
CONNECTICUT RIVER GRANCE
BOOK 28, PAGE 465
TAX MAP # 54-02-4

CLARENCE STILLSON
BOOK 40, PAGE 397
TAX MAP # 54-02-6
JOSHUA & LUCILLE CURTS

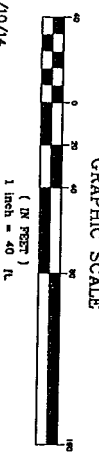
JOSHUA & LUCILLE CURTS
BOOK 80, PAGE 283
TAX MAP # 54-02-2

JOSHUA & LUCILLE CURTS
BOOK 80, PAGE 283
TAX MAP # 54-02-2

- LEGEND:**
- PROPERTY LINE
 - FENCE
 - STONEWALL
 - EDGE OF WOODS
 - DRAINAGE OR STREAM
 - ROAD RIGHT OF WAY
 - IRON PIPE FOUND
 - TRAVERSE PT. - (MAG-HUB)
 - ANGLE POINT
 - RE-ROD W/COLE SET
 - BOUND
 - RAIL ROAD SPIKE
 - UTILITY POLE



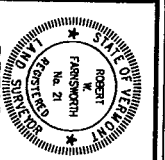
CERTIFICATION:
THIS SURVEY IS BASED ON MONUMENTATION FOUND, TOPOGRAPHIC EVIDENCE, CONVERSATIONS WITH VARIOUS INDIVIDUALS AND DEED DESCRIPTIONS. IT IS CONSISTENT WITH THIS INFORMATION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403



ROBERT W. FARNSWORTH R.L.S. #21 DATE _____
BLUPRINTS (COPIES) ARE NOT CERTIFIED UNLESS SIGNED & DATED.

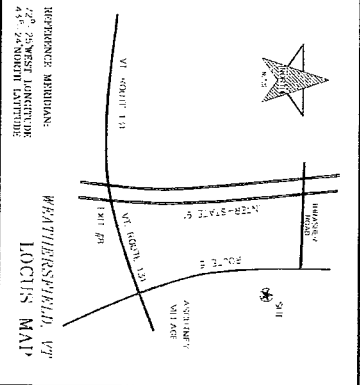
REVISIONS: 6/10/14
LINE ADJUSTMENT FOR:
PARAGON PARTNERS
U.S. ROUTE 5
WEATHERSFIELD, VERMONT

DRAWING NO: 14-2237
DATE: JUNE 5, 2014
FULL SCALE: 1" = 40'
DRAWN BY: R.W.F.
SURVEY BY: K.B. & L.C.
COMPUTER NAME: HELEN-REIDING



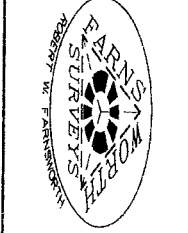
PARAGON PARTNERS & LUCILLE CURTIS

THIS PLAN WAS PRODUCED BY PARAGON PARTNERS & LUCILLE CURTIS, PROFESSIONAL SURVEYORS, 100 W. MAIN ST., BRATTLEBORO, VERMONT 05701



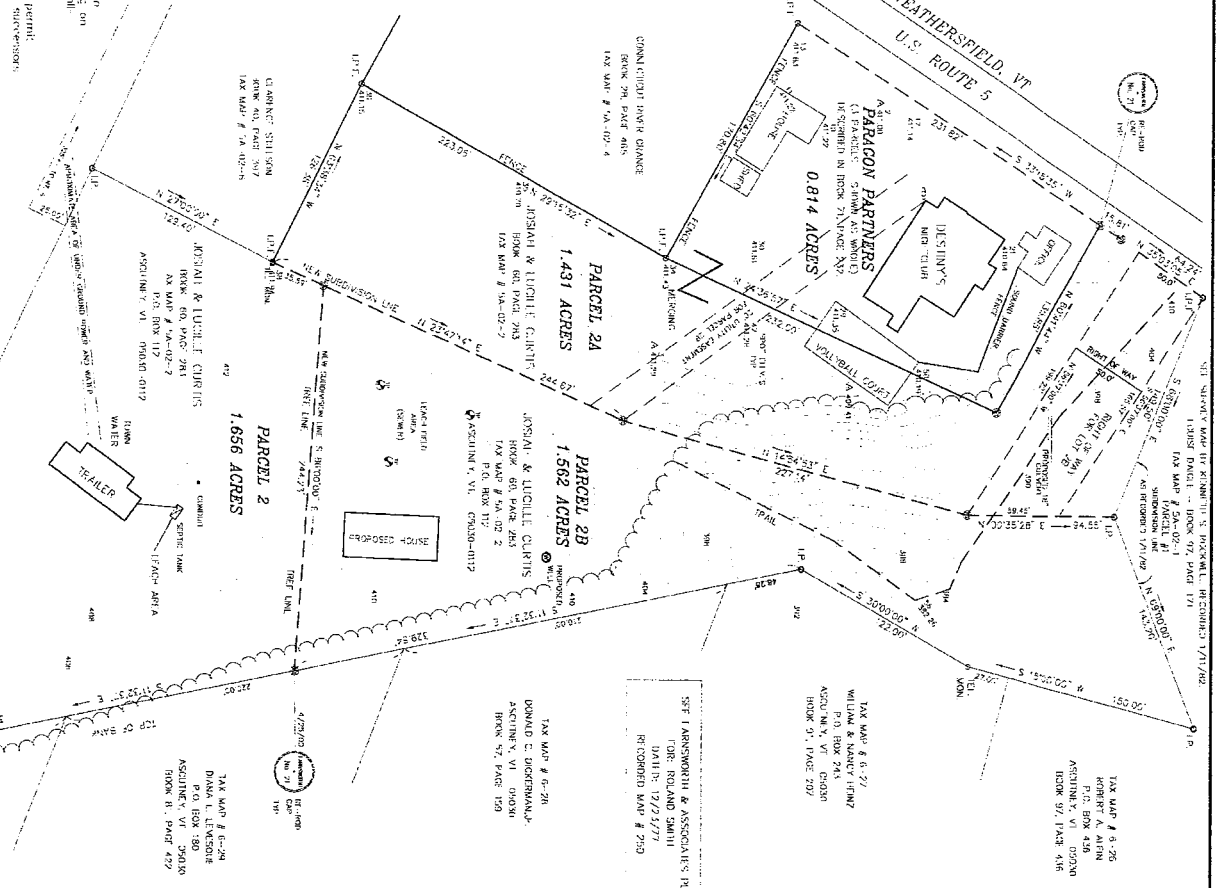
NOTES:
 THE METHOD OF SURVEY WAS WITH A LEICA TOTAL STATION.
 THIS SURVEY METS CURRENT DISTANCE STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
 HOWEVER, SURVEY DATA ON THIS PLAN PROVE A LOSS OF ONE DECIMAL INCHES, WHICH ARE REFLECTED IN A VARIATION BETWEEN THE SURVEY DATA TO THE DEED AND THE DEED RECORDS.
 THE DEED RECORDS ARE AS SHOWN ON THE DEED RECORDS.
 THE DEED RECORDS ARE AS SHOWN ON THE DEED RECORDS.
 THE DEED RECORDS ARE AS SHOWN ON THE DEED RECORDS.
 PARAGON PARTNERS TO COMBINE PARCEL 2A WITH LAND TOP A TOTAL OF 2.245 ACRES.

DEFERRAL OF DEVELOPMENT RIGHTS - LOT 2A
 In order to comply with Section 250 of the Town of Weathersfield's Subdivision Regulations, the grantee shall not construct or erect any structure or building on the lot or lots of the subdivision until the subdivision is approved by the town. The restriction does not apply if the grantee or assignee obtains an approved permit from the town. This condition runs with the land and binds the grantee and successors in interest.



FINAL PLAN-APPROVAL
 BY ANNING COMMISSION
 WEATHERSFIELD, VT
 7.20.1-8
 HAVE BEEN MADE
 DATE: 9/18/80

SUBDIVISION FOR LUCILLE CURTIS
 TOTAL OF ALL PARCELS = 4.649 ACRES

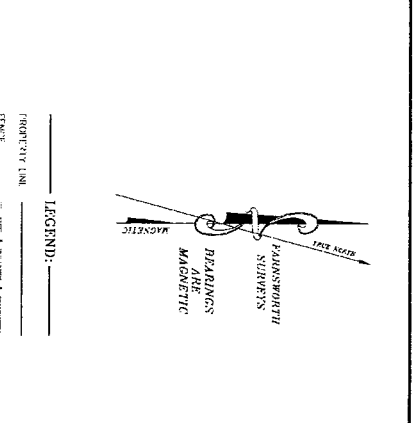


PARAGON PARTNERS & LUCILLE CURTIS
 100 W. MAIN ST.
 BRATTLEBORO, VT 05701
 PHONE: 252-1111
 FAX: 252-1112
 DATE: APRIL 25, 2000
 DRAWN BY: H.R.P. & L.C.
 CHECKED BY: H.R.P. & L.C.

CERTIFICATION:
 I, the undersigned, being a duly qualified and licensed Professional Surveyor, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations, and that the same were made by me or under my direct supervision and in accordance with the provisions of the laws of the State of Vermont.
 DATE: 9/18/80
 SIGNATURE: [Signature]

WEATHERSFIELD, VERMONT
 Town Clerk's Office
 Received for record
 Sept. 26 A.D. 2000
 at 9:00 minutes AM
 and recorded in Book 1858 # 350
 Attest: [Signature] Town Clerk

LEGEND:
 PROPERTY LINE
 EASE
 FOUND PIPE FOUND
 TRAVEL POINT
 COMPLETED POINT
 BE: HOD W/CON-ET
 HODER POLE
 (HOD) END OF WOODS
 7' CONTIGUOUS
 RIGHT OF WAY OF ROAD



AGENDA ITEM

9

2. Employ no more than ten (10) on-premise workers;
 3. Not involve external storage of materials or equipment unless they are adequately screened from adjacent highways or **dwelling** units;
 4. Provide adequate off-street parking for all customer and employee vehicles;
 5. Meet all the performance standards of Section 3.11; and
 6. Establish hours of operations which ensure that the proposed use does not have an **undue adverse impact** on neighboring residential uses.
- B. Any new construction planned in connection with an existing or proposed low-impact non-residential use, must be approved by the DRB and shall:
1. Have the appearance of a residence, garage or barn;
 2. Be designed for easy conversion to a residence or other use allowed in the district;
 3. Be of a size and scale similar to other structures in the neighborhood; and
 4. Have acreage, **yards**, **frontage**, **coverage** and **setbacks** sufficient to allow the proposed structure to meet the dimensional requirements for the district in the event that the property is subdivided in the future.

Section 4.16 Mixed Uses

In designated districts, more than one use may be permitted within a single building or on a single lot subject to site plan and **conditional use** review, provided that:

- A. Each of the proposed uses is allowed as a permitted or **conditional use** in the district in which it is proposed.
- B. The combined uses shall meet all applicable standards for the district in which the mixed use is proposed, including **setbacks**, **frontage**, **side yards**, lot **coverage**, lot size, and parking.

Section 4.17 Mobile Homes, Modular Housing, Prefabricated Housing

Pursuant to 24 V.S.A. § 4412(1)(B), a **mobile home** shall be considered a **single-family dwelling** and shall meet the same zoning requirements applicable to **single-family dwellings**, except when unoccupied and displayed in a **mobile home** sales establishment or allowed as a temporary structure under these regulations.

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- (3) Meet the requirements of subsection (C)(3)-(7), above.
- (4) The permit shall clearly state that the cottage industry is a home-based business that is accessory to the principal residential use, and shall be retained in common ownership and management. A home based business may be subdivided and/or converted for sale or use apart from the residential use only if it meets all current municipal and state regulations and bylaws pertaining to such use, including all density, dimensional, and other requirements for the district in which it is located. Separate permits shall be required as appropriate prior to subdivision, sale and/or conversion.

Section 3.12 Home Child Care Facilities

In accordance with the Act [§44412(5)], a home child care facility serving six (6) or fewer children on a full-time basis and an additional four (4) or fewer children on a part-time basis that is conducted within a single-family dwelling by a resident of that dwelling who is licensed or registered by the state for child care, shall constitute a permitted single-family residential use of the property. A zoning permit shall be required. See Section 3.7 Day Care Facility for care of more than six (6) children full-time in the home and nonresidential facilities.

Section 3.13 Kennels

- (A) Within designated zoning districts, commercial kennels for the raising and/or boarding of dogs and/or small house pets is permitted with conditional use approval of the Development Review Board in accordance with Section 5.3, and with the following:
 - (1) All dogs/pets must be provided with enclosed shelters designed and constructed to minimize sound as measured at the property boundaries.
 - (2) The operation of the kennel shall meet all performance standards set forth in Section 4.10, including those related to noise and odor.
 - (3) Additional setbacks and/or lot area may be required to minimize the impact to neighboring properties.

Section 3.14 Mixed Uses

- (A) In designated districts, more than one use may be permitted within a single building or on a single property subject to conditional use review in accordance with Section 5.3 and the following provisions:
 - (1) Each of the proposed uses is otherwise allowed as permitted or conditional uses in the district in which the mixed use is proposed.
 - (2) The combined uses meet all applicable standards for the district in which the mixed use is proposed, including minimum setbacks and frontage, maximum lot coverage and minimum lot size.
 - (3) The mixed use meets all applicable dimensional standards set forth in Article 2, and all general provisions contained in Article 4, including parking requirements under Section 4.9 based on the cumulative parking demand for the various proposed uses.

AGENDA ITEM

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PLANNING COMMISSION PROJECTS

<u>Project</u>	<u>Last Action Taken</u>	<u>Current Status</u>	<u>Next Steps</u>
Town Plan Amendment – Energy	2/13 Hearing opened, PC requested LUA to break out General Standards from the Solar Standards and to add a Wind Standards section. 6/12 Hearing continued to 7/10.	Waiting on LUA to make changes as time allows.	Review LUA’s changes, vote on adoption, if in favor warn hearing for SB review.
Zoning Bylaws Amendment – Use Tables & Definitions	Town Manager scheduled a SB hearing for 8/7.	Waiting for SB to hold hearing on 8/7.	Wait for vote from SB.
Zoning Bylaws Amendment – PUD Review	Not in hearing, PC requested LUA to format a PUD standards table based on district.	Waiting on LUA to make changes as time allows.	Review LUA’s changes, discuss further. Once finalized, warn bylaw amendment hearing.
Subdivision Review – Ascutney Market	5/23 ZBA open and closed hearing for variance request.	Waiting for decision to be issued by 7/7.	If ZBA votes in favor of the applicant, they would apply for a Final Plat Review by the PC.
PUD Review – Habitat for Humanity	6/26 PC held Combined Hearing with ZBA. More information was requested from the applicant and a legal opinion was requested from Town Counsel.	Hearing is scheduled to be continued on 7/10.	Applicant will get requested information for review, LUA will get legal opinion from Town Counsel.
Aquifer Protection Overlay District	Asked MARC to update Zoning Map to show overlay district.	Waiting on MARC to make changes to map.	Amend Sec. 2.3.1 and 4.1 of TP.