



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 24, 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 – July 10, 2023
-
6. **PUBLIC HEARING** – **Combined Hearing continued:** Habitat for Humanity PUD Project
 7. **PUBLIC HEARING** – **Town Plan Amendment – Energy Section:** No changes
 8. **Sketch Plan Review:** Daniels Subdivision, 1st meeting
 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, August 14, 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, July 10, 2023 6:30 PM

Planning Commission Members Present:

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

Ryan Gumbart, Land Use Administrator

ZBA Committee: Todd Hindinger, Grace Knight, Kelly O'brien,

Attendees: Jeff & Lisa Slade, Carl Wyman, Darrin Spaulding, Michael Supranowitz, Andrew Grimson, Brian Bosenberg, Julie Levy, John Heath, Joe Denny, Jason Rasmussen

Online Attendees:

1. Call to Order made by Paul Tillman, Chair 6:30 pm.
2. Agenda Review
No Changes
3. Comments from the Chair and Land Use Administrator
None
4. Comments from Citizens regarding items not on the agenda.
None
5. Approval of Meeting Minutes – June 26, 2023

Howard Beach made a motion to approve the minutes from June 26, 2023 with corrections as needed.

Michael Todd – 2nd

Discussion – Note that the minutes included the minutes from ZBA portion of the hearing as well as the Planning Commission.

Need to add Carl Wyman to the attendees.

Vote – 4 aye

1 absent (Joseph Bublat had not arrived at this time)

6. Public Hearing – Continuation Combined Hearing: Habitat for Humanity PUD Project started at 6:37 pm

Please see posted ZBA Minutes for hearing.

Joseph Bublat made a motion to continue the hearing to Monday July 24, 2023 at 6:30 pm.

Howard Beach – 2nd

No further discussion

Vote – unanimous

ZBA Members left for the remainder of the Planning Commission meeting.

7. Public Hearing – Town Plan Amendment – Energy Section – No change

Paul Tillman made a motion to continue the public hearing to Monday July 24, 2023 at 6:30 pm.

Michael Todd – 2nd

No further is discussion

Vote - unanimous

8. Mt. Ascutney Regional Commission – Discussion on collaboration

Jason Rasmussen was in attendance to discuss how he could help the Planning Commission and Land Use Administrator with some projects. Ryan made some suggestions regarding help with the following projects:

- Aquifer Overlays – Ryan and Howard will discuss further with Jason
- Scenic Areas
- Energy Section
- PUD Language
- Flood Plains
- Conservation District
- Future Land Use Map

9. Zoning Bylaw Discussion - tabled

10. Any other business that can be legally discussed

- Public hearings
 - PUD
 - Town Plan
- Mt. Ascutney Regional Commission projects
- Bylaws

11. Adjourn

Michael Todd made a motion to adjourn at 8:45 pm
Paul Tillman– 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

BLANK

Zoning Board of Adjustment &

Planning Commission

July 10, 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 Brian Clancy, Andrew Grimson, Brian Bosenberg, Julie Levy, Jeff and Lisa Slade, Kelly O'Brien, John Heath, Jack Kauders, Jason Rasmussen, Joe Denny, Darrin Spaulding, Carl Wyman, and Michael Supranowitz.

2. Call to order

Paul Tillman called the meeting to order at 6:31 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 26, 2023

Howard Beach made a motion to approve the minutes of June 26, 2023 with corrections. Mike Todd seconded it. All were unanimous. The motion passed.

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

Paul Tillman opened the hearing at 6:37. Darrin Spaulding, Jason Rasmussen, and Jack Kaunders affirmed. Andrew Grimson did not remember everything that was needed on the site plan. Todd Hindinger stated that the Zoning Board will let them know when they do the site plan review. They will go through each condition and give exactly what is needed. He can give that information to Ryan Gumbart. He can show you a recent site plan review which has each item listed.

Andrew Grimson would like the variance to be tabled because they are still in discussion about purchasing the grange. Again, if they could increase the footprint that would be good for them. Paul Tillman stated that the footprint next to the other property's boundary line needs to stay the same, but you could increase it further into your property. Mike Todd stated that the Planning Commission could change the setback requirement. In regards to the variance, Ryan Gumbart stated that if it is against the Town Plan, they can't modify it. They will need to say specifically how the setback would fit.

Exhibit # 13 (2 pages) is a letter to the Town Manager from Chief Daniels dated July 10, 2023 in regards to growth in the Town of Weathersfield. Exhibit #14 is a letter from Brandon Gulnick, Water District Manager, to the Planning Commission and the Zoning Board dated July 10, 2023 in regards to this project. Exhibit # 15 (2 pages) is the response from the Town's attorney to the questions from the Planning Commission and the Zoning Board from the last meeting.

The Board and Commission went over the Town attorney's responses to their questions. Paul Tillman stated that a single principal use is a PUD/PRD. You can have up to six units there. Mike Todd stated that six units is based on the zoning district. This is a 2.4 acre parcel and could have twelve units. Grace Knight wanted to know where in 2.5.1 a PUD is an allowable use. Ryan Gumbart stated that in 2.5.1 it can be a conditional use. The PUD process is both, but the conditional use is the Zoning Board. Lisa Slade stated that what you are saying is that on one acre lot it could have one building for six families. Ryan Gumbart stated that if it was not a PUD, it could be a multi-family unit and they could subdivide the 2.4 acres. There could be two buildings with six families in each. Todd Hindinger stated that the PUD decision will be for the Planning Commission. Without the PUD, it could have two multi-family dwellings which would allow up to twelve families.

Mike Todd stated that a PUD/PRD is totally different. It is not connected to another principal use. This is the principal use. He stated that according to the density calculation for the total number of buildings, this can be developed. Todd Hindinger stated that in the use table a multi-family dwelling is for four to six families. He personally is taking an issue on how density is being used on this parcel. The PUD allows us to have the same density without doing a subdivision. He wonders how it can be done on this parcel.

Ryan Gumbart read the lawyers definition of units and how it gets applied. Paul Tillman stated that PUD's don't allow for modification of density. Mike Todd stated that they could have eight

separate family units. Ryan Gumbart stated that it does not say you have multiple structures in a PUD. Howard Beach stated there could be a multi-family dwelling within three to six units, but it does not mean you can put separate units on this. Paul Tillman stated that the application is for a 2.4 acre lot with multiple buildings on it (one single, two duplexes, and a triplex). The structure number is the issue, not the density.

Grace Knight stated that on page 94, it states that planned residential development gives the Commission and the Board the opportunity to decide what is most appropriate for that land. Mike Todd stated that according to the attorney's answer for question #2, the land area for the PUD becomes its own mini zoning district. Paul Tillman stated that this will set a precedent and the Board and Commission need to make the right decision. This is the first PUD and it is a small lot. Howard Beach stated that on a one acre lot there is one dwelling per lot, unless you do a PUD. Ryan Gumbart stated that there is one principal use for a one acre lot. Mike Todd stated that this is a PUD and could do up to six houses per one lot. Todd Hinderger stated that this PUD is doing a single family home, a two family dwelling, and a three family dwelling. There are no such things as multi-family dwellings. One dwelling inscribed to each of the one acres. Paul Tillman stated that there are three parcels there if they own all of it, even though one parcel is .02 acres. Andrew Grimson stated that they do not want to have two one acre lots and do six multi-family units per lot.

Paul Tillman stated that a multi-family dwelling could have two families in it. There could be two separate buildings with a breezeway connecting them. We have to use what is being presented to us. Todd Hinderger stated that when the Zoning Board makes a decision, they draft it up and will send the language among themselves for editing. Then they will have a final decision. Paul Tillman stated that after they close their meeting, they make their decision as to yes or no. Then they will look at everything and follow up with a mylar and note other permits on the mylar.

Andrew Grimson stated that a 10,000 gallon water tank for fire safety would be a financial hardship. He wanted to know if it was a private water tank or public. Darrin Spaulding stated that at a Select Board meeting he did say 5,000 gallons, but he now knows there are more families. He stated that in 1981, there was a three storey six apartment building that burnt down, In 1996, there was a three story five apartment building that burnt down. The fire department did some forward thinking in regards to water supply. Weathersfield School, Getaway Campground, Mormon Church, and Wragg Brothers each have a 10,000 gallon tank. The fire department has a 2,000 gallon tank. Running Bear has an 8,000 gallon tank. Daniels Construction has two 10,000 gallon tanks. When the motel burned a few years ago, we went through 300,000 gallons of water for that fire. If water is available on site, it helps us. The Mormon Church would be the closest to this parcel (2/10 of a mile). We would need 1,200 feet of hose to reach this property. He is looking at safety and water at the scene. All tanks in the vicinity can be used to put out a fire. Paul Tillman stated that in going forward the Commission and Board need to figure out this water

tank topic. Darrin Spaulding stated that there is no calculation for it. He has not seen the plans for this project. If there is not a tank there, the fire could spread to other properties in the vicinity.

Carl Wyman stated that he does not have a water tank at his property. His concern is that it is not about fire suppression, more police, etc. He wants it to be fair and equitable. In an environmental court, it has to be in the Bylaws. We are creating an unfair system. This could be challenged with the Environmental Board. He thinks that there needs to be something that is measurable. Darrin Spaulding stated that some of the larger homes in town have asked to have a pond instead of a water tank. Then the Town has the right to put in a dry fire hydrant at the pond. Once the tanks are put in, the fire department takes over the painting and fixing of the head. He stated that the tank has a warranty on it and so far only one tank has had to be replaced by the property owner. John Heath wanted to know if they could do a pond. Darrin Spaulding stated that they could, but the soil on this parcel is very sandy. Paul Tillman stated that there are regulations in the Bylaws in regards to ponds. Carl Wyman stated that there are no guidelines or regulations in regards to water tanks, so there is no correct answer. Mike Todd asked Jason Rasmussen if he knew of any language in other towns near us in regards to this matter. He stated that he does not. Darrin Spaulding stated that their current tanker can hold 2,400 gallons of water. The new one coming in September/October will be able to hold 3,200 gallons. Andrew Grimson wanted to know when it would stop being an expense to the developer and be a public fire support system. Darrin Spaulding stated that fire departments in the area have gone from two trucks down to one so that makes it difficult too.

Mike Todd asked Andrew Grimson about the water pipe along Route 5. Andrew Grimson stated that it is currently six inch piping. Darrin Spaulding mentioned that the fire department can not use that water. Ryan Gumbart stated that there are State and local standards for fire safety in effect. Todd Hindinger stated that this is not a standard that we have. The Zoning Board would look at adverse effects on the community and if there is an impact that we need to be aware of. Paul Tillman stated that the police chief did say that this will have an undo adverse effect. The Committee and Board discussed Chief Daniels letter. Andrew Grimson stated that they have not hired an engineer. Todd Hindinger stated that it's implicit that we are talking about single family, two family and multi-family dwellings. There can be separate, individual, and detached to get twelve dwellings. Jason Rasmussen stated that follow your attorney in regards to density and standards (5.5.4 and 5.5.6) with lots. When you look at 5.5.6 C can modify zoning districts in regards to buildings.

Joseph Bublat made a motion to continue this Zoning Board and Planning Commission hearing to July 24, 2023 at 6:30 PM. Howard Beach 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



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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.

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"/>	Town Hall	<u>June 7, 2023</u>
<input checked="" type="checkbox"/>	Ascutney Post Office	<u>June 8, 2023</u>
<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>
<i>See district use table in Zoning Bylaws</i>	
<input checked="" type="checkbox"/> Change of Principal Use	<input type="checkbox"/> Minor Structure
<input checked="" type="checkbox"/> New Principal Structure	<input type="checkbox"/> Agricultural Structure
<input type="checkbox"/> New Accessory Use	<input type="checkbox"/> Residential Care or Group Home
<input type="checkbox"/> New Accessory Structure	
<input checked="" type="checkbox"/> Alterations to Existing Structure	
<input checked="" type="checkbox"/> Planned Unit Development (PUD)	
<input type="checkbox"/> Subdivision	
<input type="checkbox"/> Boundary Line Adjustment	
<input type="checkbox"/> Highway Access	
<input type="checkbox"/> Zoning Board Use Determination	

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

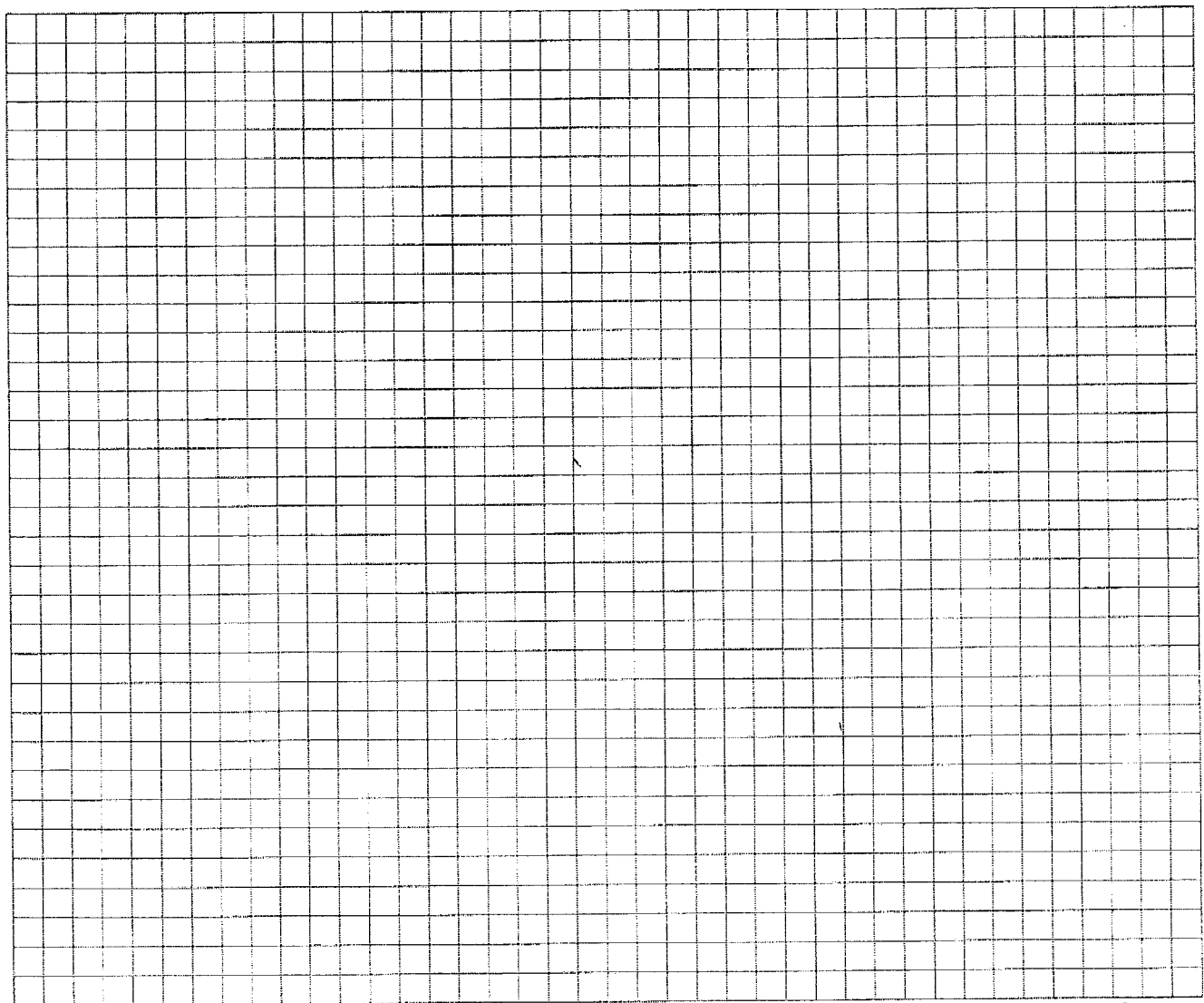
Site Plan Sketch

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

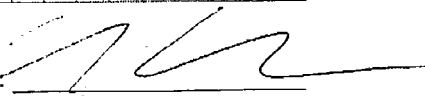
- north arrow;
- all property lines;
- shape, size and location of all existing and proposed structures (principal and accessory) on the property with measurements to the closest property boundary lines;
- identify the structure uses;
- location of septic/sewer, water, and power utilities;
- identify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

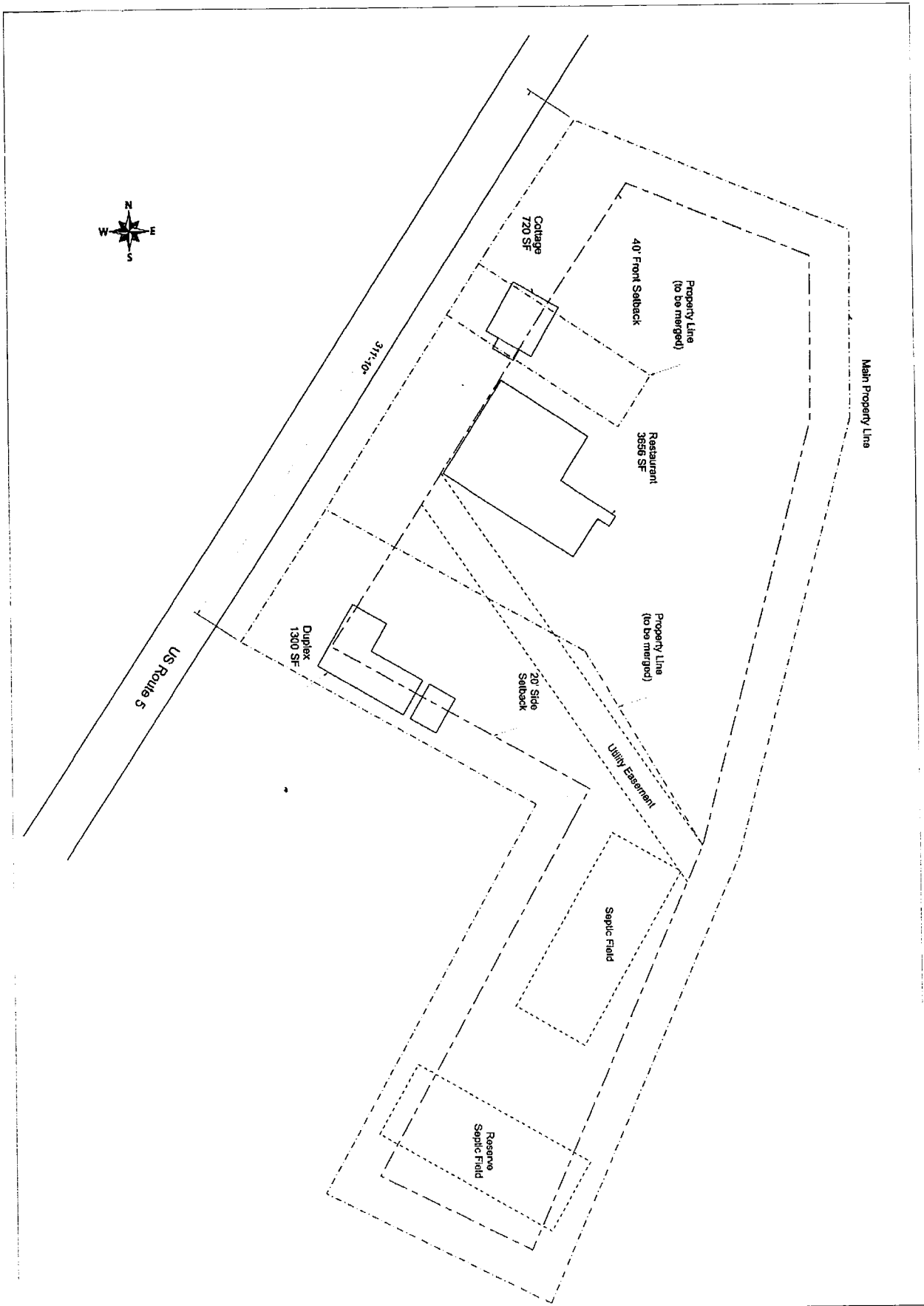
In October 2022, UVHFH purchased 5711/5803/5805 US Route 5, formerly a restaurant / night club with ancillary residential units. The site is approximately 2.2 acres and has three structures, ranging from very poor to fair condition. The property is in the Ascutney village district, with easy access to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

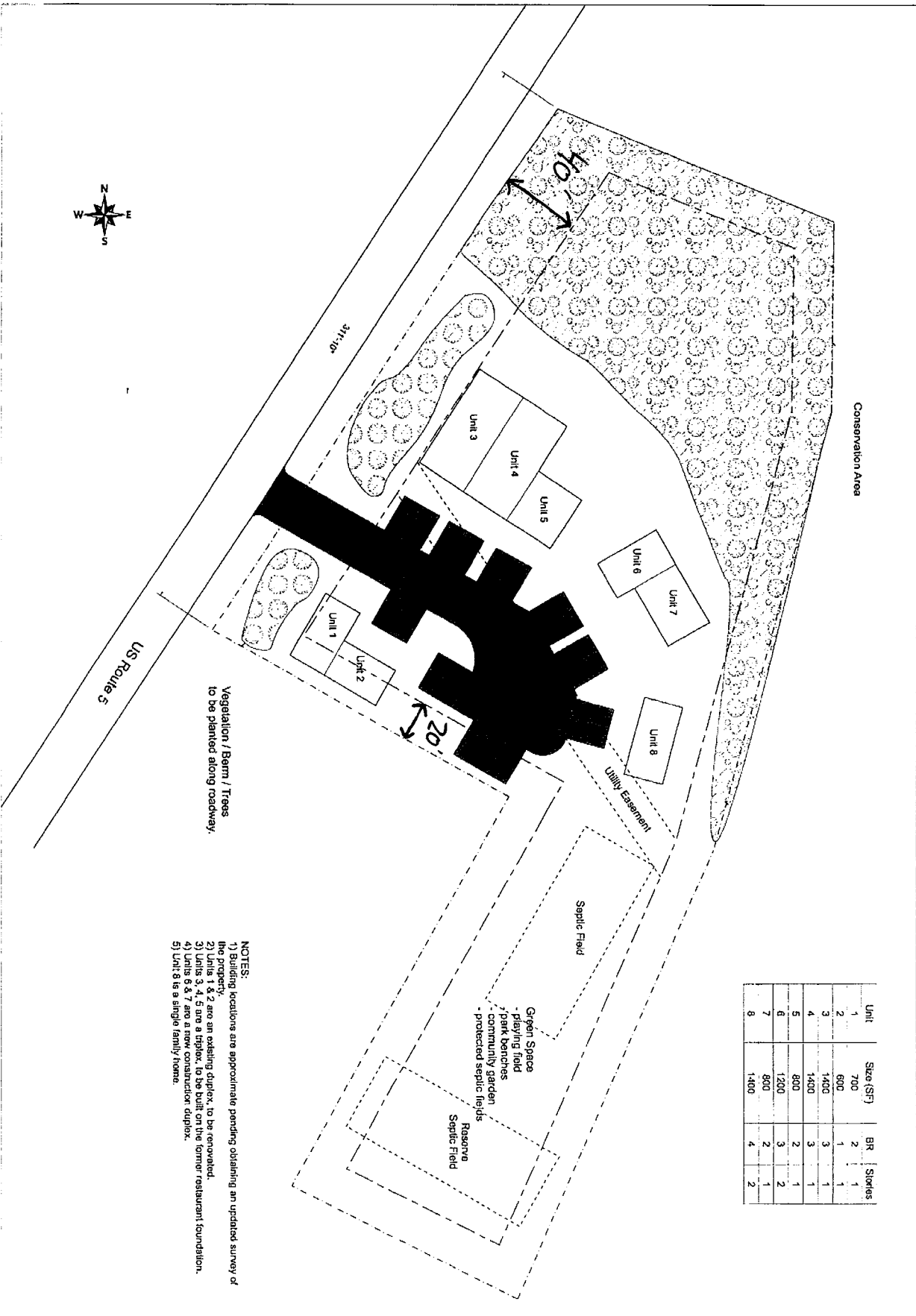
DRAWN BY
A. Grinson

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'

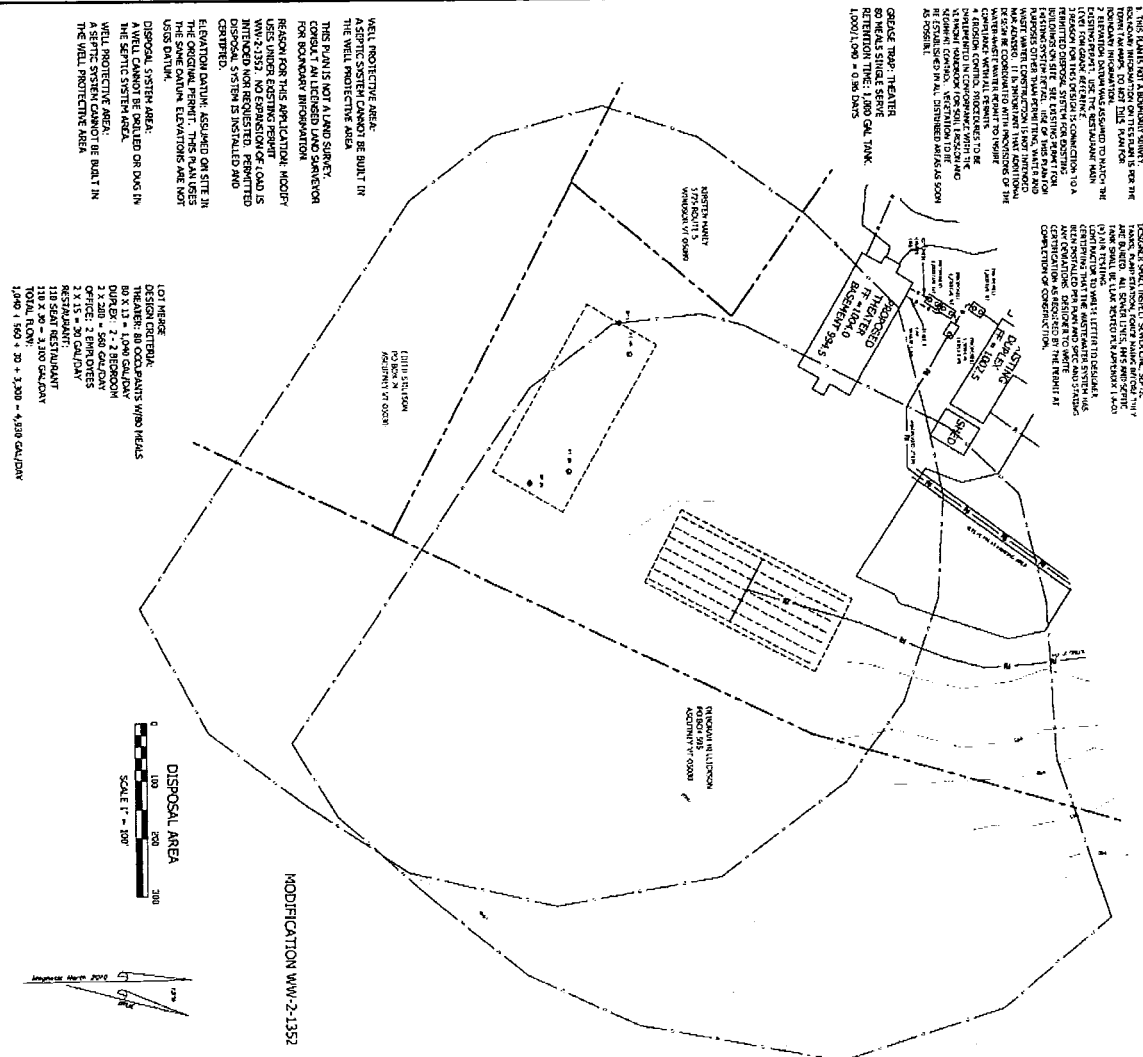
Upper Valley Habitat for Humanity
PO Box 1038
White River Junction, VT 05001
Cell: 603-667-3063

GENERAL NOTES

1. THIS PLAN IS NOT A BIDDING DOCUMENT. IT IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND OTHER AGENCIES.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL HEALTH DEPARTMENT AND OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND OTHER AGENCIES.

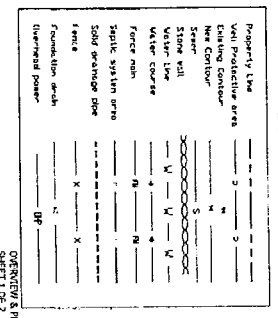


MODIFICATION WW-2-1352

SYSTEM SPECIFICATIONS

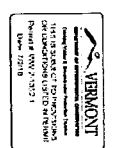
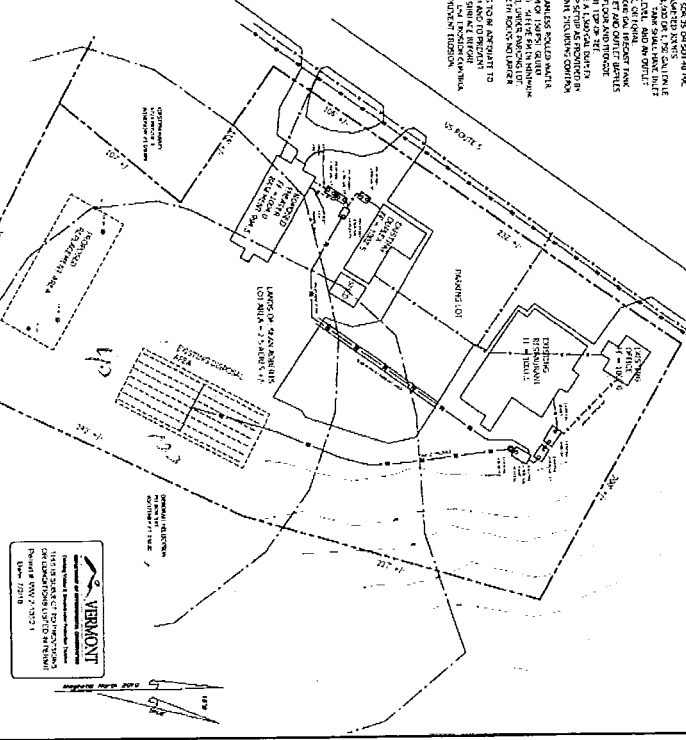
1. ALL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL HEALTH DEPARTMENT AND OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND OTHER AGENCIES.

PARCEL OVERVIEW



LEGEND

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



CONSTRUCTION CERTIFICATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Vermont, do hereby certify that the above described project has been prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Vermont.

SEAN ROBERTS
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 81774

HOGG HILL DESIGN, L.L.C.
 1000 W. 100th St.
 HOGG HILL, VT 05743
 802-441-0000
 LICENSE # 534

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

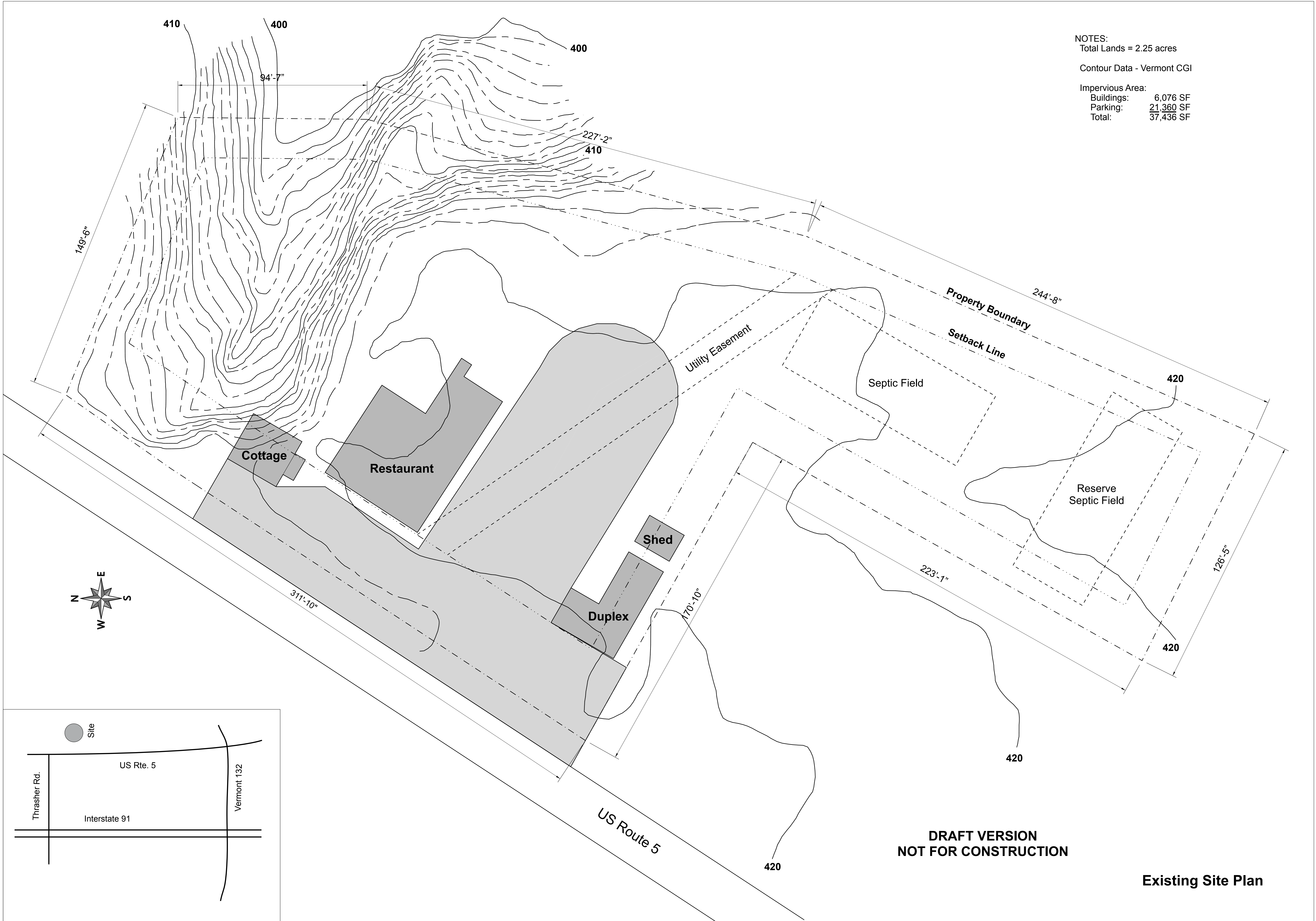
TOTAL 1,030.00

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

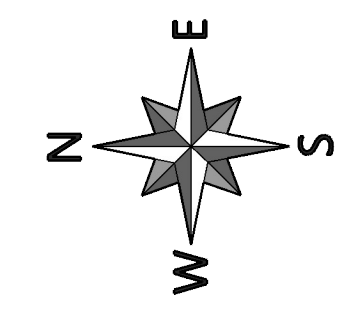
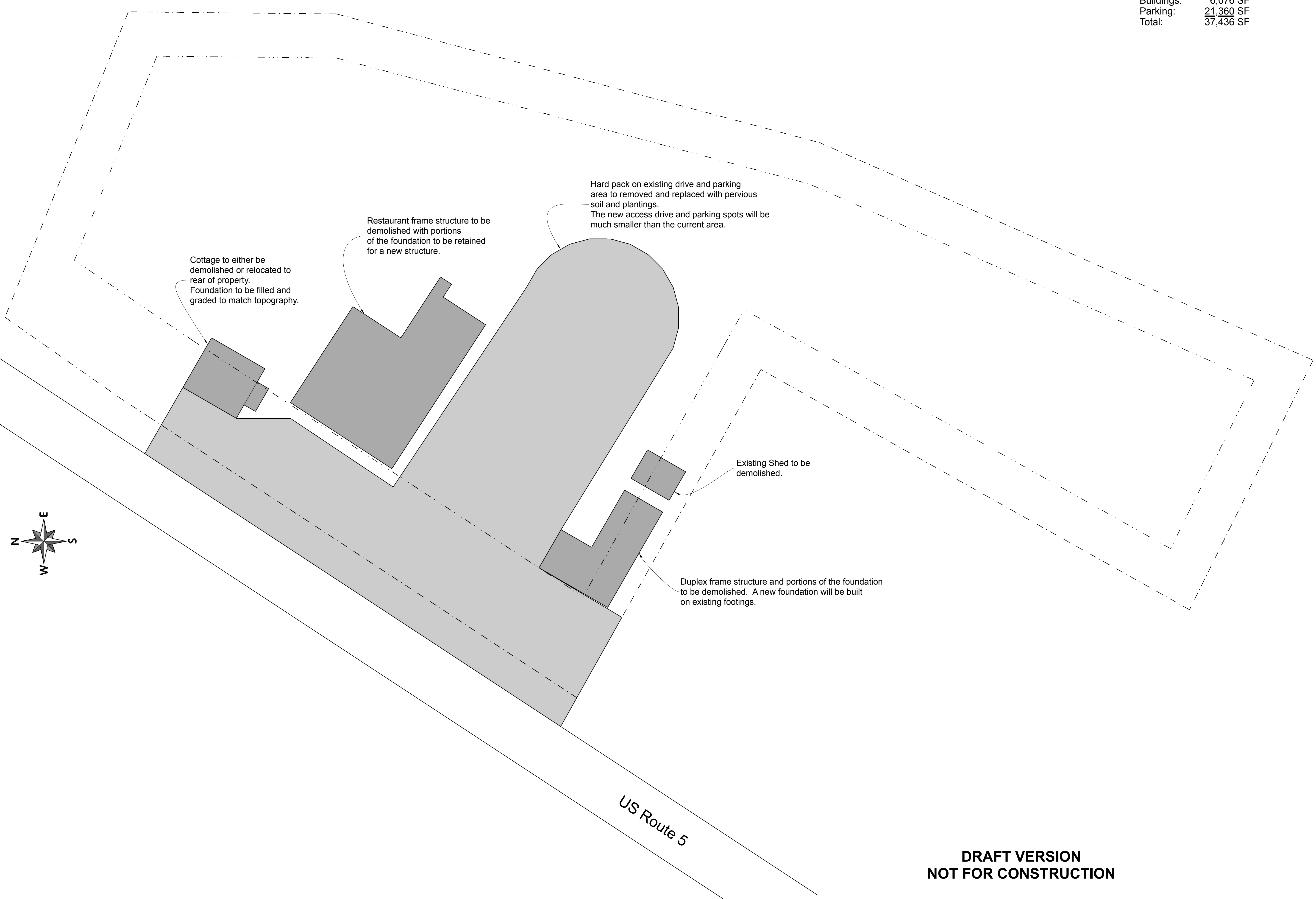
Owner
 Upper Valley Habitat for Humanity
 PO Box 1038
 White River Junction, VT 05001
 802-295-1854

**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: 37,436 SF
 Total: 64,872 SF



US Route 5

**DRAFT VERSION
 NOT FOR CONSTRUCTION**

Demolition Plan

Scale
 1" = 20'

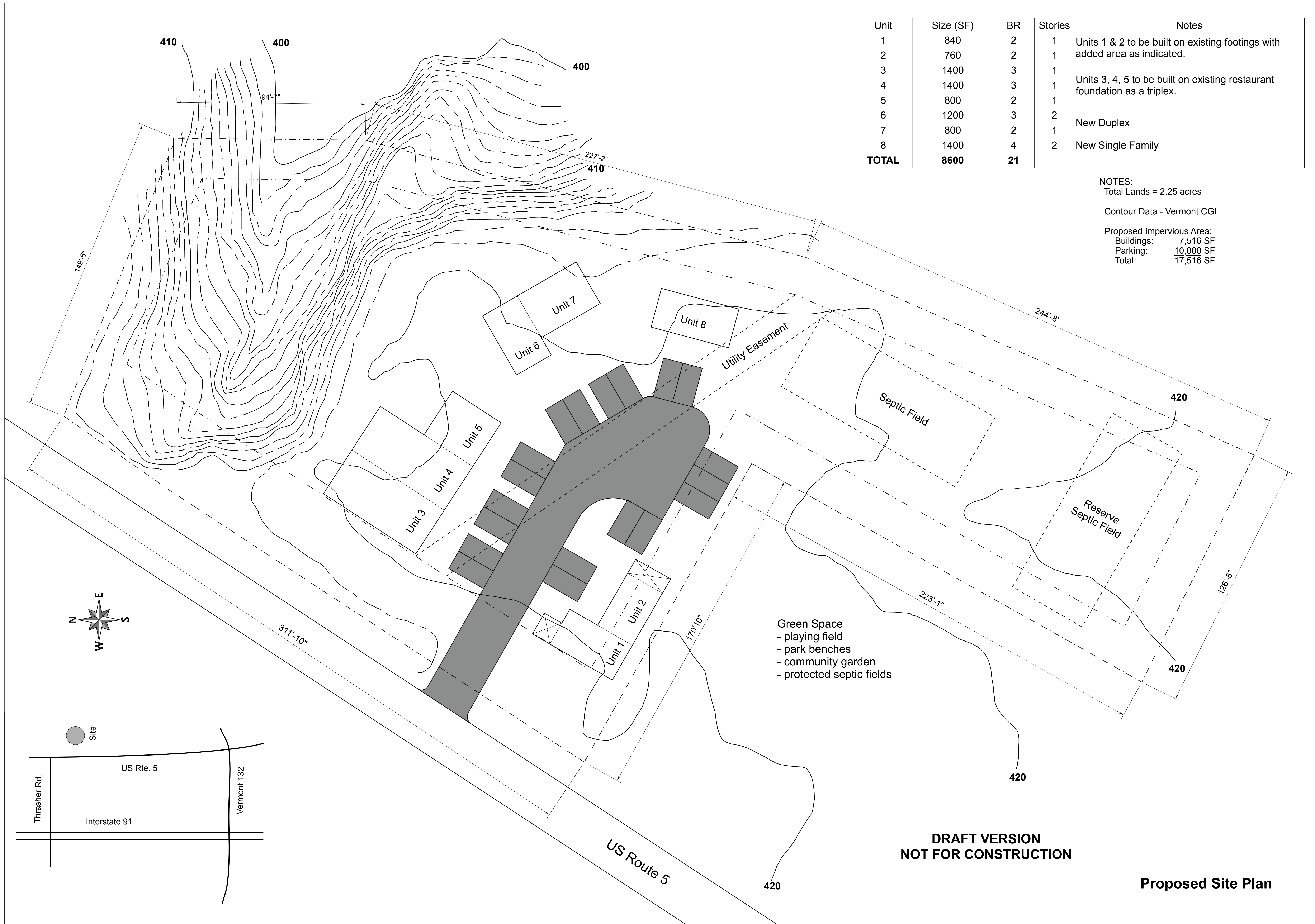
Designer
 Andrew Grimson
 grimsonandrew@gmail.com
 603-667-3060

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**



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

Scale
 1" = 20'

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

Revision 00
 26 June 2023

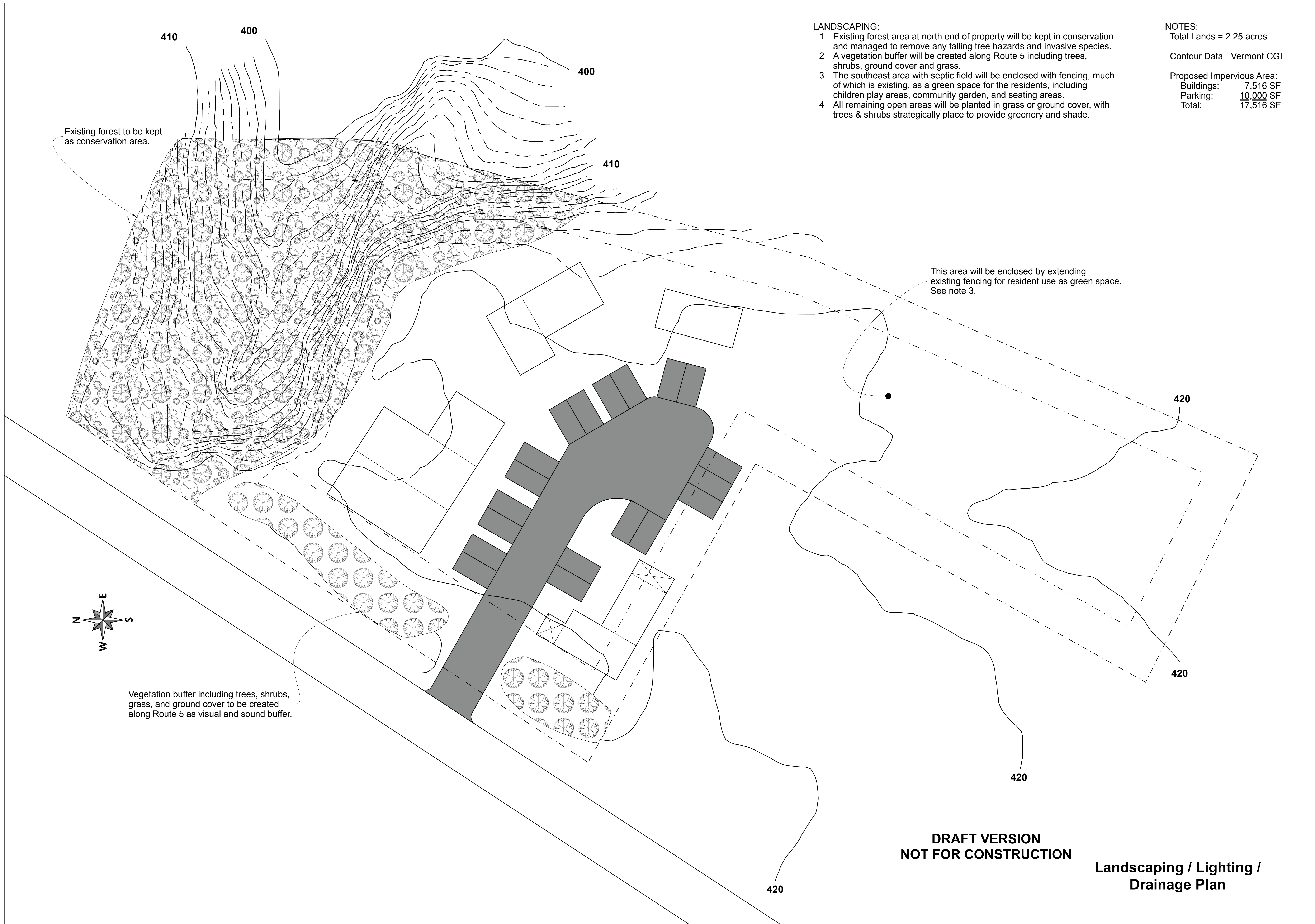
Project Address
 5771 / 5803 / 5805 US Route 5
 Ascutney, VT

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**

Proposed Site Plan



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.

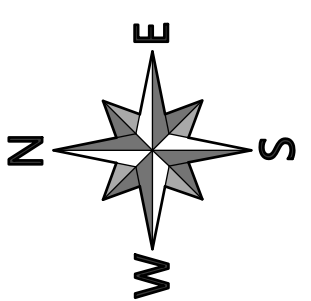
NOTES:

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

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.

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**

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

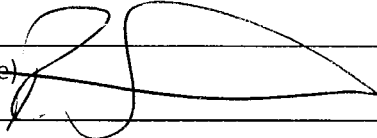
Please present this sheet to each of the department heads listed below. Explain your project fully to each department and request their signature on the appropriate line(s). Return it to the Zoning Administrator as part of your application. Contact information is on the last page.

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

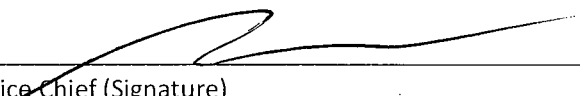
I recommend the following condition(s) to mitigate the impact: _____

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

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: _____

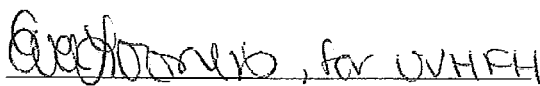
Building Location - District requirement: _____
Modification: _____
Purpose: _____

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.

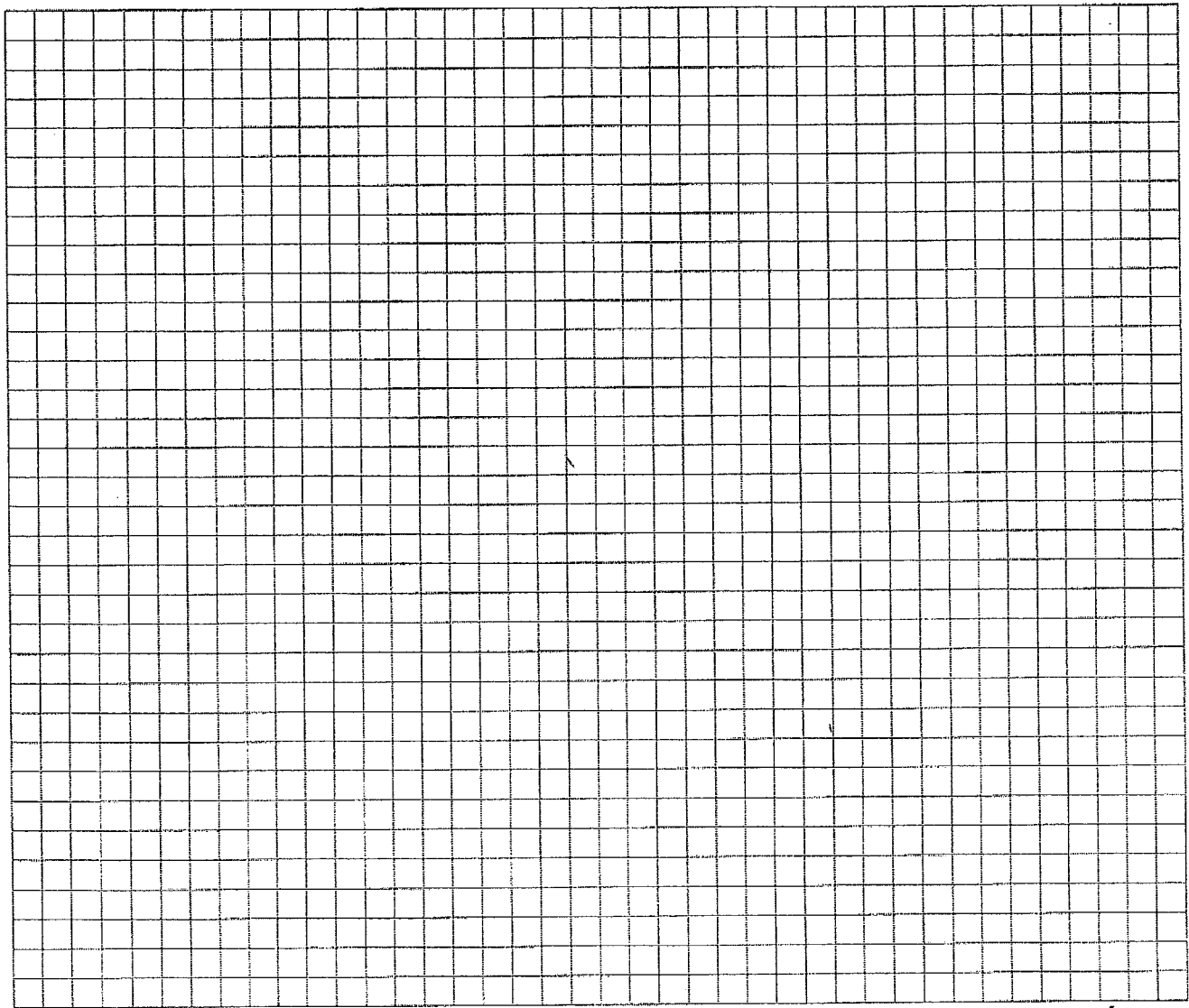
Site Plan Sketch

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

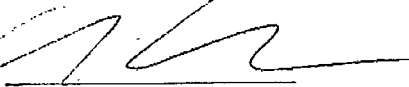
- north arrow;
- all property lines;
- shape, size and location of all existing and proposed structures (principal and accessory) on the property with measurements to the closest property boundary lines;
- identify the structure uses;
- location of septic/sewer, water, and power utilities;
- identify 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.

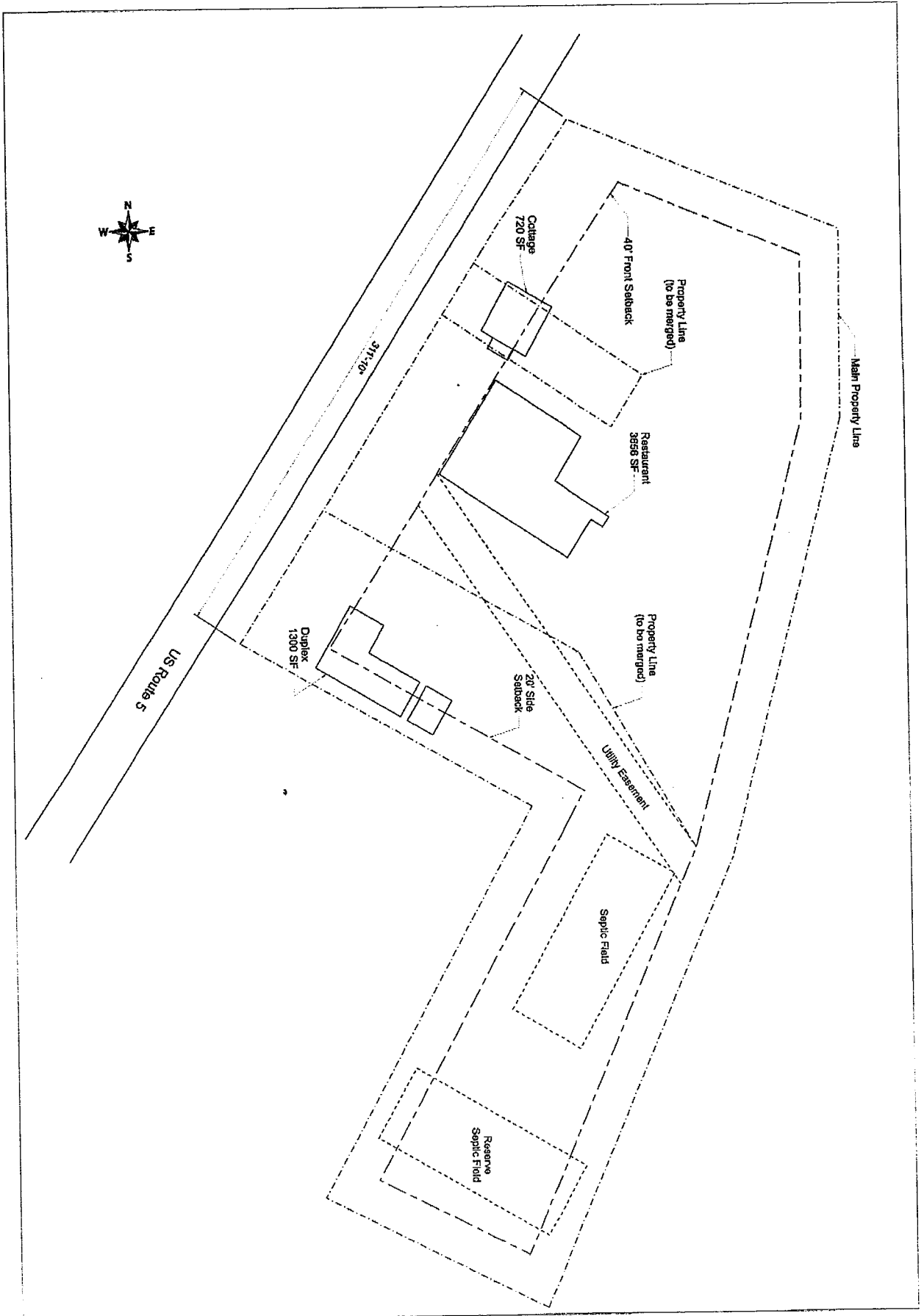
In October 2022, UVHFH purchased 5711/5803/5805 US Route 5, formerly a restaurant / night club with ancillary residential units. The site is approximately 2.2 acres and has three structures, ranging from very poor to fair condition. The property is in the Ascutney village district, with easy access to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

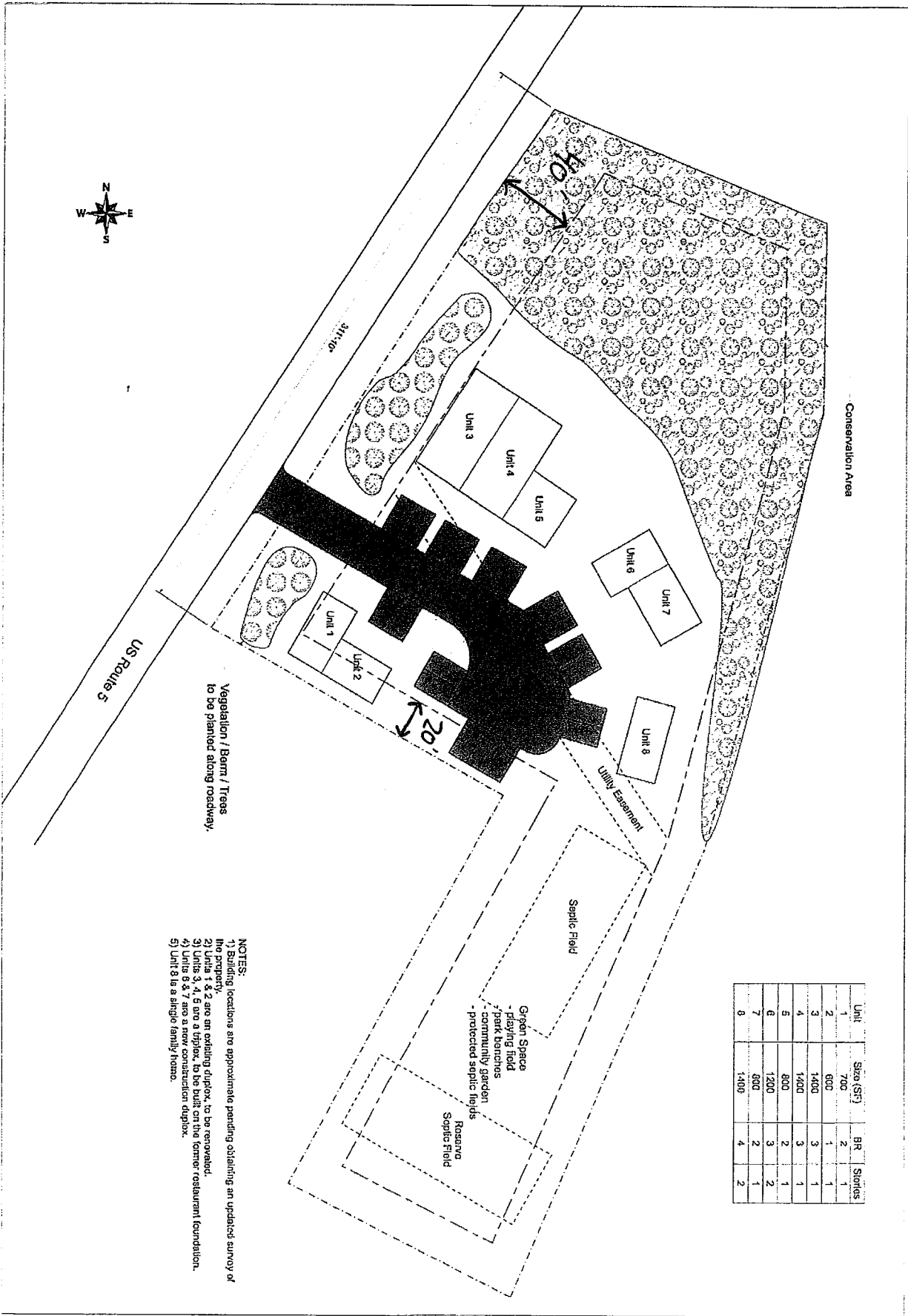
Existing Site

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



Unit	Size (SF)	BR	Stories
1	700	2	1
2	800	1	1
3	1400	3	1
4	1400	3	1
5	800	2	1
6	1200	3	2
7	800	2	1
8	1400	4	2

- 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.

Vegetation / Biom / Trees to be planted along roadway.



Proposed Site Plan 8 Units

ISSUE
01 March 2023
DRAWN BY
A. Grimson

PROJECT
5771 / 5303 / 5305 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

A.02

GENERAL NOTES

1. THIS PLAN IS NOT A CONTRACT DOCUMENT. THE CONTRACT DOCUMENTS SHALL BE THE CONTRACT DOCUMENTS AND THE SPECIFICATIONS. THE CONTRACT DOCUMENTS SHALL BE THE CONTRACT DOCUMENTS AND THE SPECIFICATIONS. THE CONTRACT DOCUMENTS SHALL BE THE CONTRACT DOCUMENTS AND THE SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

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CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODES (IMC).

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODES (IMC).

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4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODES (IMC).

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODES (IMC).

SYSTEM SPECIFICATIONS

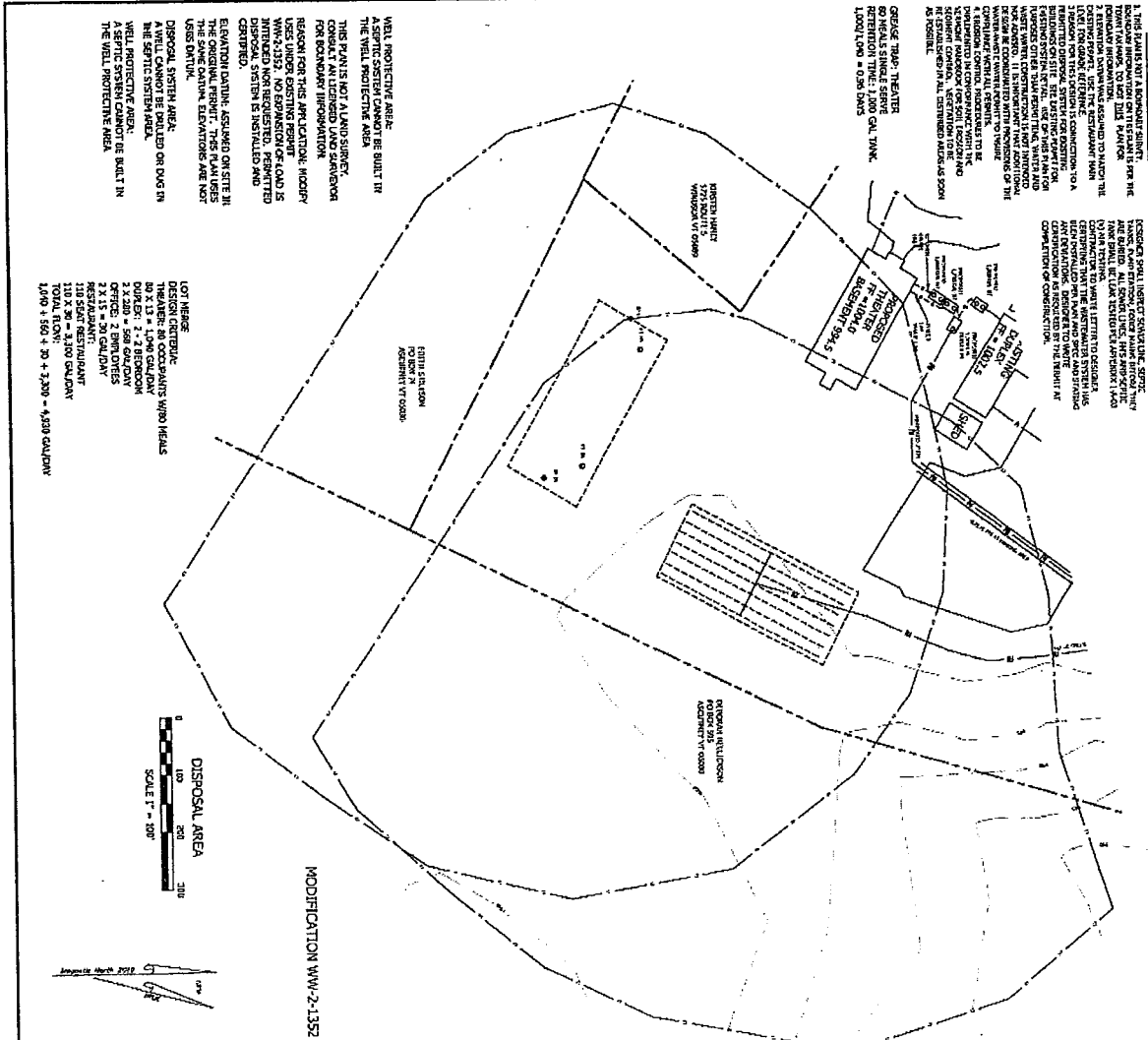
1. THE SEWAGE TREATMENT SYSTEM SHALL BE DESIGNED TO TREAT ALL SEWAGE FROM THE BUILDING AND TO DISCHARGE THE TREATED EFFLUENT TO THE SEWER MAIN.

2. THE SEWAGE TREATMENT SYSTEM SHALL BE DESIGNED TO TREAT ALL SEWAGE FROM THE BUILDING AND TO DISCHARGE THE TREATED EFFLUENT TO THE SEWER MAIN.

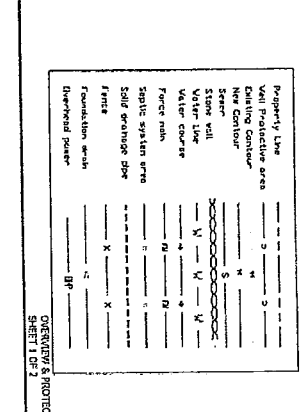
3. THE SEWAGE TREATMENT SYSTEM SHALL BE DESIGNED TO TREAT ALL SEWAGE FROM THE BUILDING AND TO DISCHARGE THE TREATED EFFLUENT TO THE SEWER MAIN.

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5. THE SEWAGE TREATMENT SYSTEM SHALL BE DESIGNED TO TREAT ALL SEWAGE FROM THE BUILDING AND TO DISCHARGE THE TREATED EFFLUENT TO THE SEWER MAIN.



MODIFICATION WW-2-1352



PARCEL OVERVIEW

LEGEND

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

OPERATOR'S PROTECTION SHEET 1 OF 2

SEAN ROBERTS
 DESIGNER
 HOGG HILL DESIGN, LLC
 1000 W. 10th St., Suite 100
 Lincoln, NE 68502
 Phone: (402) 441-0000
 Fax: (402) 441-0001
 Email: sean@hoggdesign.com

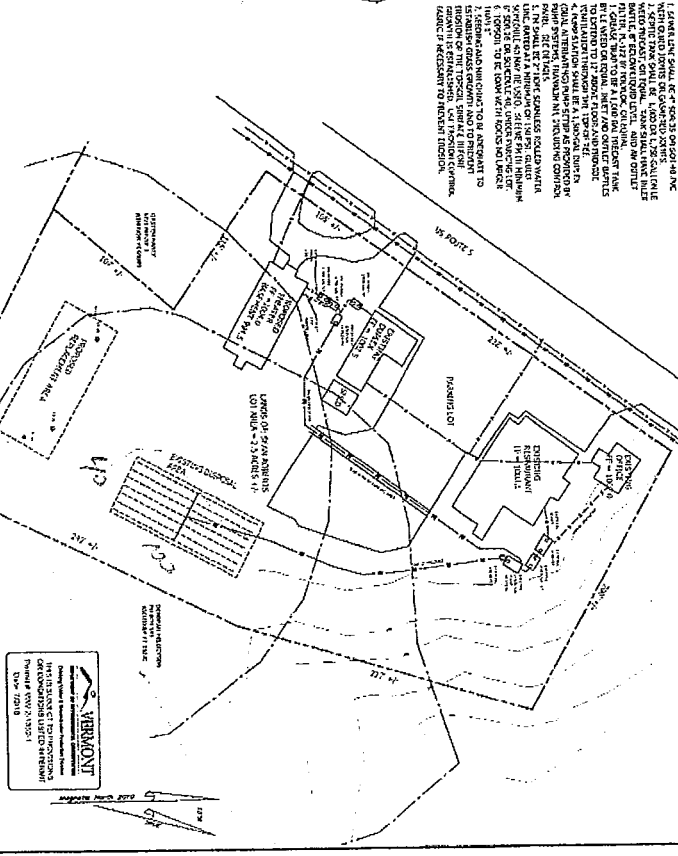
HOGG HILL DESIGN, LLC

CONSTRUCTION CERTIFICATION

I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Nebraska, and that I am the Designer of the above described project. I hereby certify that the design of the project complies with all applicable codes and regulations, and that I have provided all necessary information to the contractor for the proper construction of the project.

Signature: *Sean Roberts*
 Date: 4/24/2018

VERMONT
 State of Vermont
 Department of Professional Regulation
 License No. 2-1352-1
 Date: 04/24/2018



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



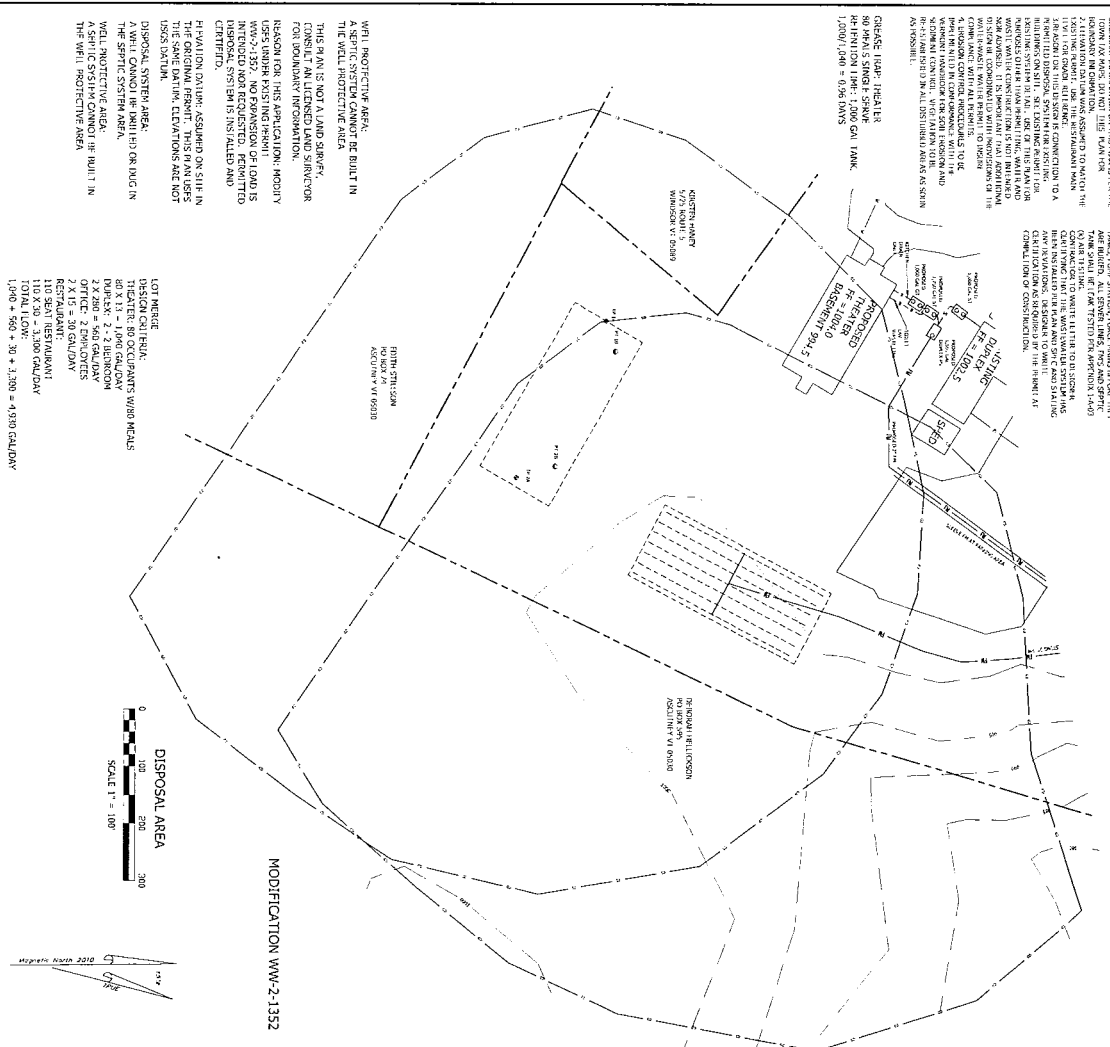
Ascutney Fire District # 2
Manager

GENERAL NOTES

1. THIS PLAN IS NOT A BOUNDARY SURVEY. GRANULAR INFORMATION ON THE PLAN IS FOR THE INFORMATION OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND LOCATIONS OF ALL UTILITIES 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 OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CONSTRUCTION NOTES

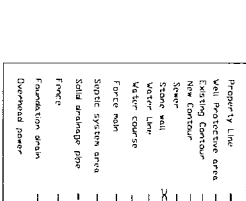
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VTDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



SYSTEM SPECIFICATIONS

1. SEWER LINE SHALL BE 4" DIA. 40' PER FOOT STRENGTH POLYETHYLENE GLASS REINFORCED PIPE (PEH) WITH 125 PSI WALL THICKNESS. THE PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 18" AND SHALL BE PROTECTED BY A 6" THICK CONCRETE SLAB. THE PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 18" AND SHALL BE PROTECTED BY A 6" THICK CONCRETE SLAB. THE PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 18" AND SHALL BE PROTECTED BY A 6" THICK CONCRETE SLAB.

PARCEL OVERVIEW



LEGEND

Proposed 12" Line	---
Well Protective Area	---
Existing Building	---
Proposed Building	---
Street	---
Water Main	---
Force Main	---
Shore System Drive	---
Solid drainage pipe	---
Frame	---
Foundation Slab	---
Drainage Power	---

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

DESIGNER: HOGG HILL DESIGN, L.L.C.
 ADDRESS: 1000 W. BROAD ST.
 CITY: WASHINGTON
 STATE: VT 05674

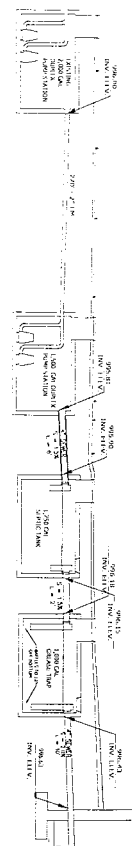
CONSTRUCTION CERTIFICATION

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.

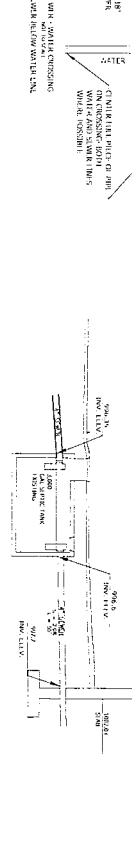
SEAN ROBERTS
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 12345

STATE OF VERMONT
 DEPARTMENT OF CONSUMER AFFAIRS
 1000 W. BROAD ST., SUITE 100
 WASHINGTON, VT 05674
 TEL: 802.533.5500
 FAX: 802.533.5501
 WWW.VT.GOV

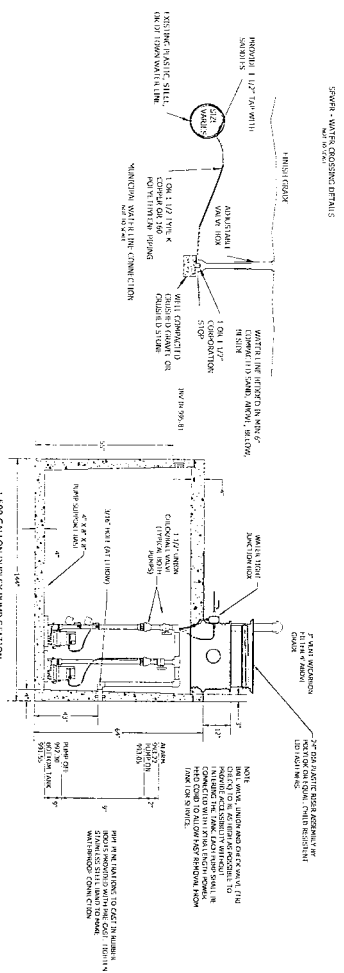
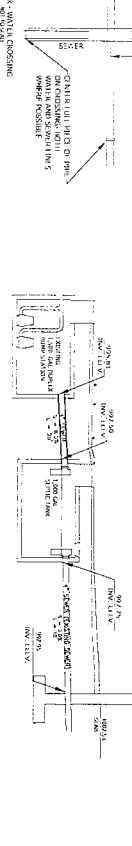
PROFILE - HEATER SYSTEM
NOT TO SCALE



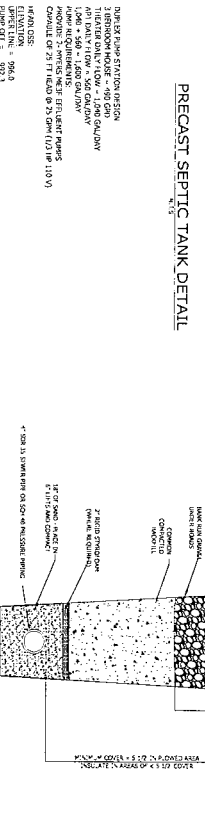
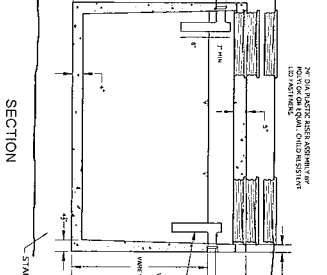
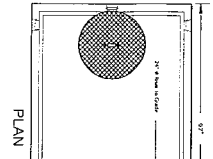
PROFILE - OFFICE SYSTEM
NOT TO SCALE



PROFILE - APARTMENT SYSTEM
NOT TO SCALE



CONTRACTOR TO VERIFY ALL ELECTRICAL AND MECHANICAL WORK IS IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT.



SHEET 2 OF 2 - DETAILS

OWNER: SEAN ROBERTS
ADDRESS: 1890 W 3RD ST
MIDDLEBURY VT 05750
PHONE: 802-249-1111

DESIGNER: HOGG HILL DESIGN, L.L.C.
ADDRESS: 100 BLDG 335
MIDDLEBURY VT 05750
PHONE: 802-249-1111

DATE: 6/18/18

SCALE: 1/8\"/>

VERMONT
Professional Seal
SEAN ROBERTS
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 10001

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.

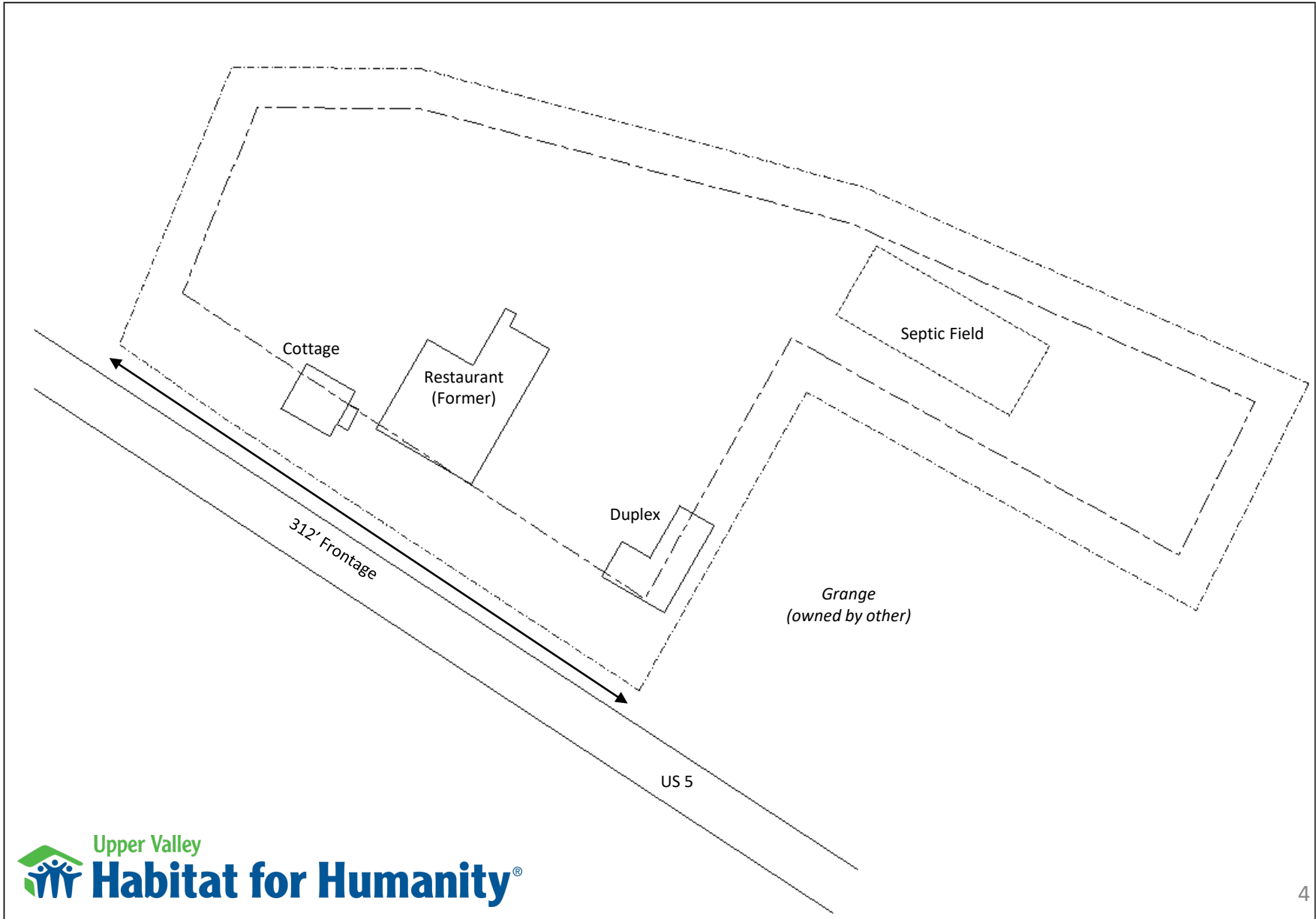
- Founded in 1986 as a Vermont non-profit corporation, operating across the Upper Valley region of Vermont and New Hampshire.
- Partner with households at 50 - 80% of HUD county median income. Additional criteria guide the selection process.
- Homeowners purchase the home, typically with a 0% mortgage.
- 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'

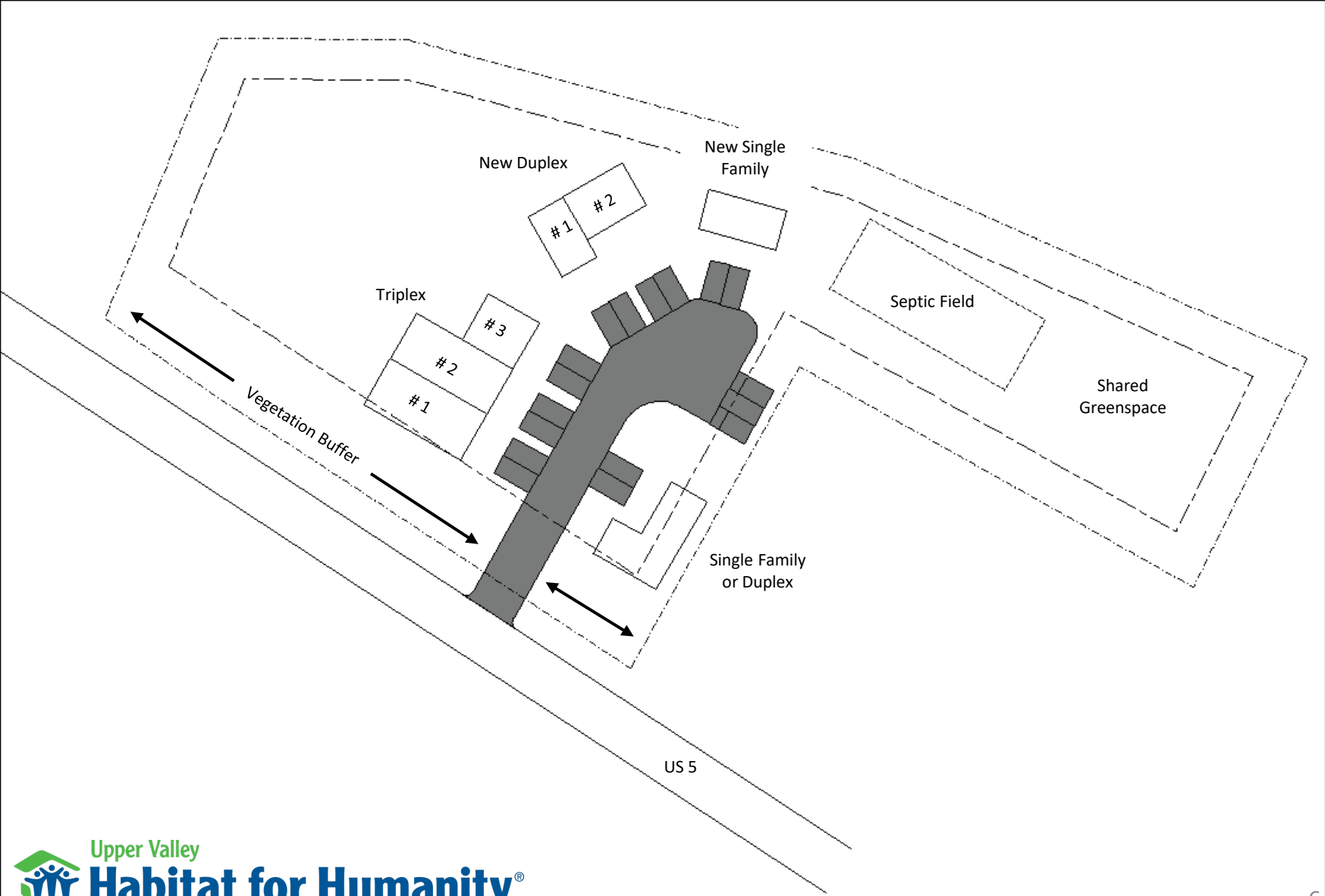
ISSUE
28 November 2022
DRAWN BY
A. Simon

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

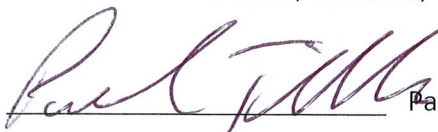
Based on the application, testimony, exhibits, and other evidence, the Planning Commission makes the following Findings:

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>
<i>See district use table in Zoning Bylaws</i>	
<input checked="" type="checkbox"/> Change of Principal Use	<input type="checkbox"/> Minor Structure
<input checked="" type="checkbox"/> New Principal Structure	<input type="checkbox"/> Agricultural Structure
<input type="checkbox"/> New Accessory Use	<input type="checkbox"/> Residential Care or Group Home
<input type="checkbox"/> New Accessory Structure	
<input checked="" type="checkbox"/> Alterations to Existing Structure	
<input checked="" type="checkbox"/> Planned Unit Development (PUD)	
<input type="checkbox"/> Subdivision	
<input type="checkbox"/> Boundary Line Adjustment	
<input type="checkbox"/> Highway Access	
<input type="checkbox"/> Zoning Board Use Determination	

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: 3/11/23

Applicant Signature: 

Date: MARCH 1, 2023

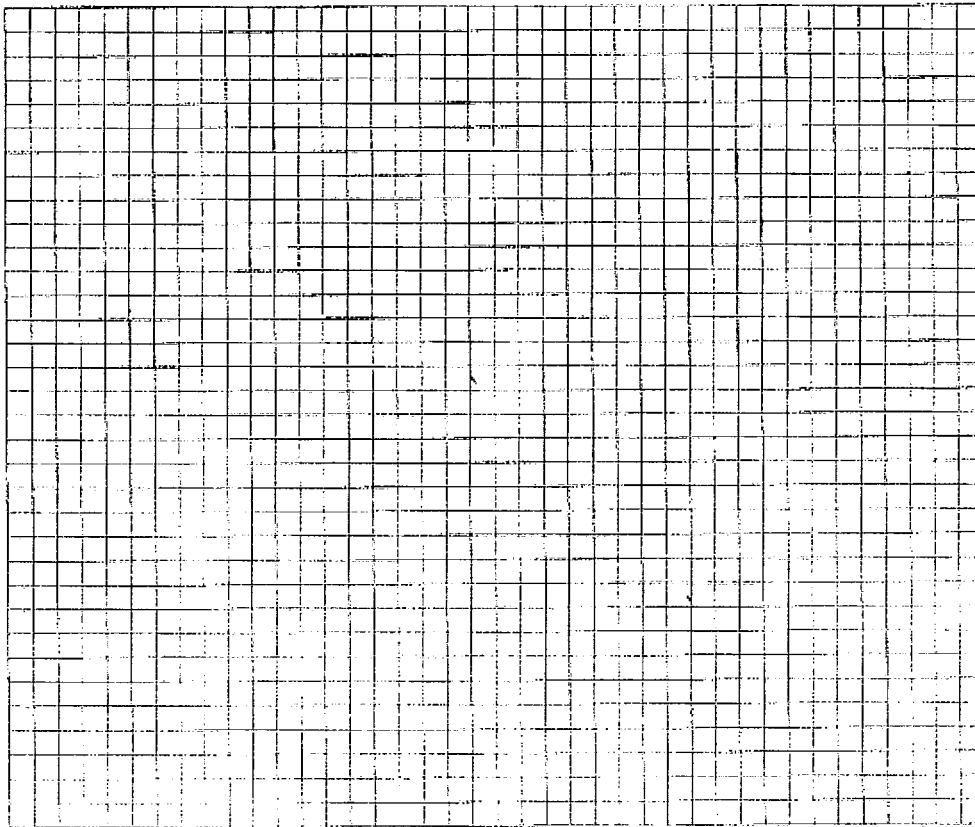
Site Plan Sketch

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

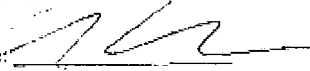
- north arrow;
- all property lines;
- shape, size and location of all existing and proposed structures (principal and accessory) on the property with measurements to the closest property boundary lines;
- identify the structure uses;
- location of septic/sewer, water, and power utilities;
- identify 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.

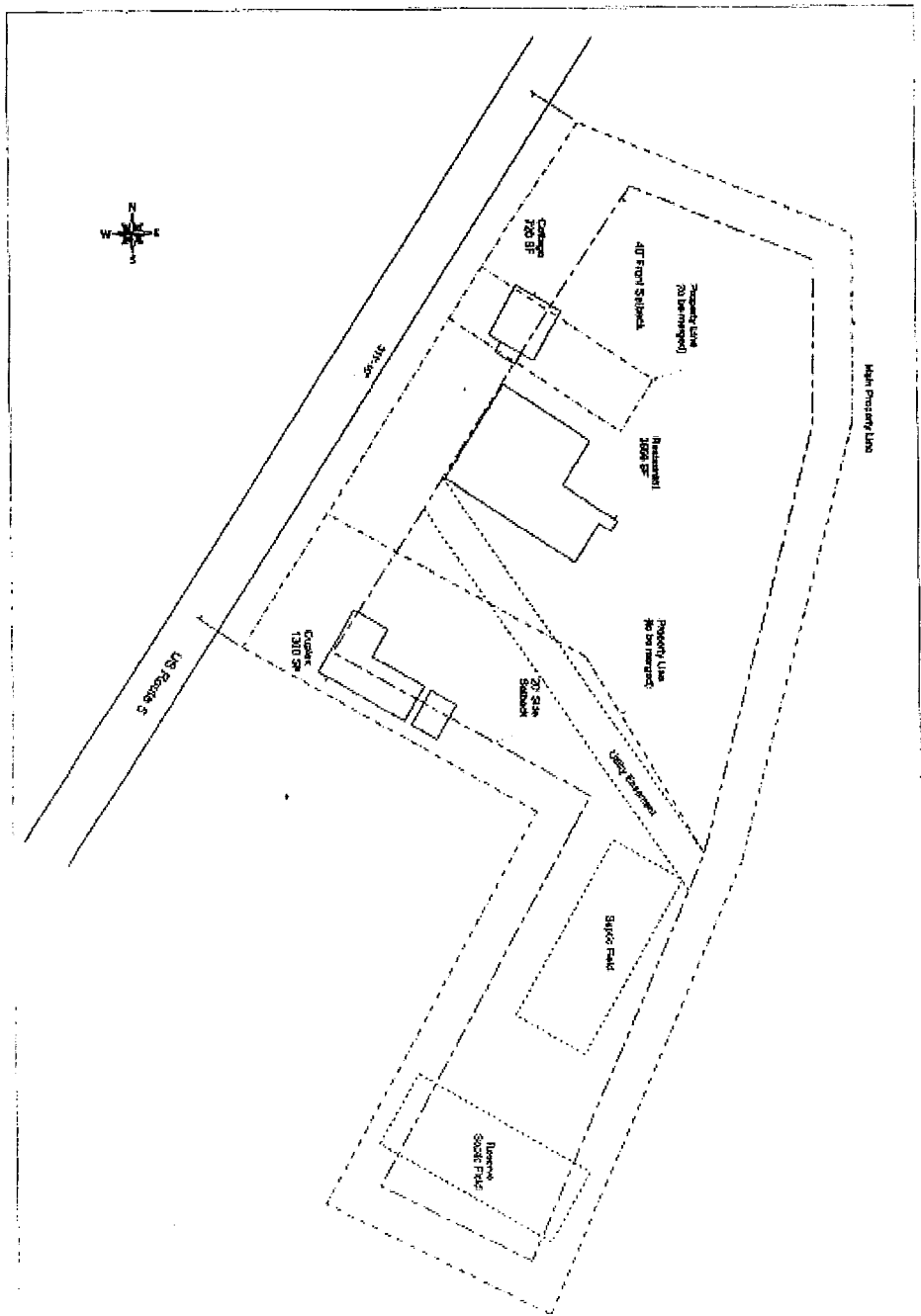
Our objective is to build up to 8 housing units with a condominium ownership structure. There will be four buildings, as a blend of single family, duplex, and triplex designs. The units will range from 1 to 4 bedrooms. Wherever possible, we will renovate existing structures and supplement these with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

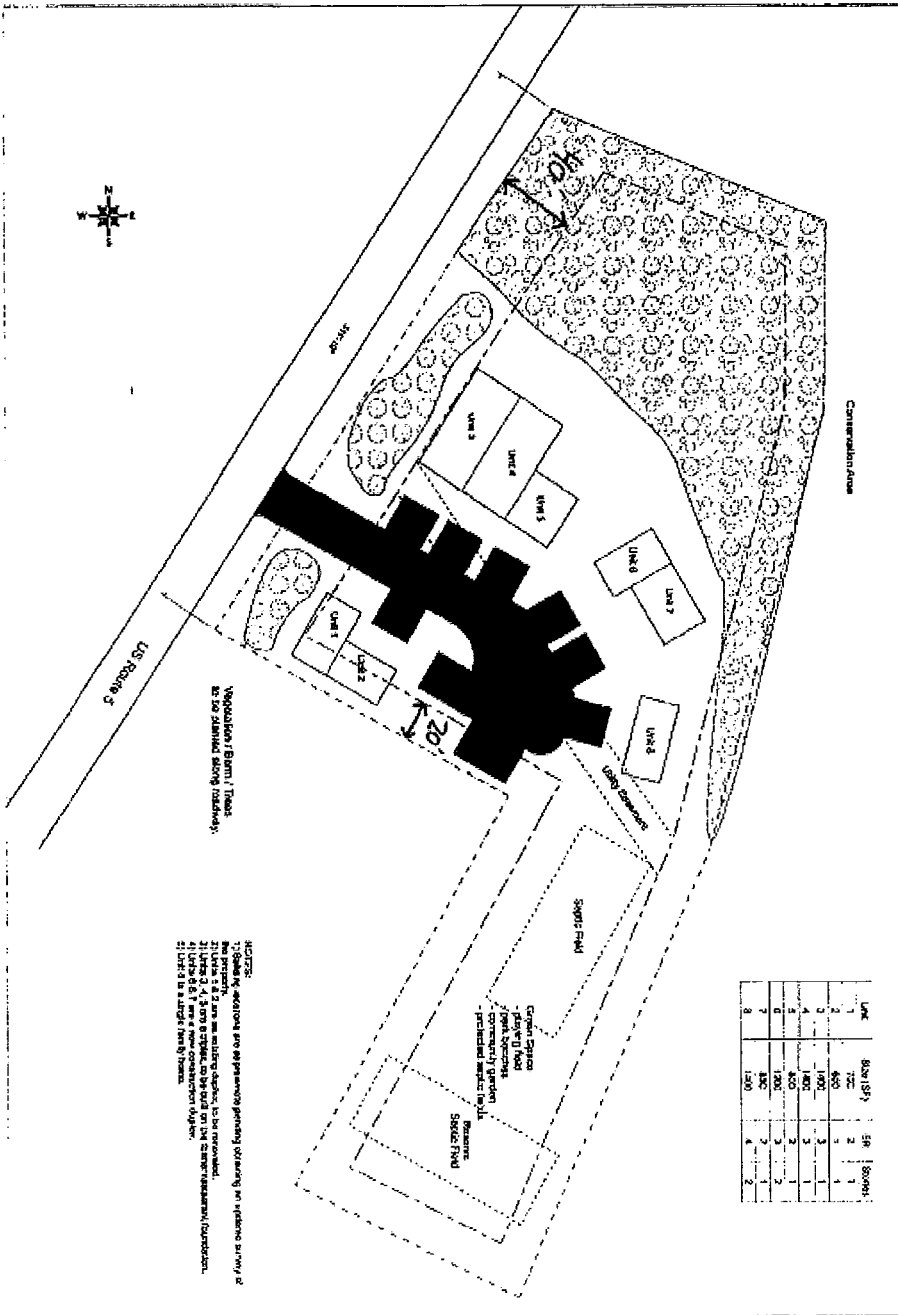
Existing Site

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]
[unreadable] [unreadable] [unreadable]



A.02

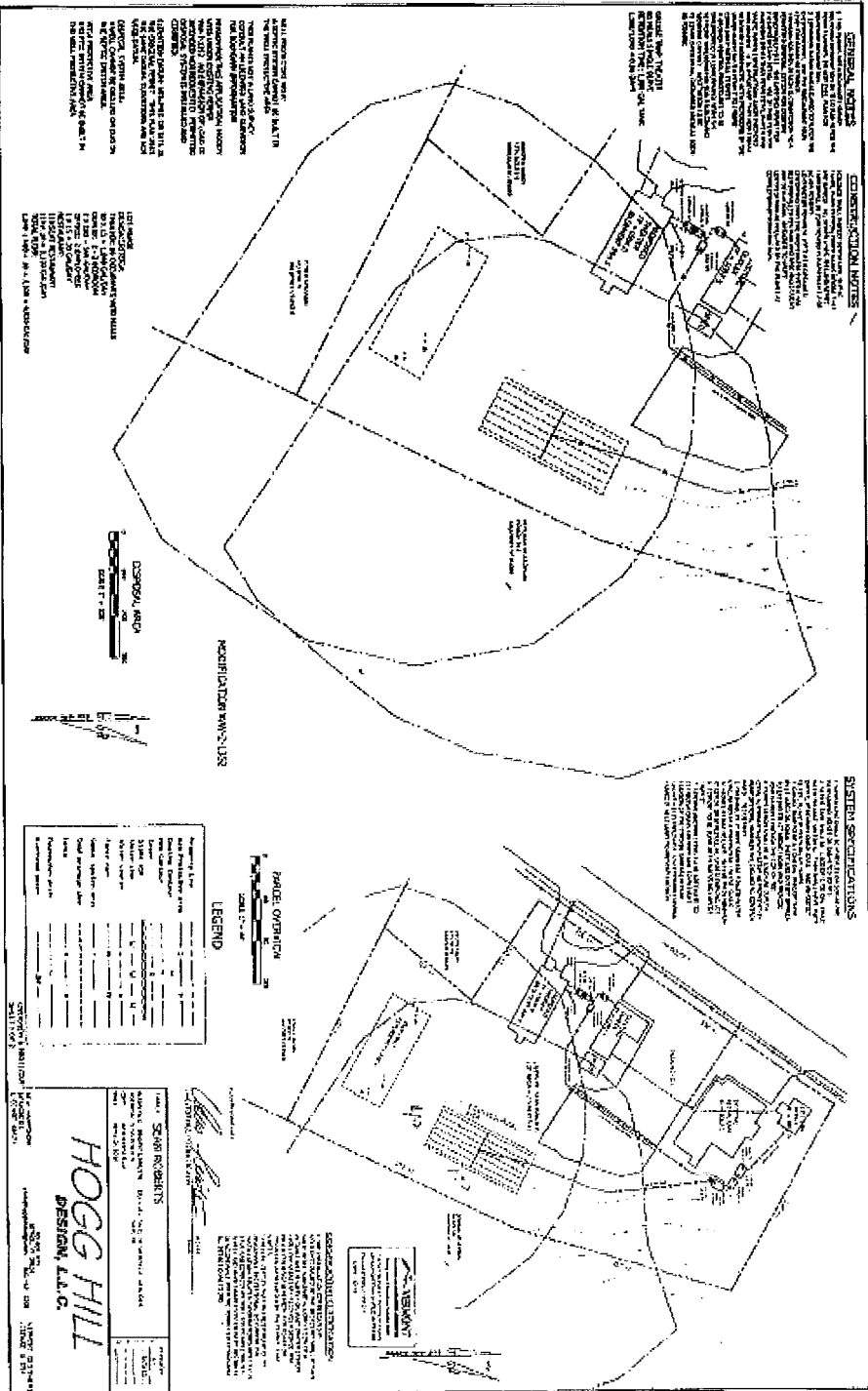
Proposed Site Plan
8 Units

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

PROJECT: 871716501 1609 US Route 5
Arlington, VT
PROJECT NO.: 4162

SCALE: 1" = 20'

Wynn McEly Habitat for Humanity
PO Box 1316
Winn River Center, VT 05601
Cell: 802-581-3283



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 REGULATORY APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES FROM A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES FROM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES FROM A LICENSED PROFESSIONAL CIVIL ENGINEER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES FROM A LICENSED PROFESSIONAL ELECTRICAL ENGINEER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES FROM A LICENSED PROFESSIONAL MECHANICAL ENGINEER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES FROM A LICENSED PROFESSIONAL CHEMICAL ENGINEER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES FROM A LICENSED PROFESSIONAL ENVIRONMENTAL ENGINEER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES FROM A LICENSED PROFESSIONAL METEOROLOGICAL ENGINEER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES FROM A LICENSED PROFESSIONAL AERONAUTICAL ENGINEER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES FROM A LICENSED PROFESSIONAL AEROSPACE ENGINEER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES FROM A LICENSED PROFESSIONAL AERONAUTICAL ENGINEER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES FROM A LICENSED PROFESSIONAL AEROSPACE ENGINEER.

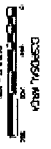
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SYSTEM SPECIFICATIONS

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NOTIFICATION WWS-133



PAGE OPERATION

LEGEND

Proposed Building Footprint	---
Proposed Parking Lot	---
Proposed Driveway	---
Proposed Walkway	---
Proposed Utility Line	---
Proposed Easement	---
Proposed Right-of-Way	---
Proposed Boundary	---
Proposed Setback	---
Proposed Accession	---
Proposed Easement	---
Proposed Right-of-Way	---
Proposed Boundary	---
Proposed Setback	---
Proposed Accession	---

HOGG HILL DESIGN, L.L.C.

11111 HOGG HILL ROAD, SUITE 100
 HOUSTON, TEXAS 77055
 TEL: 281-416-1111
 FAX: 281-416-1112
 WWW.HOGGHILLDESIGN.COM

SEAN ROBERTS
 ARCHITECT
 LICENSE NO. 11111

CONTRACT INFORMATION
 PROJECT NO. 11111
 DATE: 11/11/11

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>
<i>Proposed</i>			<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

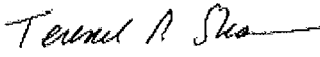
- 2.1 This project, in part, is approved for a new theater connection to the water supply system owned by the **Ascutney Fire District #2** as depicted on the plan(s) stamped by the Drinking Water and Groundwater Protection Division. The project is approved for **1040** gallons of water per day.
- 2.2 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

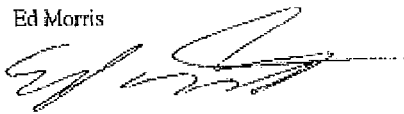
Subject Water Capacity Allocation for 5755 Route 5, Ascutney VT

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.

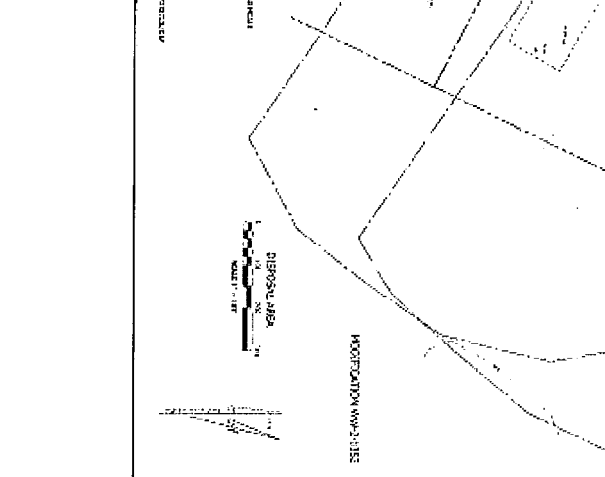
Ed Morris



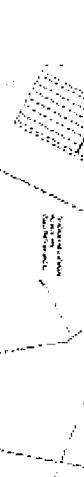
Ascutney Fire District # 2
Manager

GENERAL NOTES
1. REFER TO ALL NOTES ON ALL SHEETS OF THIS PROJECT.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY.
6. THE CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
7. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT BEFORE INSTALLATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE POLICIES.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK SITE AT ALL TIMES.

CONSTRUCTION NOTES
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH SECTION 05011 OF THE SCS DESIGN MANUAL.
3. ALL FOUNDATION WORK SHALL BE INSULATED AND PROTECTED FROM WEATHER.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION.
5. ALL UTILITIES SHALL BE DEEPENED AND PROTECTED.
6. THE CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL MEASURES.
7. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
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ADDITIONAL SPECIFICATIONS
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HOODTOWN MAP 2-11E

LEGEND

Symbol	Description
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---	Proposed Driveway
---	Proposed Walkway
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---	Proposed Erosion Control
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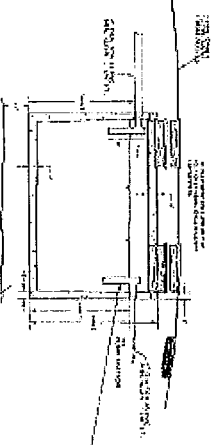
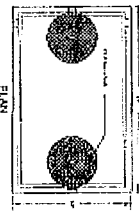
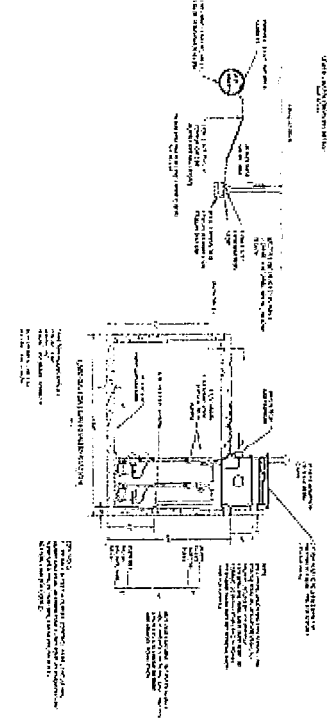
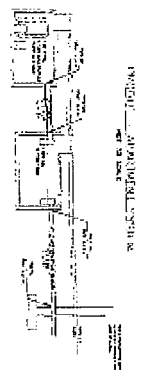
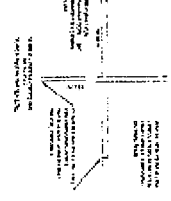
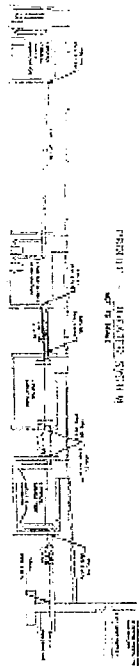
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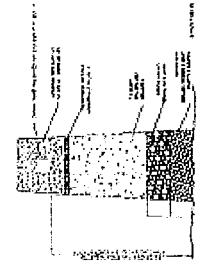
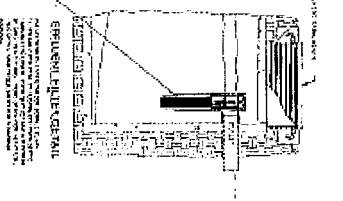
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PROJECT - JACOBS SYSTEM



SECTION
REAR OF JACOBS SYSTEM

TO BE CONSTRUCTED IN ACCORDANCE WITH THE JACOBS SYSTEM SPECIFICATIONS AND THE JACOBS SYSTEM DRAWINGS. THE JACOBS SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE JACOBS SYSTEM SPECIFICATIONS AND THE JACOBS SYSTEM DRAWINGS. THE JACOBS SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE JACOBS SYSTEM SPECIFICATIONS AND THE JACOBS SYSTEM DRAWINGS.



SHEET 2 OF 3 - DETAILS

<p>HOOG HILL DESIGN, LLC</p>	
<p>1000 ...</p>	<p>...</p>
<p>...</p>	<p>...</p>

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

LAND USE ADMINISTRATOR'S OFFICE

(802) 674-2626

P.O. BOX 550 ASCUTNEY, VT 05030

landuse@weathersfield.org

(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

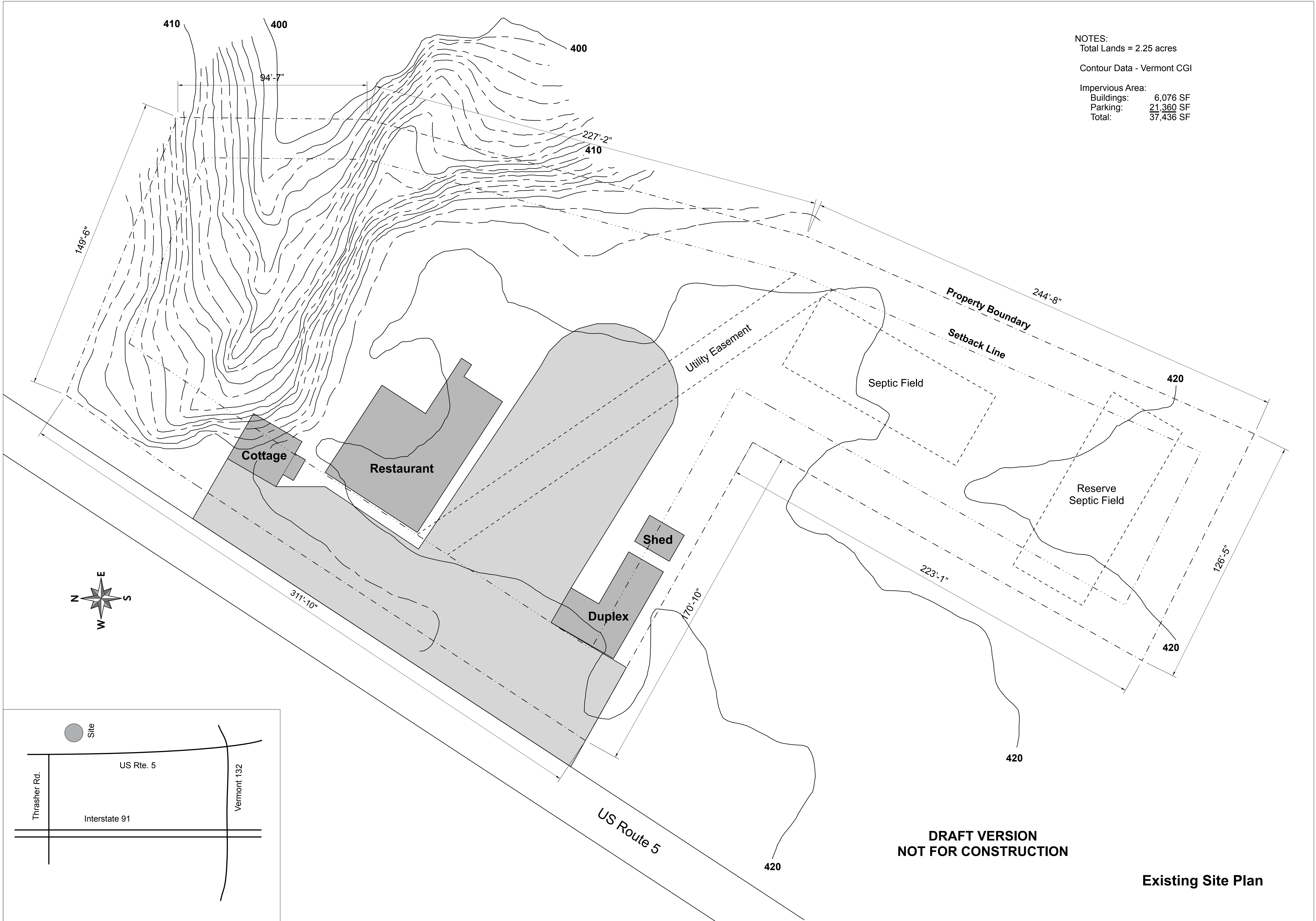
July 10, 2023 (Continued from June 26, 2023)

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

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: 37,436 SF
 Total: 64,872 SF

Scale
 1" = 20'

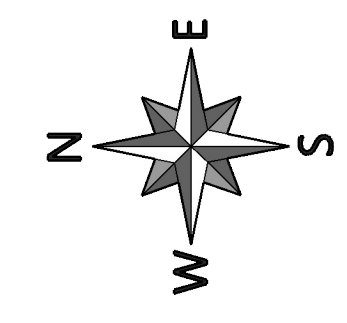
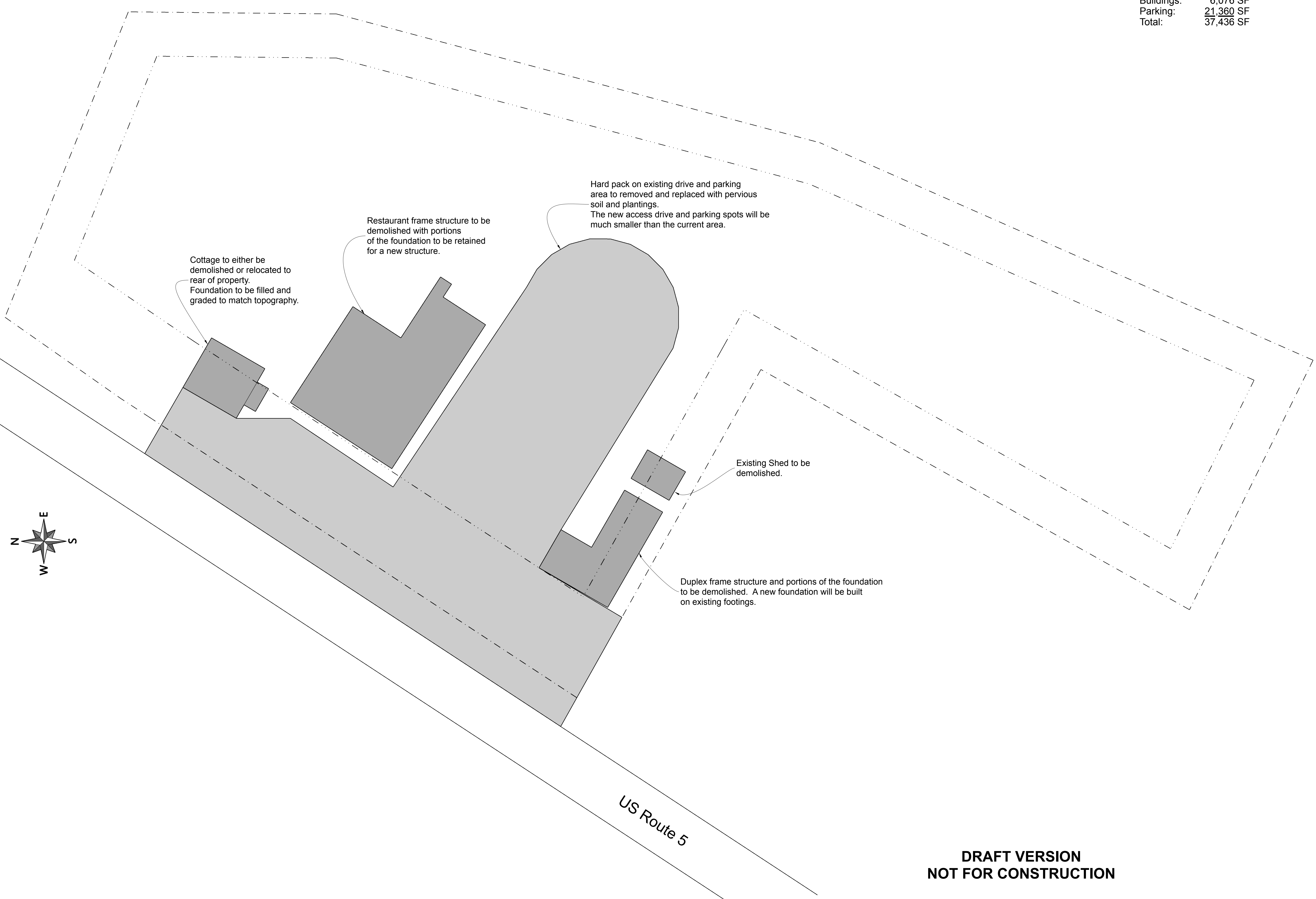
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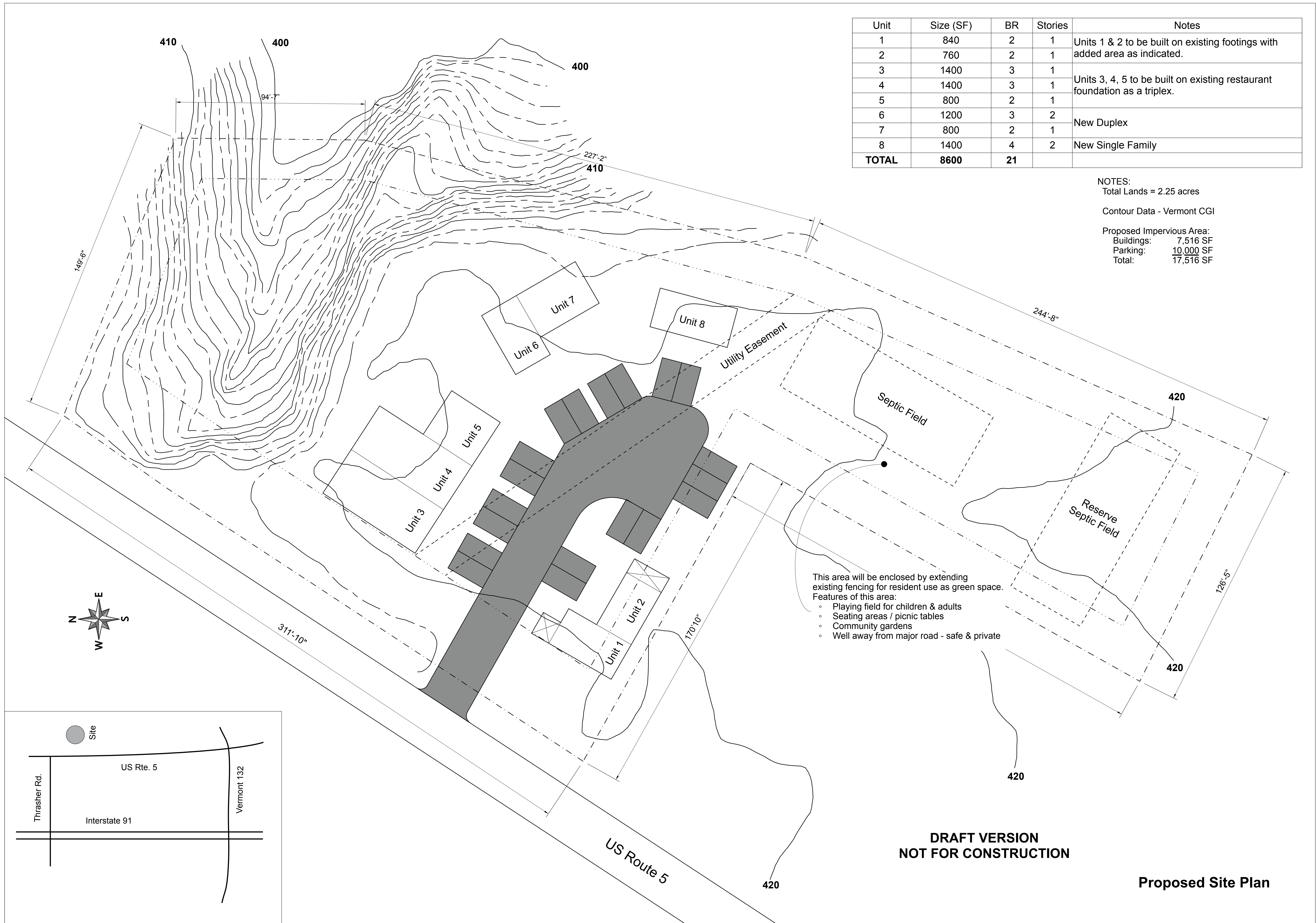
**Weathersfield - Ascutney Village
 Habitat for Humanity Housing**



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	
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
 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**

410

400

400

410

420

420

420

420

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.

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

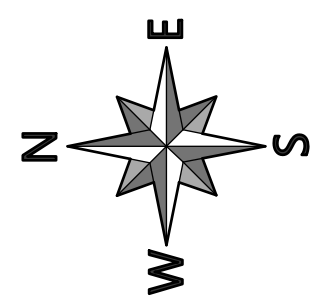
Existing forest to be kept as conservation area.

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'

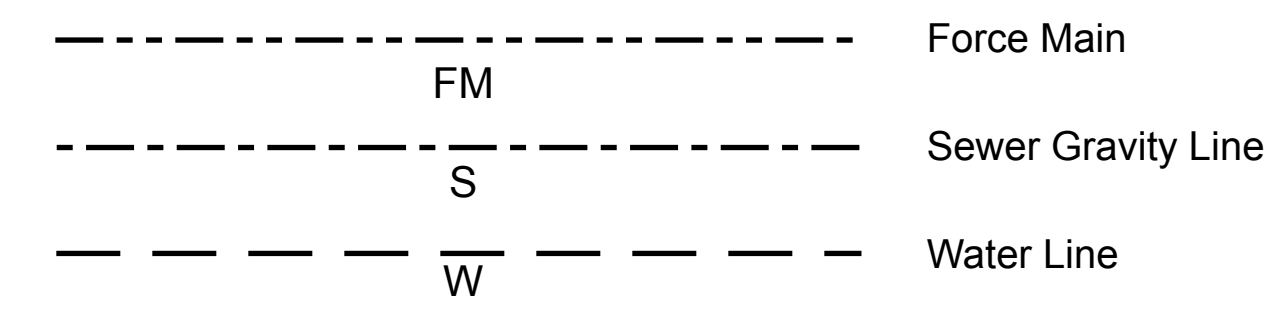
Designer
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grimsonandrew@gmail.com
603-667-3060

Revision 00
26 June 2023

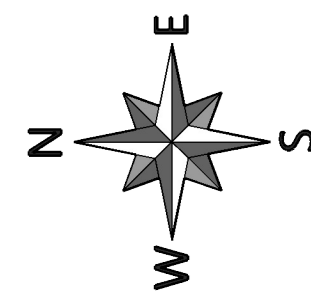
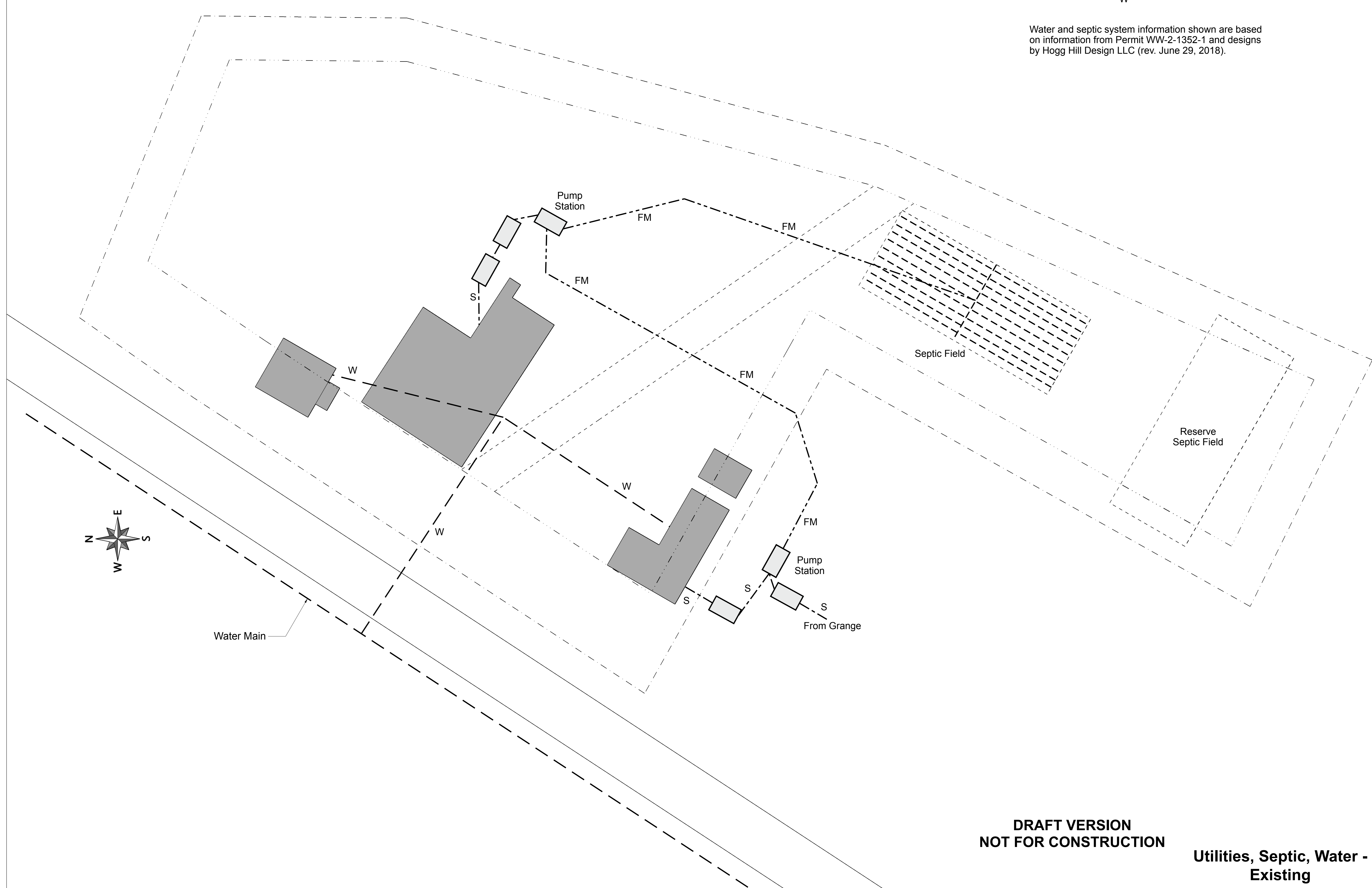
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Weathersfield - Ascutney Village
Habitat for Humanity Housing



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).



Water Main

**DRAFT VERSION
NOT FOR CONSTRUCTION**

**Utilities, Septic, Water -
Existing**

Scale
1" = 20'

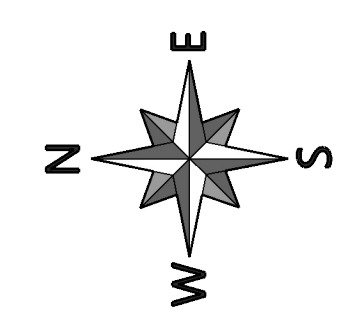
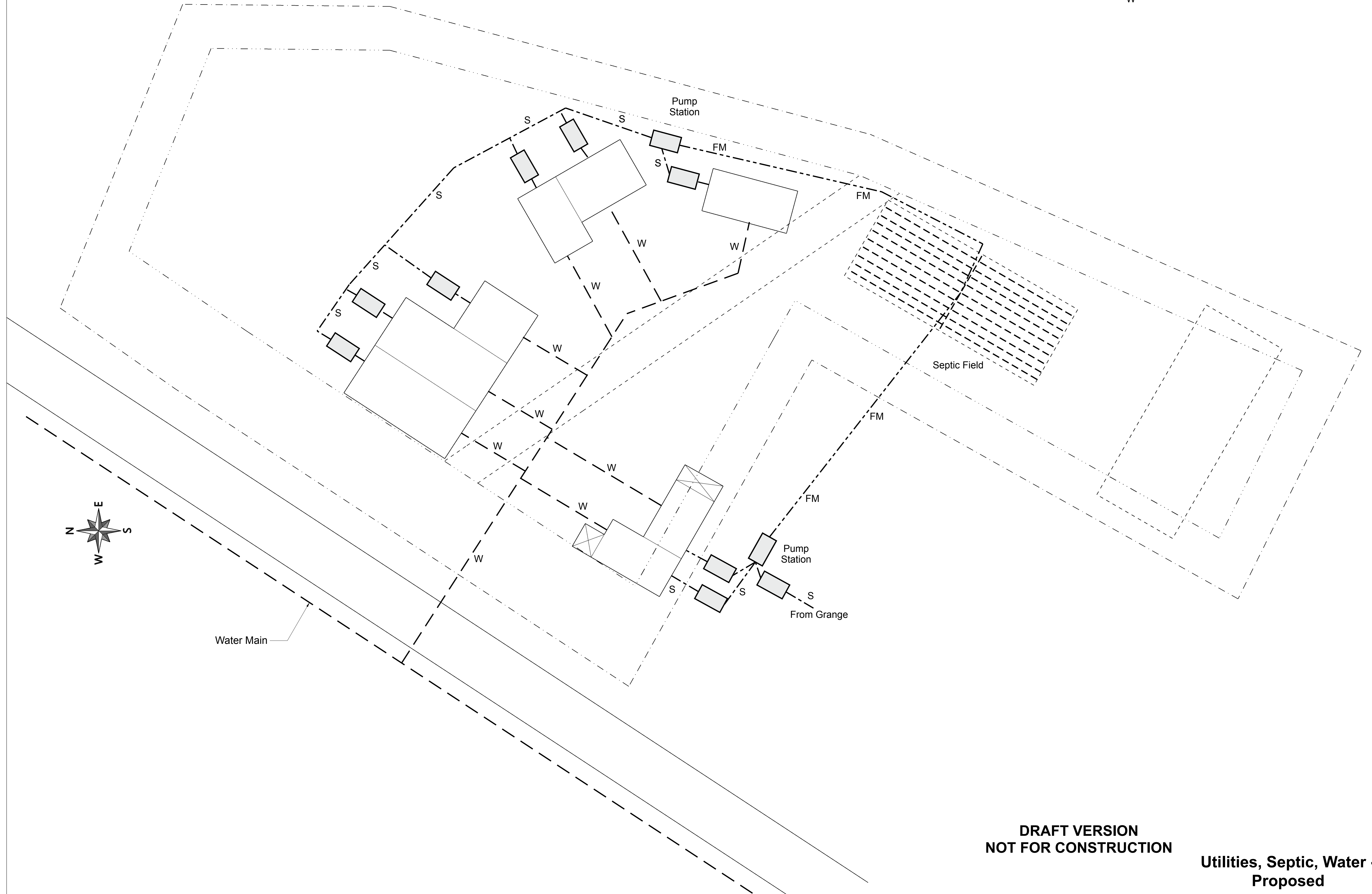
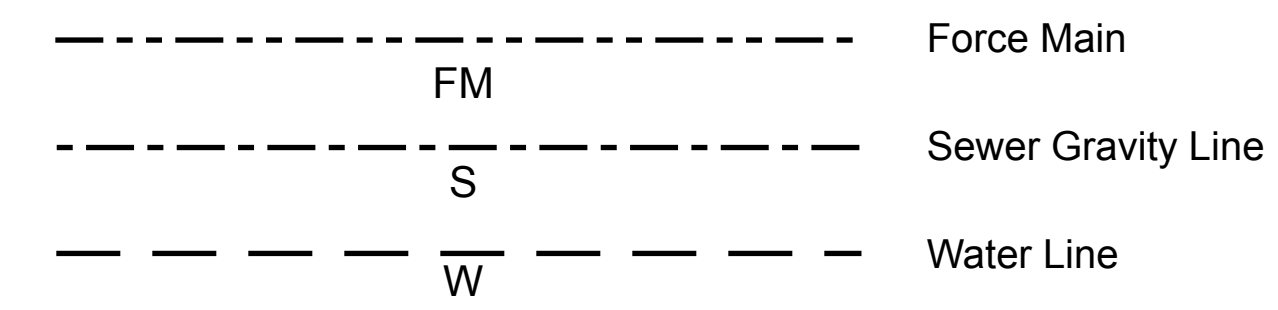
Designer
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**Weathersfield - Ascutney Village
Habitat for Humanity Housing**



Water Main

**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
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White River Junction, VT 05001
802-295-1854

**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.

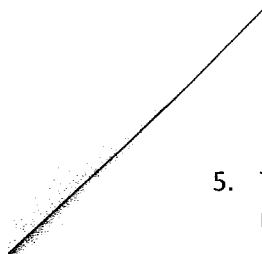
1. Parcel #1 comprises a single family rental unit and land for a total area of .07 acres.
2. Parcel #2 comprises 75% of a vacated restaurant building, 100% of a rental home, 50% of a shed, and associated land for a total area of .45 acres.
3. Parcel #4 comprises 25% of a vacated restaurant, 50% of a 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.

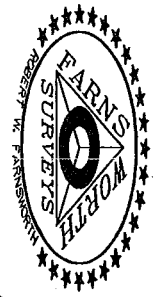
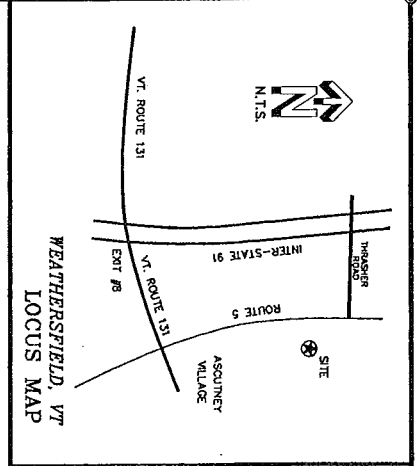
Land Use Administrator determinations

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.

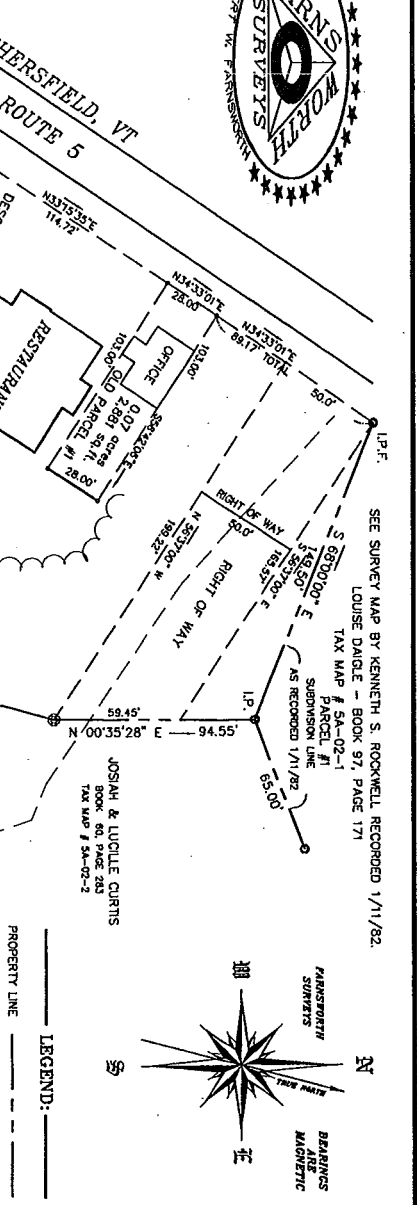
Attachments

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

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

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

PARAGON PARTNERS
 HOUSE PARCEL
 1.01 ACRES

PARAGON PARTNERS
 RESTAURANT PARCEL
 1.17 ACRES

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

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

JOSIAH & LUCILLE CURTS

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
 ROAD RIGHT OF WAY
 IRON PIPE FOUND
 TRAVERSE PT. - (MAG-4UB)
 ANGLE POINT
 RE-ROD W/CAP SET
 BOUND
 RAIL ROAD SPIKE
 UTILITY POLE

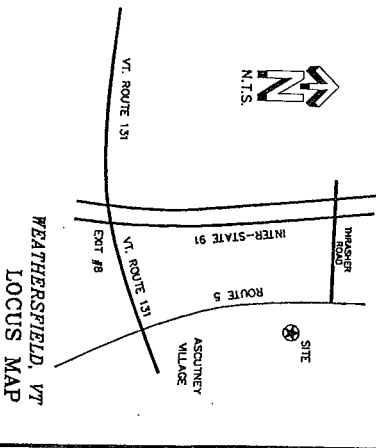
LINE ADJUSTMENT FOR:
 PARAGON PARTNERS
 WEATHERSFIELD, VERMONT
 U.S. ROUTE 5

Drawn by: Farnsworth Surveys
 FULL SCALE: 1" = 40'
 DATE: JUNE 5, 2014

Checked by: Robert W. Farnsworth
 DATE: _____

COMPILED NAME: _____

43° - 27' - 15.1876" N - LAT. 72° - 30' - 38.3157" W - LONG. FARNSWORTH SURVEYS OFFICE - 2014



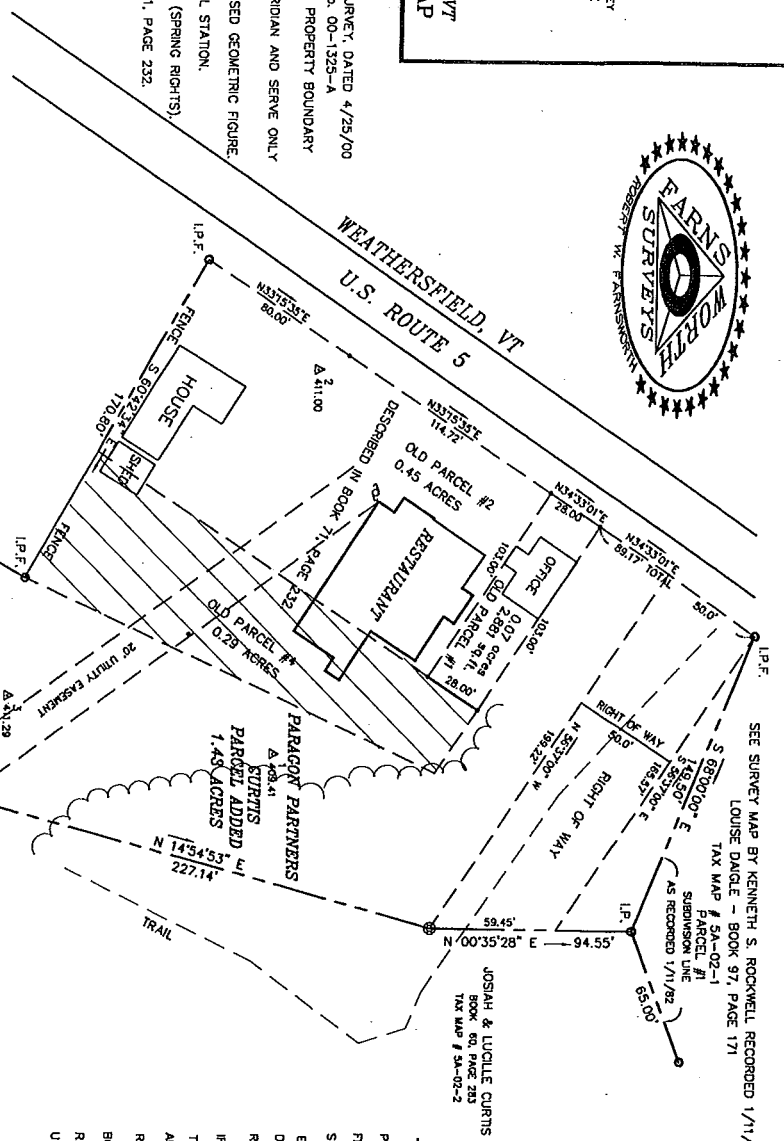
NOTES:

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 LINE
AS RECORDED 1/11/82
5.00'

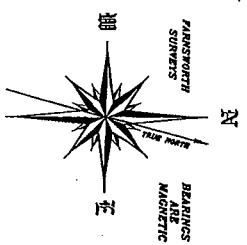
CONNECTICUT RIVER GRANCE
BOOK 28, PAGE 465
TAX MAP # 54-02-4

CLARENCE STILLSON
BOOK 40, PAGE 397
TAX MAP # 54-02-6

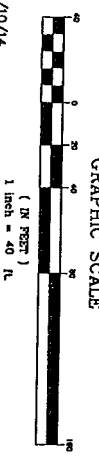
JOSIAH & LUCILLE CURTS
BOOK 80, PAGE 283
TAX MAP # 54-02-2

JOSIAH & 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



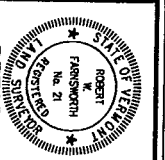
CERTIFICATION:
THIS SURVEY IS BASED ON MONUMENTATION FOUND, TOPOGRAPHIC EVIDENCE, CONVERSATIONS WITH VARIOUS INDIVIDUALS AND DEED DESCRIPTIONS. IT IS CONSISTENT WITH THIS INFORMATION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403



REVISIONS: 6/10/14

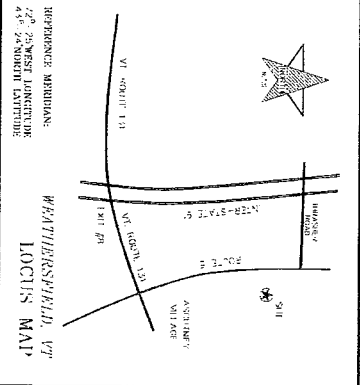
LINE ADJUSTMENT FOR:
PARAGON PARTNERS
U.S. ROUTE 5
WEATHERSFIELD, VERMONT

Farnsworth Surveys
P.O. BOX 68
BROWNSVILLE, VERMONT 05037
DRAWING NO: 14-2237
FULL SCALE: 1" = 40'
DATE: JUNE 5, 2014
DRAWN BY: R.W.F.
SURVEY BY: K.B. & G.D.



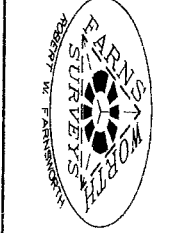
PARAGON PARTNERS & LUCILLE CURTIS

THIS PLAN WAS PREPARED BY PARAGON PARTNERS & LUCILLE CURTIS. ORIGINAL PLAN PRODUCED BY PARAGON PARTNERS & LUCILLE CURTIS, BROWNVILLE, VERMONT 05237



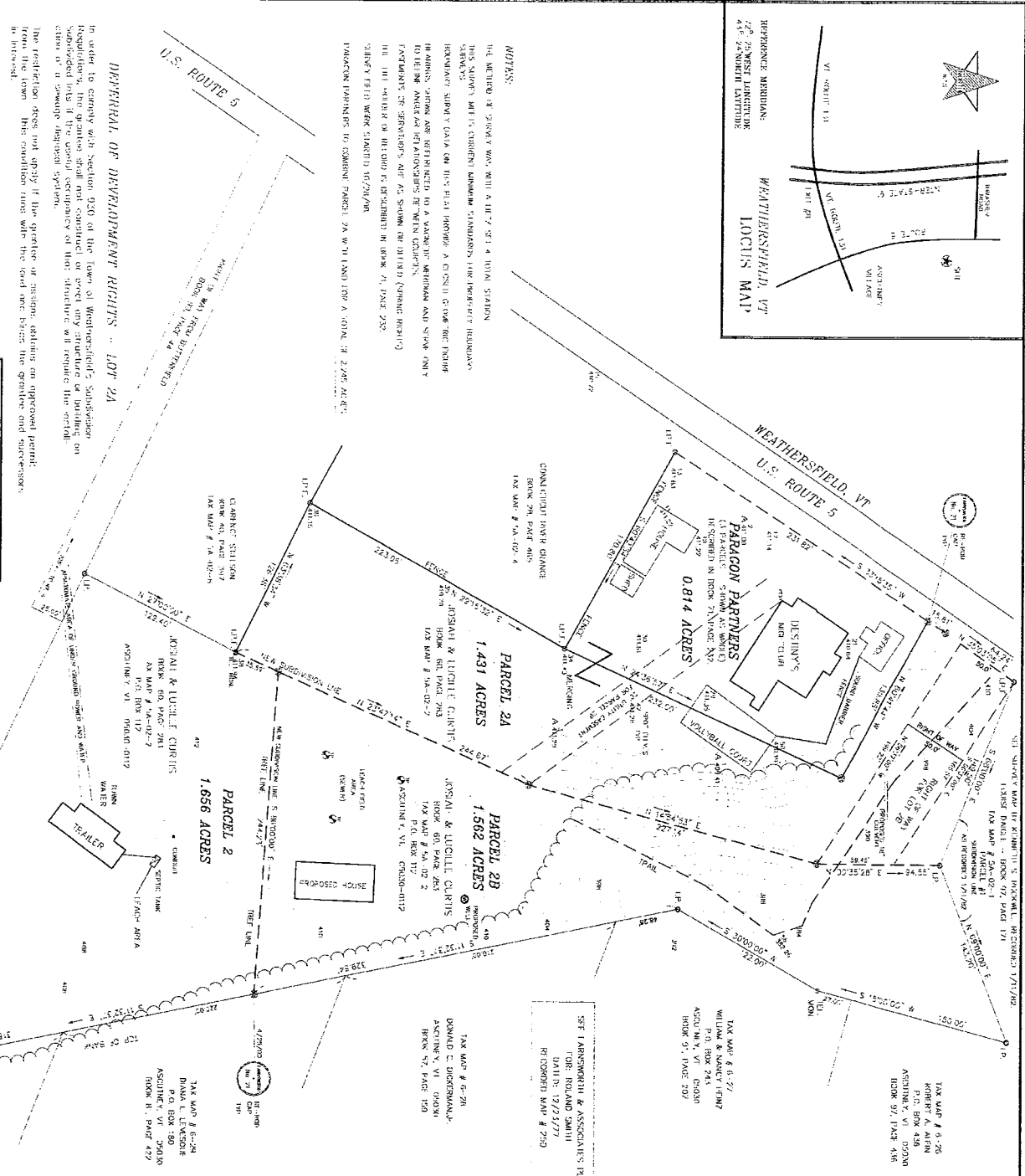
NOTES:
THE METHOD OF SURVEY WAS WITH A LEICA TOTAL STATION.
THIS SURVEY METS CURRENT DISTANCE STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
HOWEVER, SURVEY DATA ON THIS PLAN PROPOSES A CROSS-CORRELATION TO THE ADJACENT SURVEY DATA ON THE PLAT PROPOSED BY PARAGON PARTNERS & LUCILLE CURTIS. TO THE EXTENT OF ANY DISCREPANCY BETWEEN THE DATA ON THIS PLAN AND THE DATA ON THE PLAT PROPOSED BY PARAGON PARTNERS & LUCILLE CURTIS, THE DATA ON THIS PLAN SHALL CONTROL.
THE DATA ON THIS PLAN IS BASED ON THE DATA ON THE PLAT PROPOSED BY PARAGON PARTNERS & LUCILLE CURTIS.
PARAGON PARTNERS TO CONVEY 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 parcel or any portion thereof until the date of the final subdivision map. 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
DATE: 9/18/80

SUBDIVISION FOR LUCILLE CURTIS
TOTAL OF ALL PARCELS = 4.649 ACRES



PARAGON PARTNERS & LUCILLE CURTIS
10077E 5
WEATHERSFIELD, VERMONT
05283
DATE: APRIL 25, 2000
BY: H.R.P. & L.C.

CERTIFICATION:
BASED ON INFORMATION FROM THE SURVEYOR'S FIELD NOTES, MEASUREMENTS, AND OTHER DATA, I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
ROBERT W. PARSONS
VERMONT SURVEYOR
DATE: 9/18/80

GRAPHIC SCALE
1 INCH = 40 FEET

WEATHERSFIELD, VERMONT
Town Clerk's Office
Received for record
Sept. 26, A.D. 2000
at 9:00 minutes AM
and recorded in Book 185, Page 350
Attest: *Debra J. Blum* Town Clerk

LEGEND:

- PROPERTY LINE
- ENCE
- GROUNDWATER
- IRON PIPE FOUND
- TRAVELER POINT
- COMPLETED POINT
- BE: HOD W/CAN-ET
- POWER POLE
- IRON OR WOODS
- 7' CONTIGUOUS
- RIGHT OF WAY OR EASE

BEARINGS ARE MAGNETIC

SET PARSONS & ASSOCIATES' PLAT
FOR ROLAND SMITH
DATE: 12/21/77
RECORDED MAP # 210

TAX MAP # 6-71
WILLIAM & NANCY HENRY
P.O. BOX 244
ACQUINCY, VT 05608
BOOK 97, PAGE 209

TAX MAP # 8-26
WILLIAM & NANCY HENRY
P.O. BOX 438
ACQUINCY, VT 05608
BOOK 97, PAGE 416

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PUBLIC HEARING

Upper Valley Habitat for Humanity – Planned Unit Development

July 24, 2023 (Continued from July 10, 2023)

Item 15: Police Chief Letter – July 10, 2023

Item 16: Water District Letter – July 10, 2023

HEARING ITEM

15



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

william.daniels@vermont.gov

To: Town Manager/Land Use

From: Chief Daniels

Re: Growth in the town of Weathersfield

Date: July 10, 2023

Due to obligations, I am not able to attend the meeting tonight regarding my concerns with the building of the housing complex on Vermont Route 5.

Over the past few months, the town has had applications for businesses who want to expand the town of Weathersfield. Growth is a good opportunity for small towns as it brings in business and adds financial growth to the town. It also brings with it challenges for police, fire and EMS. With the growth comes the need for expanding services to the community.

With growth needs to come conversations about expanding first responder's roles and responsibilities which includes adding personnel to meet the growing demands of the town.

We are a small agency that is manned a fraction of the time and rely on outside agencies or call outs to provide twenty-four hour a day coverage. Over the past few years, we have been called out for calls for service when the Vermont State Police are not on shift and having calls held over until an officer signs on.

With the addition of an animal hospital, a large-scale production facility, possible other retail/auto business and now a multi-unit housing project we need to sit down and discuss how the town can provide coverage. We cannot continue to add business, housing units (hotel I am sure will continue to try to rebuild) or other lots without looking at the future of policing.

With the addition of business, residences, multi-unit complexes the increase for call volumes go up. We need to be proactive to meet the demands with the addition of personnel. We must consider the need to have additional officers on shift later at night providing services to accommodate this growth.

With Animal Hospitals comes potential of burglaries for what medication they have within. Animal hospitals carry a variety of medicine/tranquilizers that people with drug addictions may attempt to obtain. This does not include any theft of services, disgruntled patron, bad checks, trespassing issues, parking lot accidents etc. that accompany businesses.

Housing units also have the potential to increase call volumes to first responders. We see with the addition of multi-housing units' calls ranging from family disturbances, thefts, landlord tenant issues, alcohol, and drug issues. This also puts Fire and EMS at risk when they must stage and wait for a police response, each second counts when a delay occurs due to staffing issues.

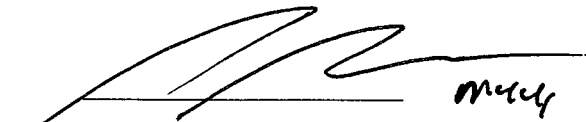
Large operations, auto repair businesses all have equipment, catalytic converters, vehicles, and metal/copper that leads to thefts, burglaries, vandalism, and other crimes. Most of these crimes occur between dusk and dawn when lighting is minimal.

Most criminals know the hours that police agencies work and in the state of Vermont very few law enforcement agencies are 24/7 which burdens communities during overnight hours when crimes are likely committed. Over the past

few years, we have seen an increase in criminal activity between the hours of 0300-0700 with crimes being committed at gas stations, park and ride, AOT garage and car repair facilities when the criminals know there is no officer on shift.

If an officer is not around and another agency is unavailable for calls that requires a call out that can take upwards of 45 minutes for a response from the time the call is dispatched until officers arrive on scene. Due to our rural location, we do not have the luxury of bigger agencies who do provide 24/7 coverage or towns that can readily assist. Most agencies have one officer on during overnight hours which has led to call outs over the past few years with the decline in persons wanting to enter a career in Law Enforcement.

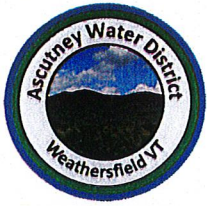
I am not opposed to growth; I feel we need to make sure that from the standpoint of a first responders we need to make sure that we take a proactive approach to meeting the needs of the community for the safety of the first responders and the community.

A handwritten signature in black ink, appearing to read 'W. Daniels', written over a horizontal line.

Chief William J. Daniels

HEARING ITEM

16



ASCUTNEY WATER DISTRICT

OFFICE OF THE
WATER DISTRICT MANAGER

Susanne Terrill
Human Resources

Brandon Gulnick
Water District Manager
TEL. (802) 674-2626
Weathersfieldvt.org

5259 ROUTE 5 | PO BOX 550, ASCUTNEY, VT, 05030

Olivia Savage
Principal Clerk

July 10, 2023

RE: Habitat for Humanity PUD Project

Dear Mr. Gumbart, Planning Commission Members, ZBA Members, and Habitat for Humanity,

I am the Manager of the Ascutney Water District. I have not received an application for this project, and without the application I cannot determine whether the Ascutney Water District has the capacity to allocate water to the units being proposed. I do have an application from Sean Roberts from 2018, however, the usage for this project may differ from the usage requested from Sean Roberts, and we've allocated water to several other properties since this time. The Ascutney Water District does have capacity, however, I would like to send the application to our engineering firm to confirm whether we have the enough capacity to provide water to the units being proposed.

If you have any questions or concerns, please do not hesitate to contact me.

Respectfully,



Brandon Gulnick
Water District Manager
Ascutney Water District
5259 US Route 5, PO BOX 550, Ascutney, VT
E. Townmanager@weathersfield.org
P. (802) 674-2626 F. (802) 674-2117
www.weathersfieldvt.org

AGENDA ITEM

7

CHARTERED BY
NEW HAMPSHIRE
AUGUST 20, 1761

Town of Weathersfield

POST OFFICE BOX 550
ASCUTNEY, VERMONT 05030-0550

CHARTERED BY
NEW YORK
APRIL 8, 1772

Telephone: [802] 674-2626
Facsimile: [802] 674-2117

E-mail: zoning@weathersfield.org
Website: <http://www.weathersfield.org>

Planning and Zoning

APPLICATION FOR SKETCH PLAN REVIEW

Application # 23.07.19.SP

Applicant Name NEIL DANIELS TRUSTEE, 1998 WILLIAM DANIELS TRUST
Address (Mailing) 1998 East Camp Hill Road, Springfield, VT 05156
Telephone # _____ Email Address _____

Landowner Name SAME
Address (Mailing) _____
Telephone # _____ Email Address _____

Subdivider Name ~~SAME~~ GARY RAPANDOTI
Address (Mailing) POB 828 SPRFLD, VT 05156
Telephone # _____ Email Address SURVEYOR@VERMONTTEL.NET

Name of Project SAME
Tax Map/Parcel Number 13-01-5
Location of Subdivision EAST CAMP HILL RD.

Written description of proposed development plans, including number and size of lots, and the general timing of development.

LOT 1 22.14 A
LOT 12 36.11 A
FOR FORESTRY PURPOSES

Sketch should clearly indicate existing and proposed lot lines, dimensions and lot numbers.

The Planning Commission may require additional information depending upon the scope and location of the proposed project.

 FOR NEIL DANIELS 7/19/23
Landowner Signature Date

(See checklist on reverse side)

- Submit two (2) copies of this application to the Land Use Administrator at least twenty-one (21) days prior to a regular meeting of the Planning Commission.
- Submit nine (9) copies of your sketch plan with this application.
- Pay the fee of _____ at the time of application.
- The subdivider or duly authorized representative shall attend the Planning Commission meeting to discuss the sketch plan and requirements of the Subdivision Regulations.
- Completed Impact Statement

WARNING – State permits may be required for this project. Call 802-282-6488 to speak to the State Permit Specialist before beginning construction.

Meeting date at which you should be present: July 24, 2023

FOR OFFICE USE

Date Received July 7, 2023 Fee Paid \$100.00
 Date presented to the Planning Commission _____

 Application No. 23.07.19.SUB Date of Notice NA
 Date received by AO July 19, 2023 Date of Hearing NA
 Fee Paid \$ 100.00 Date of Decision _____
 Date Paid July 19, 2023 Appeal granted _____ denied _____

T:\Departments\Land Use and Zoning\APPLICATION FORMS\Applications\Application for Sketch Plan Review.docx

Sketch Plan Drawing

Draw an aerial view of the property described in this application showing the actual shape, property lines, and dimensions of land. Include the shape, size and location of all **existing and proposed structures** (principal and accessory) on the property with measurements to the front, size and rear property boundary lines (setbacks) and distances between each structure. Identify the existing and intended uses and areas of the use of and all buildings, and the existing and intended location of **septic/sewer, electric, telephone, cable and water utilities**. It is strongly recommended that you review all of Article III: Subdivision Standards from the Subdivision Regulations prior to completing this sketch.



See attached survey plan

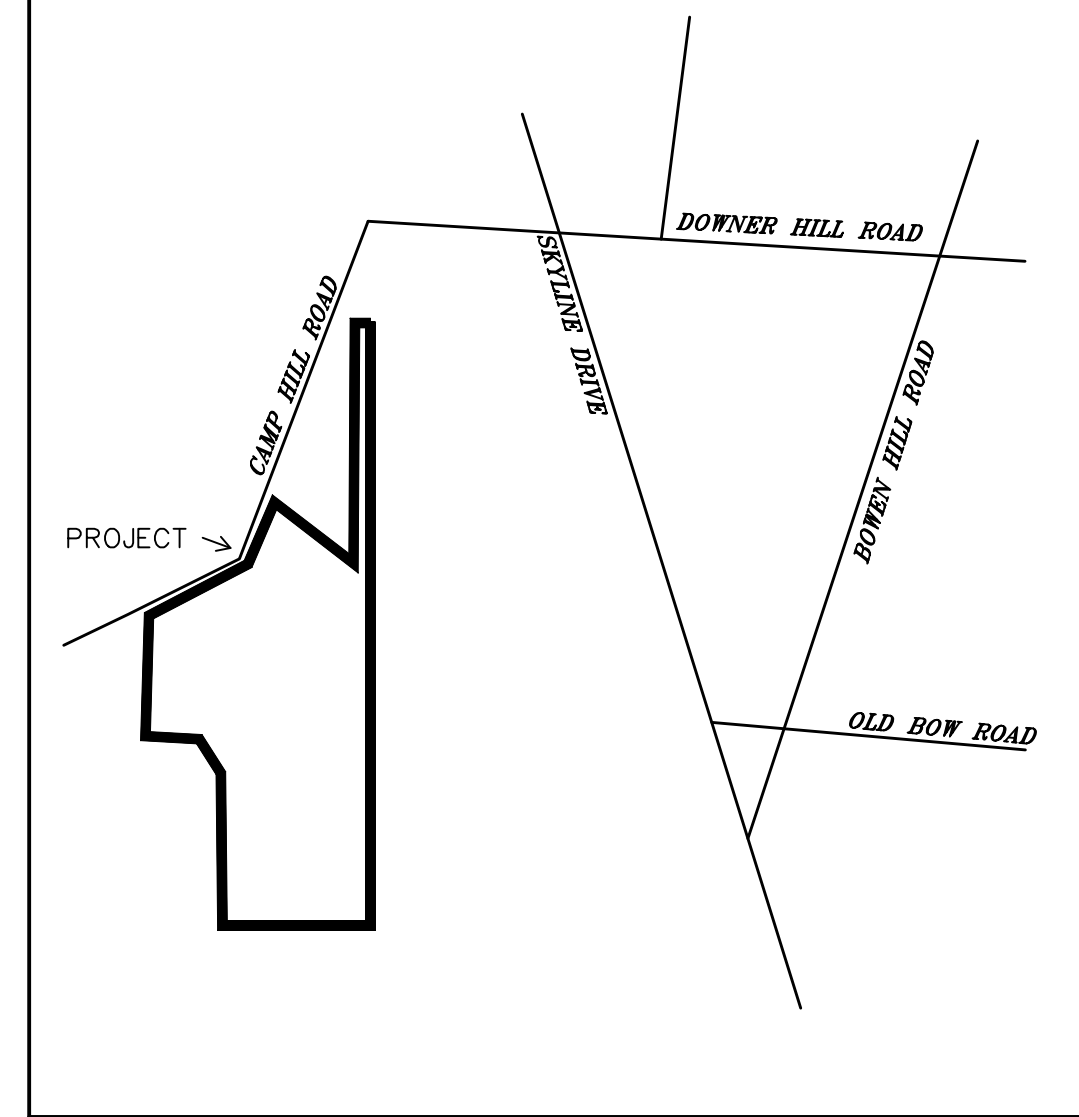
Land Use Administrator Signature _____

Applicant Signature _____



BLANK

LOCATION MAP



LAND OF
Paul G. Gurney Kim
Gurney Smith
TAX MAP 12-51

LAND OF
Michael & Maryann Enos
Walsh
TAX MAP 12-5

LOT 12
36.11 ACRES±

LAND OF
Anthony Roisman
Gabriele Popp
Tax Map 12-2.1

LOT 1
22.14 ACRES±

LAND OF
Timothy E. McNamara
Kirsten Sussebach
TAX MAP 12-5.1

LAND OF
Amy F. Plavin
TAX MAP 12-2

LAND OF
Anthony, Neil & Peter
Daniels
TAX MAP 5-3

LAND OF
Peter Daniels
TAX MAP 5-3.1

LILLIAN DANIELS INTER VIVOS TRUST
V.102 P.157 P.1
20.09 Acres±
TAX MAP 13-01-5

REFERENCE SURVEY
JEAN K. SWANSON, ALLAN
H.SWANSON
BY HSI INC., DRAWING 3745
12/07/2018

- LEGEND
- IRON PIPE/REBAR
 - BOUNDARY COMPUTATION POINT
 - CONCRETE MONUMENT
 - PROPERTY LINE
 - STONEWALL
 - x - BARB WIRE FENCE
 - STREAM
 - ⊕ UTILITY POLE
 - WET AREA
 - == PAVED ROAD
 - - - GRAVEL ROAD
 - - - TRAIL
 - ==== CULVERT

NOTES

1. The parcel shown was plotted Total Station and RTK GPS survey that meets the requirements for a suburban survey as set forth by the State of Vermont.
2. The bearings shown on this plan refer to Vermont State Plane grid north and serve only to define angular relationships between the courses shown.
3. Refer to a survey, "Neil Daniels", by Southern Vermont Surveys, revised 9/1/1997.
4. Refer to a survey, "Daniels", by Gary Rapanotti L.S., drawing 19-1202, dated May 3, 2019..
5. The parcel shown was conveyed Lillian Daniels, trustee in volume 102 page 157 of the Weathersfield land records.

Waiver of Development Rights for Lots 1 & 12

In order to comply with State Of Vermont, wastewater regulations, the grantees shall not construct or erect any structure or building on the above mentioned lots if the useful occupancy of that structure will require the installation of a sewage disposal system. The restriction does not apply if the grantee or assigns obtains an approved permit from the town. This condition runs with the land and binds the grantee and successors in interest.

FINAL PLAT# _____

Refer to Notice Of Decision dated _____ for a complete listings of findings and conditions applicable to this plat.

other documents pertaining to this subdivision are:

- Access Permits (State/Local)
- Wastewater Disposal Permit (State)
- Erosion Control Plans
- Other _____

Signature of the Planning Commission is conformation that all of the conditions of approval for this subdivision have been:

- Completed
- Bonded for completion within one (1) year of the date of signature.

Signature _____ Date _____

WEATHERSFIELD TOWN CLERK
RECEIVED FOR RECORD

_____, 20

AT _____ o'clock _____ min _____ m

and recorder in file _____ map _____

attest _____ town clerk

I hereby certify to the best of my knowledge that the boundaries shown on this plan are consistent with physical evidence as found in the field, deeds and plans of record and other sources shown on this plan.

VT. L.S. #531

	Subdivision Plan	
	Neil Daniels, Trustee of the 1998 Inter Vivos Trust Agreement of Lillian Daniels U.T.A. February 13, 1998	
	Weathersfield Vermont	
DATE	SCALE	PROJECT NO.
June 26, 2023	1"=200'	23-1343
GARY RAPANOTTI L.S.		SPRINGFIELD VERMONT

BLANK

July 3, 2023

I, Neil M. Daniels, Trustee of the
1998 Lillian Daniels Trust authorize Gary Rapanotti
to represent me in all matters pertaining to my
July 2023 2-Lot Subdivisions

Neil H. Daniels
July 3, 2023

1952-1953

1. The first part of the book is devoted to a study of the history of the English language from its earliest beginnings to the present day. It covers the Old English, Middle English, and Modern English periods, and discusses the influence of various languages on the English vocabulary.

2. The second part of the book is devoted to a study of the structure of the English language, including the grammar and syntax of the language.

3. The third part of the book is devoted to a study of the English literature of the Middle Ages, including the works of Chaucer, Langland, and other medieval writers.

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.

BLANK

- (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.

BLANK

- (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.

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 - (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

Listed in order of priority

<u>Project</u>	<u>Last Action Taken</u>	<u>Current Status</u>	<u>Next Steps</u>
1.			
PUD Review – Habitat for Humanity	7/10 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 7/24.	Applicant will get requested information for review, LUA will get legal opinion from Town Counsel.
2.			
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. 7/10 Hearing continued to 7/24.	Waiting on MARC to make changes as time allows.	Review changes, vote on adoption, if in favor warn hearing for SB review.
3.			
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.
4.			
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.
5.			
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.
6.			
Subdivision Review – Ascutney Market	7/7 ZBA issued decision to deny applicant’s request for variance.	LUA is unaware of an appeal to the E. Court	None at this time. Project to be removed from list.

Future Projects:

- Add "Mixed Use" to Use Tables
- Update Floodways and Floodplains language
- Update Scenic Resources section of Town Plan
- Update Future Land Use Map in Town Plan
- Work with Fire and Police Departments on Standards for development