

To: #4256-16 | 91 Wells Mountain Road | Parcel ID 02-9910091  
Applicant: Todd Wells  
Date: May 24, 2016  
RE: ZONING PERMIT DECISION – APPROVED ACCESSORY ADDITION

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This zoning application is found to meet the provisions of the Town of Rockingham Zoning Bylaw and is hereby administratively approved.

The zoning permit is issued for an outdoor pool to support a residential use as outlined in the application and attached sketch.

The proposed accessory pool, directly adjacent to the single family home, meets the requirements allowed in the Residential 1 Zoning district under section 2411 of the Rockingham Zoning Bylaw. All the measured property setbacks greatly exceed setback requirements for this zoning district.

The project shall be completed in accordance with the attached application and sketch plan. No alterations shall be made in the project except where written application to the Zoning Office has been made and the required approvals obtained.

A zoning approval notice sign is attached to this permit and must be posted at the construction site and easily viewable from a public road or street. The sign must be in place for a period of 15 days starting with the date the permit is issued. The 15 day public notice requirement is mandated by Vermont State Law.

The permit is effective 15 days from date of decision. A zoning permit shall become void if the work described therein has not been started within two years from the date of issuance.

An interested person may appeal a decision of the Zoning Administrator to the Zoning Board of Adjustment. An appeal must be taken within 15 days of the date of the Zoning Administrator's decision. After the 15 day period, the decision becomes final.

Charles Wise  
Zoning Administrator

24 May 2016  
Date

Cc: Town Clerk , Applicant , Posted , Listers , Web



**TOWN OF ROCKINGHAM  
APPLICATION FOR ZONING PERMIT**

(OFFICE USE ONLY)	
Date filed: <u>24 May 2016</u>	Applicant: <u>Wells</u>
Fee Paid: <u>yes</u>	Owner: <u>Wells</u>
Zoning District: <u>R-1</u>	Parcel Map#: <u>02-9910091</u>
Referred to:	W/in 100 yr. floodplain? <u>no</u>
( ) Planning Commission <u>—</u>	W/in Regulated Wetland? <u>no</u>
( ) Board of Adjustment <u>—</u>	
Date: <u>—</u>	<b>PLOT PLAN ATTACHED &amp; APPLICATION COMPLETE ( )</b>

COMPLETE ALL ITEMS OR APPLICATION WILL BE RETURNED. COMPLETE IN INK. DO NOT USE PENCIL.  
NO CONSTRUCTION OR USE IS TO BE STARTED WITHOUT AN APPROVED PERMIT. IF CONSTRUCTION OR USE BEGINS WITHOUT A PERMIT, A LATE FEE (See Fee Schedule Information) IS ASSESSED.

**PART I  
(ALL APPLICANTS MUST COMPLETE Part I)**

**Owner & Applicant Information**

- PROPERTY OWNER(s) Names TODD Wells  
(List Names of all Property Owners as shown on deed.)  
Mailing Address: 91 Wells mtn Road Chester VT Zip Code 05143  
Tel. No.: (Daytime) 802-376-9300 (FAX) \_\_\_\_\_ Email: twells@Cersosimo.com
- APPLICANT(s) Names: \_\_\_\_\_  
(If different than Landowners)  
Mailing Address: \_\_\_\_\_ Zip Code \_\_\_\_\_  
Tel. No.: (Daytime) \_\_\_\_\_ (FAX) \_\_\_\_\_ Email: \_\_\_\_\_
- Contact Person: TODD Wells (Daytime Tel.) 802-376-9300

**Property Information**

- PROPERTY LOCATION: Street Number 91 Street Name Wells mtn Road Rockingham VT
- Property Owner's Deed is recorded in Book 222 Page 15 Date of Sale 2/3/2003  
(Information available in Town Clerk's Office)
- Is this lot recorded on a survey or subdivision map in the Town Clerk's Office?  Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, provide Book 222, Page 15, and Date Recorded \_\_\_\_\_
- DIMENSIONS of LAND:**  
Area of Lot: \_\_\_\_\_ (Square Feet or Acres)  
Lot Frontage on Road/Right-of-way \_\_\_\_\_ ft. Lot Depth (front to rear) \_\_\_\_\_ ft.

**Use of Property Information**

8. **CURRENT USE:** Describe What the Property Is Used for Now. If there is more than one use, describe them all.  
Residential: Single-family  Two-Family ( )  
Multiple-family ( ) Number of Apartments \_\_\_\_\_

Describe:

Commercial ( ): \_\_\_\_\_

Industrial ( ): \_\_\_\_\_

Other ( ): \_\_\_\_\_

9. **PROPOSED USE**

Residential:  
Single family  Multiple-family ( ) Number of Existing Apartments: \_\_\_\_\_  
Two-family  Number of Proposed Apartments: \_\_\_\_\_  
Total Number of Apartments: \_\_\_\_\_

Non-residential: Describe the Products You Will Be Making and Activities You Intend to Conduct.

Commercial ( ) \_\_\_\_\_

Industrial ( ) \_\_\_\_\_

Other ( ) \_\_\_\_\_

10. What, if any, Current Uses Will Continue ( List): \_\_\_\_\_

11. Prior Zoning Permits. Has this parcel of land been the subject of any prior Town Zoning Permits or Subdivision Permits? If yes, indicate for what: Subdivision of Parents Land

**Proposed Construction Activity**

12. New Construction  Pool Describe Briefly \_\_\_\_\_

Remodeling/Addition ( ) \_\_\_\_\_

Has construction started? \_\_\_\_\_ Yes  No. Describe: \_\_\_\_\_

For property within the **Design Review & Historic Districts**, see Part III for additional information to submit with application.

13. Residential: Current Number of Bedrooms 3 Number of bedrooms after remodeling/addition: 3

14. Approximate Construction Costs: \$ 2500.00

15. SIZE OF PROPOSED STRUCTURE OR ADDITION: Width 18 ft. Length 26 ft. x 36

Height \_\_\_\_\_ ft.

**Plot Plan**

16. **PLOT PLAN:** All applications must provide a plot plan of the property, drawn to scale. Graph paper is provided for drawing a plot plan. If the graph paper is too small, please use a larger sheet. If you have a survey of the property, this may be used and is preferred.

**PLOT PLAN ATTACHED** . Please check to indicate that the following information is shown on the plot plan. If the information is not complete, the application will be returned.

Required of All Applications: (See example on pg. 2 of Information Sheet)

- a.  Property lines of the Lot where the project is located
- b.  Adjacent roads or streets and names and sidewalks
- c.  Location, size and shape of any existing or proposed structures, including porches, decks, pools, fences, and accessory structures
- d.  **MEASUREMENTS from existing and proposed structures to Lot lines, Road Center, Sidewalks**
  - TO FRONT LOT LINE 145 ft. TO ROAD CENTER \_\_\_\_\_ ft.
  - TO SIDE LOT LINES 100 ft. 300 ft.
  - TO REAR LOT LINE 185 ft.
- e.  Driveway Location and Width, and whether paved or unpaved.
- f.  Parking Spaces. Show all parking spaces, and whether paved or unpaved. Indicate each parking space individually by lines. Each space is required to be 9 ft. X 22 ft.  
Show parking for employees, customers, and deliveries, if applicable.
- g.  All rights-of-way and/or easements
- h.  Indication of the plan's scale (example 1" = 20 ft.)
- i.  Arrow showing North.

Required for Home Businesses, Multi-family Residences, All Non-residential Uses.

- j.  Landscaping. Show lawn area, trees, bushes, planters, etc. Show trees and other landscape features which are to be installed, removed or changed by the proposed work. The size at planting and type of landscape material must be noted on the plan.
- k.  Exterior Lighting. Existing and Proposed. The location, height, intensity, and bulb type of all external lighting fixtures.
- l.  Service Area Locations such as trash storage, fuel tanks, mechanical equipment, and other outside storage.
- m.  Screening of waste storage areas, condensers, etc. Show height, and what type of screening will be utilized and location.
- n.  Drainage Patterns and natural features on site (e.g. steep banks, swales, waterways etc.). Show plans for drainage control and existing drainage structures and flow.
- o.  Traffic Circulation. Show ingress and egress and interior traffic circulation pattern.

- p. ( ) Loading areas
- q. ( ) Pedestrian walks
- r. ( ) All changes to the physical features of the site. Include soil removal or filling areas.

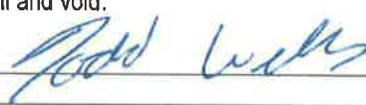
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Application # 4256-16

**Signatures**

**Signatures:** All Landowner(s) and Applicant(s) must sign the application.

By signing below, I certify that all information on this application and all supporting forms, plans, and documents are true and accurate and agree that, if any such information is found to be false or misleading, any permit or other approval granted on the basis of such information shall be deemed null and void.

Property Owner(s) Signature(s)		Date:	<u>5/21/16</u>
		Date:	
		Date:	
Applicant(s) Signature(s)		Date:	
		Date:	
		Date:	

SCALE 1" = 20'  
91 Wells rd  
Rockingham VT  
5/24/2016

