

Town of Weathersfield

Zoning Permit Application

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

Property Information

Address 78 ROUTE 131
 Parcel ID (if known) 05-03-36
 Lot Size (acres) 1/3 ACRE
 Road Frontage (feet) 200' 223' (Deed)
 Existing Principal Use (enter below, e.g. "single-family dwelling")
(if no existing Principal Use, leave blank)
Model home

Permit Type (check all that apply)

- New Principal Building or Unit (e.g. "single-family dwelling")
- New Accessory Structure (e.g. "shed")
- Alteration to Existing Structure (e.g. "new room addition")
- Change of Use (e.g. "personal service" to "restaurant")
- Demolition / Removal (e.g. demolition & removal of pool)
- Sign (one-sided square footage: _____ sq. ft.)
- Amendment/Renewal of Prior Permit (enter permit # below)

Applicant

Name(s) RICHARD P. DAVIS
 Name(s) _____
 Mailing Address PO BOX 436
 City, State, Zip ASCUTNEY, VT 05030
 Telephone # (802) 674-9519
 Mobile # _____
 E-mail Address rickdavis@music94.com

Project Information

Proposed Principal Use Definition (if new or changing, enter below)
RESIDENTIAL - Home B12
 Approximate Value of Development \$ _____
 Total New Finished Floor Area 2080 sq. ft.
 Total New Unfinished Floor Area _____ sq. ft.
 Maximum Height _____ ft.
 Number of Stories _____

Landowner (if different)

Name(s) _____
 Name(s) _____
 Mailing Address _____
 City, State, Zip _____
 Telephone # _____
 Mobile # _____
 E-mail Address _____

Filing Information (Staff Use Only)

Zoning Permit # 2023.08.02.CV
 Fee Collected \$219.00
 Zoning Area HC
 Permit Issue Date _____
 Appeal by Date _____
 Type of Review Required (check all that apply)
 Administrative
 Zoning Board of Adjustment
 Conservation Commission
 Flood Hazard / Agricultural Soils

Decision (Staff Use Only) (circle one ONLY when review complete)

APPROVED DENIED

Permit Expiration Date _____

Description of Project (please provide a complete description along with dimensions)

Use existing structure as single-family residence

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.

project involve any **demolition and/or renovation**?

Yes No

Just contact the Lead and Asbestos Regulatory Program at (800) 439-8550 prior to demo/renovation.

Does your project involve the installation of a **new manufactured home**?

Yes No

If yes, you must provide a copy of the HUD Form 309 with the Certificate of Compliance/Occupancy Application.

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

Does your project involve **placement or removal of a mobile home**?

Yes No

If yes, you must obtain a bill of sale and mobile homes must be placed on a concrete slab. You must contact the Weathersfield Town Clerk at (802) 674-2626

Does your project involve construction of or change of use to or from being a **public building**?

Yes No

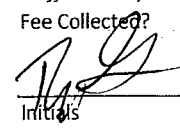
If yes, you must contact the Vermont Department of Public Safety, Division of Fire Safety. A public building is any building that the public has the occasion to enter EXCEPT for owner-occupied, single-family dwellings, registered home day cares, and working farms, but INCLUDING single family homes becoming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

Does your project involve a **new home or business, change in # of bedrooms or 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

Permit Fee Calculator (Cash or Check only, payable to Town of Weathersfield)

Principal Use	\$100 + 0.05 x <u>2080</u> sq. ft.	=	\$ <u>204.00</u>	Staff Use Only Fee Collected?  Initials
Accessory Use	\$30 + 0.05 x _____ sq. ft.	=	\$ _____	
Conditional Use	\$200 + 0.05 x _____ sq. ft.	=	\$ _____	
Permit Renewal	Expired permit renewal: \$30	+	\$ _____	
Variance	\$200	+	\$ _____	
Recording Fee	Applies to all applications	+	\$ 15	
TOTAL			<u>\$219.00</u>	

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 for the purpose of establishing compliance with this permit.

Landowner Signature

Richard P. Davis

Date 5/2/2003

Applicant Signature _____

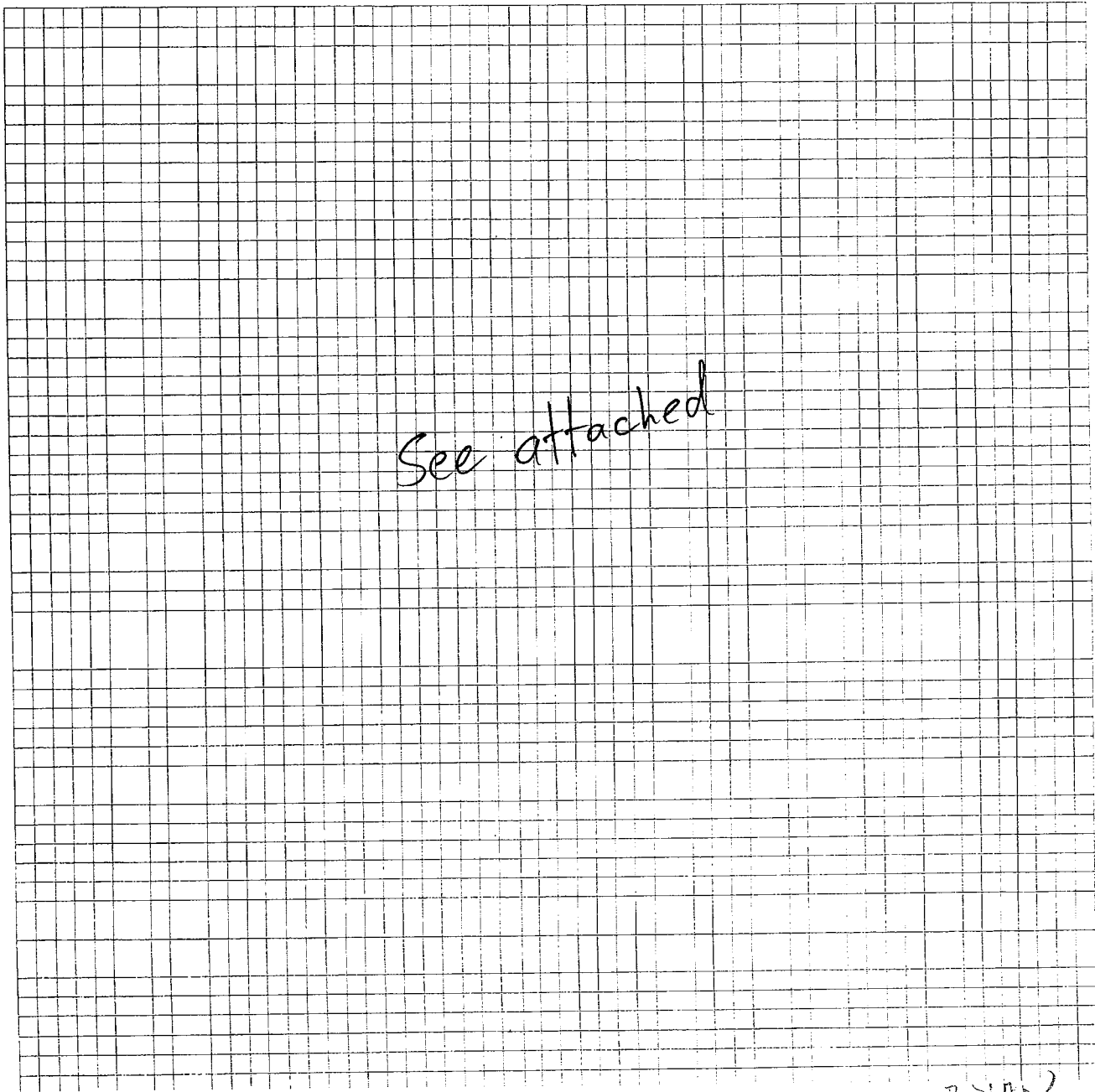
Date ____/____/____

Site 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 location of septic/sewer and water utilities. Include any proposed signs in the drawing.

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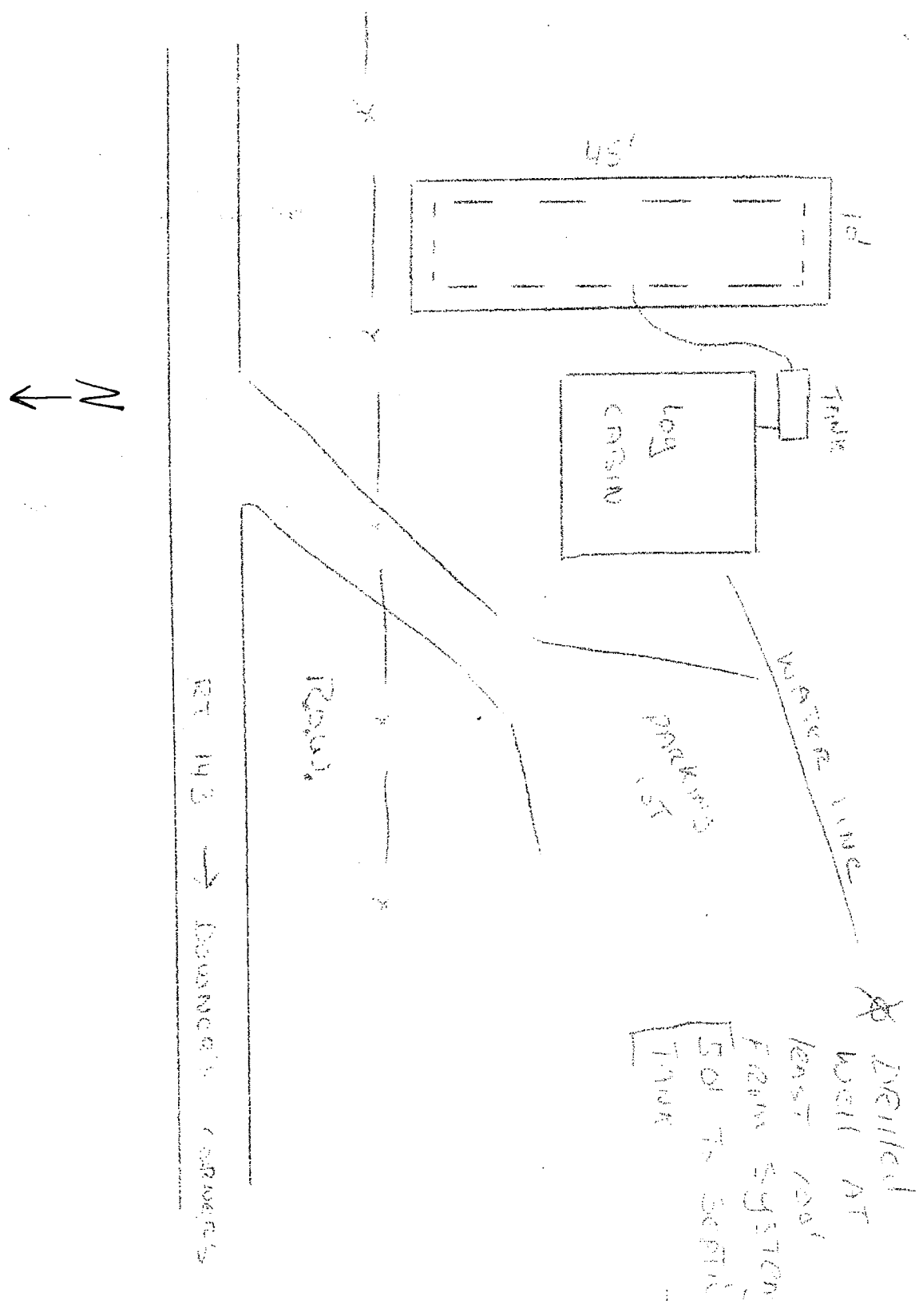
Land Use Administrator Signature _____ Applicant Signature _____

NOTE: Signature required for valid permit

T. HOME CRAFT, INC


Weather's Field 0/23

5/25/78





weathersfield, VT

Find Property    

Parcel #: 05-03-36.000-000

CAI Property Card

Documents

Assessment

ID : 435

PropertyAddress : 78 VT ROUTE 131

PropertyStreet : VT ROUTE 131

MapSheet : 05-0

OwnerName : DAVIS RICHARD P

CoOwnerName :

OwnerAddress : PO BOX 436

OwnerAddress2 :

OwnerCity : ASCUTNEY

OwnerState : VT

OwnerZip : 05030-0436

ParcelNumber : 05-03-36.000

GisFullNumber : 05-03-36.000

CamaFullNumber : 05-03-36.000-000

PID : 050336

P_PROP : 050336

P_SUB :

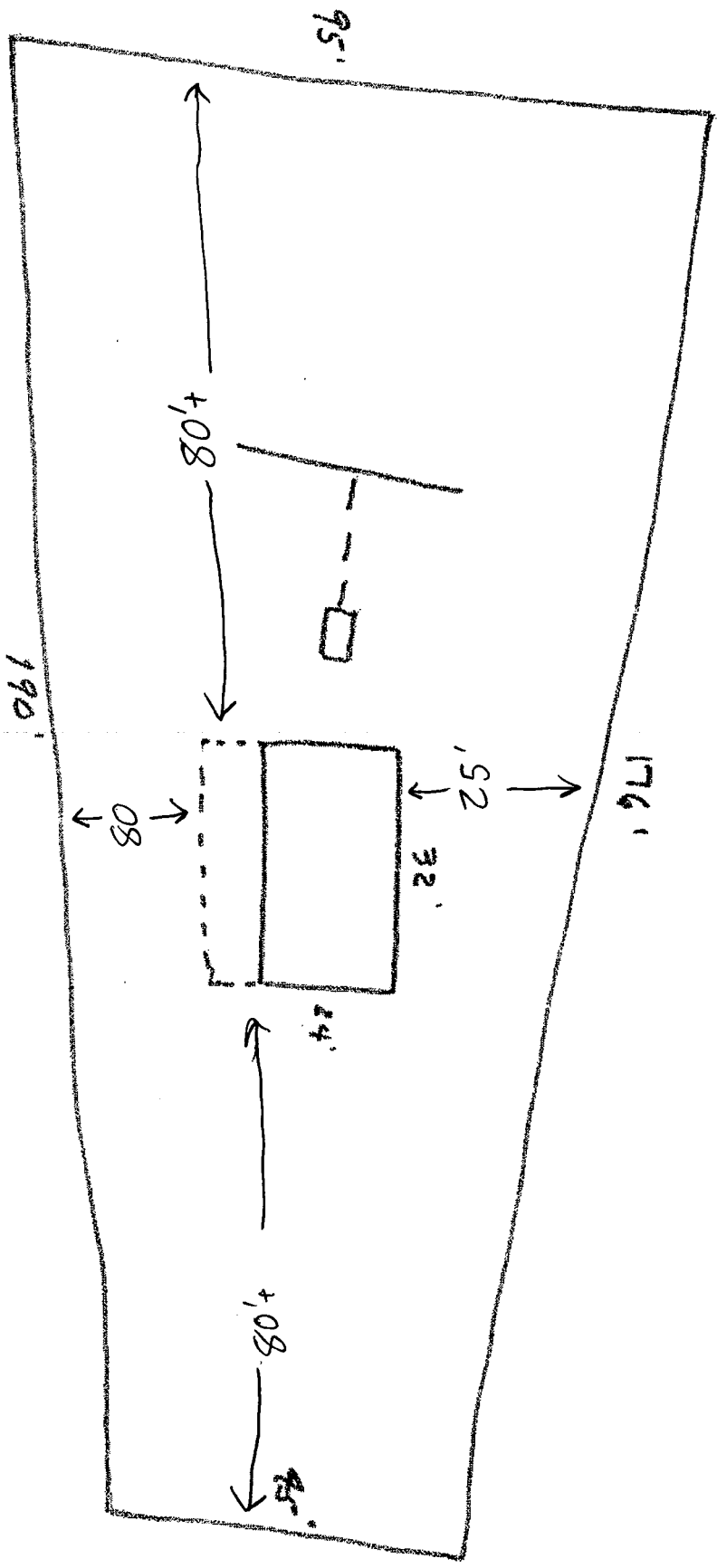
P_NAME1 : DAVIS RICHARD P

P_NAME2 :

P_ADDR_A : PO BOX 436

P_ADDR_B :

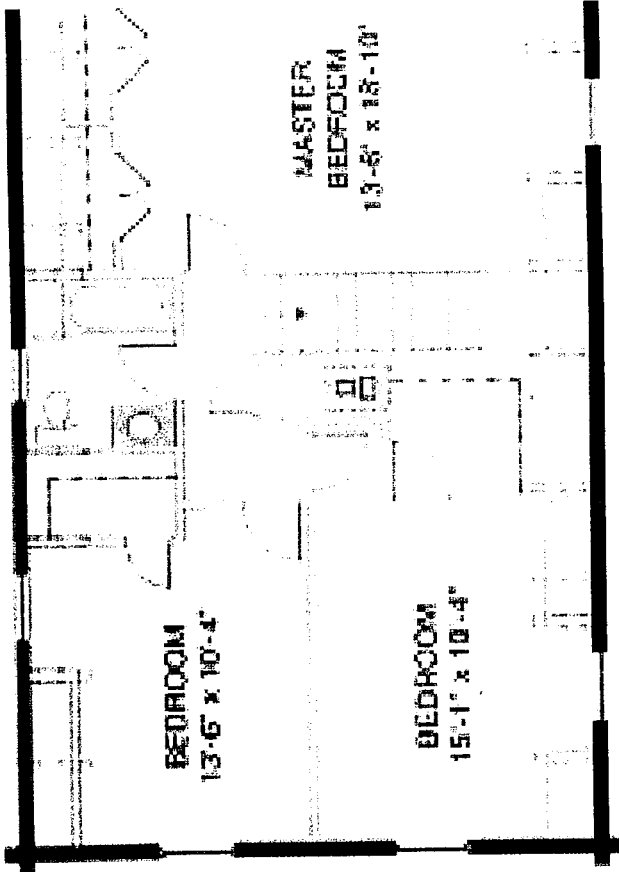
~~Permit application 5-2578~~



RT 131

40'-0"

31'-0" DECK

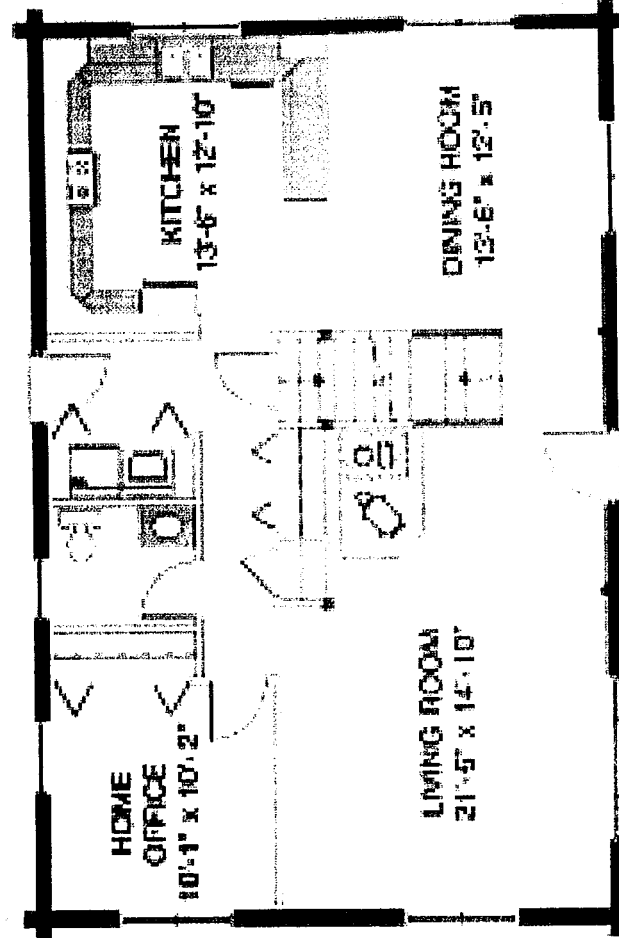


PORCH ROOF BELOW

CABLE DOWNER

SECOND FLOOR PLAN

40'-0"



PORCH

CABLE DOWNER

FIRST FLOOR PLAN

First Floor	1040 Square Feet
Second Floor	1040 Square Feet
Total Area	2080 Square Feet



1141
NEWPORT

Town of Weathersfield

Date: 08/02/2023 Time: 10:58:41

Clerk: osavage

Account: 050336

Name: DAVIS RICHARD P

Comments:

Description	Amount
Land Records	10.00
Land Records	3.00
Land Records	2.00
Zoning Permits	204.00

TOTAL 219.00

Check 5176

Thank you

Zoning Permit Application Review Checklist

Date received: August 2, 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. HC

5. Pull parcel file. ✓

6. Check Use Tables:

- Does the project neatly fit into any of the uses listed in the district table? Single family dwelling
 - If yes, is a zoning permit necessary? Y
 - If no, does the proposal need to go to the ZBA for a determination? N
 - If no, is the use prohibited? N
- What approvals are needed? conditional use
 - Flood plain N
 - Highway access N
- Lot size – Minimum 3.0, Existing 0.3
- Frontage – Required 200, Existing 223
- Setbacks – Required: Front 40, Rear 25, Side 25
- Setbacks – Existing: Front 80+, Rear 25, Side 80+
- Height – Required < 35, Proposed Existing
- Check specific use standards
- Check Development Review (Article 5)

Other requirements to consider?

7. Is anything non-conforming? (Article 3.4) Y : Minimum lot size

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

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)
- No 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
 - Setback distance

General provisions

- Ag soils (3.2.1) *below 3-acre limit, existing structure*
- 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
 - Approved
- Application is complete
 - If not, 30 day issuance period has not started
 - Date of completion: August 2, 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

* No setback distance provided - called, provided 25' distance between structure and rear boundary line