

TOWN OF ROCKINGHAM

ZONING PERMIT

Date issued: February 2, 2024 Appeal By: 02/17/2024

Permit: 24.0201.Hom

Applicant: Home Improvement Co of VT Inc.

Location: 6 Morgan Street

Description:

Change of Use to Two Family Dwelling

Approval valid 15 days from the date issued unless an appeal is filed with the Planning & Zoning office. For more information, contact planning@rockbf.org or 802-376-5425.



Space above for recording documentation

NOTICE OF RECORDING

Grantor(s)/Owner(s) of Record:

Home Improvement Co of VT Inc

Parcel ID:

3080006

Grantee:

Town of Rockingham

Property Location:

6 Morgan Street

Permit Type and Number:

Zoning Permit 24.0201.Hom


Permit Description:

Change of Use to Two Family Dwelling

Date of Permit:

February 2, 2024

Zoning Administrator



Town of Rockingham
Zoning Permit Administrative Review

Application Review

Date filed:	02/02/2024	Date approved:	February 2, 2024
Application #:	24.0201.Hom	Review Process:	Admin
Zoning district:	R-7	Within floodplain:	No
Parcel ID:	3080006	Wetland impacts:	None
Permit Fee:	\$80.00	Natural resource impacts:	None
Existing use:	Business office	Overlay district:	None
Lot Acreage:	0.33	Road frontage:	100'
Prior zoning permits:	2425-94 (Denied)		
Water/wastewater permits:	NF		

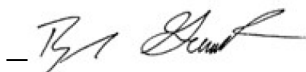
Summary review

Applicant seeks a zoning permit for a Change of Use to Two Family Dwelling. The property is currently a Business Office, a non-conforming use in the R-7 district. Per section 2600(1)(A)(3) of the Zoning Bylaws, a non-conforming use "shall not be re-established if such use has been replaced by a conforming use". This section is applicable to this application as Two Family Dwelling is a conforming use, therefore the Business Office use shall not be re-established.

The structure is non-conforming as it does not meet the side and rear setbacks. The building is existing prior to the enactment of the Zoning Bylaws and may be continued indefinitely. There is an Accessory Structure on the property which is also a non-conforming structure as it does not meet front or side setbacks. No increase in non-conformity shall be permitted without approval by the Development Review Board under section 2600(2).

The application is approved.

Administrator signature(s):

 _____

Date: February 2, 2024

Appeal by date:

02/17/2024



Permit# 24.0201.Hom

Town of Rockingham
General Zoning Application

802.376.5241 | planning@rockbf.org
Town Hall: 802.463.3964

Applicant Information

Name(s): Home Improvement Co of VT Inc.
Mailing Address: 1164 Main Street, North Walpole, NH 03609
Phone number: 603-445-7110
Email: jaysondunbar@roofsplus.com

Property Information

[Parcel# 3080006](#)

Physical Address: 6 Morgan Street, Bellows Falls, VT 05101

Permit Request (check all that apply)

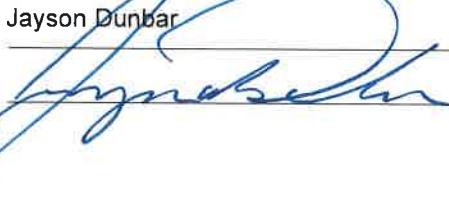
<input type="checkbox"/> New building	<input checked="" type="checkbox"/> Change of Property Use
<input type="checkbox"/> Accessory structure	<input type="checkbox"/> Demolition/Removal
<input type="checkbox"/> Altering existing structure	<input type="checkbox"/> Other (describe below)

Description

Briefly describe the project to include information on type of structure, dimensions, and construction costs	Project started: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Change use status of existing office building into residential rental unit. No changes in Square Footage	

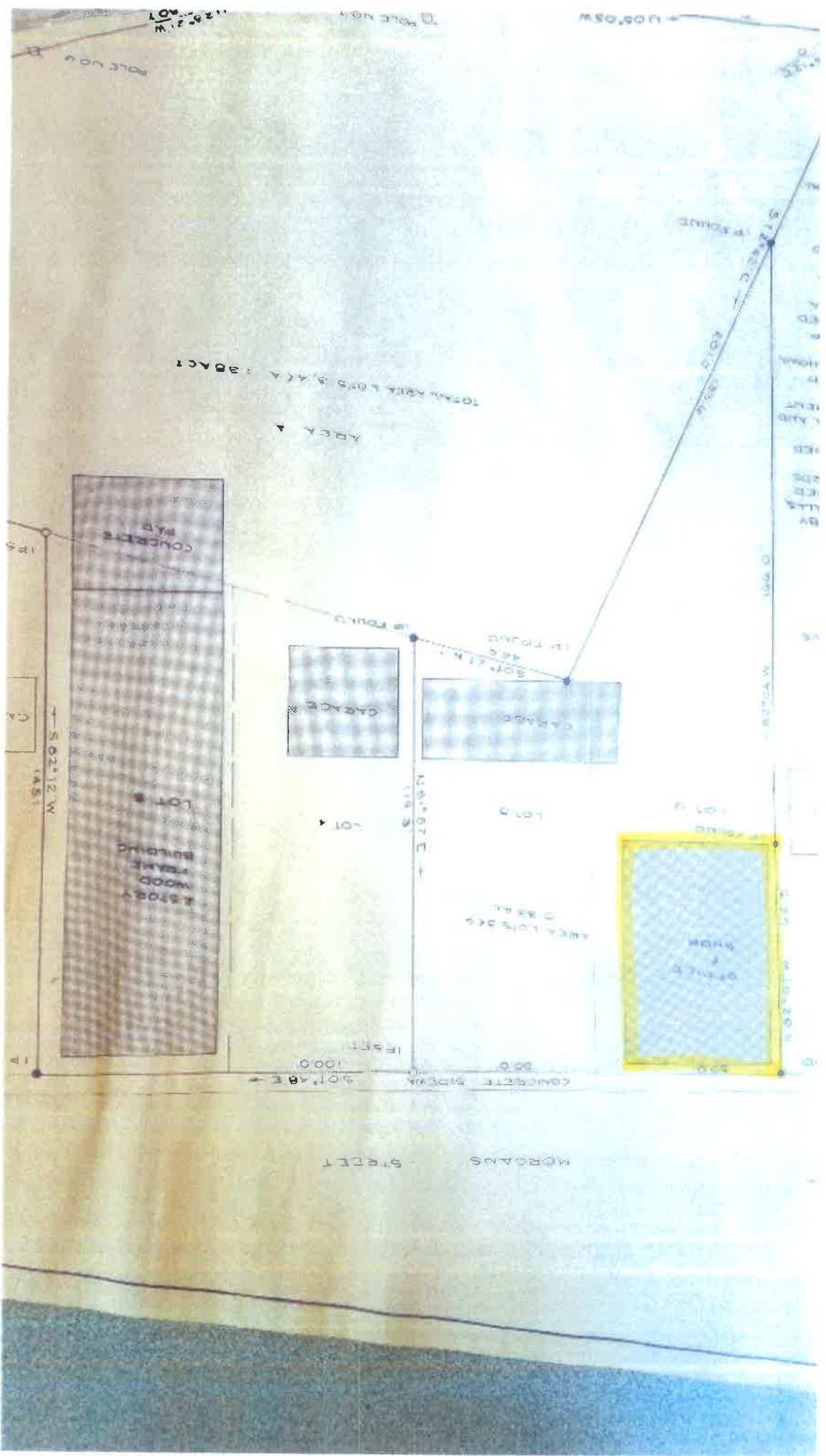
Signature(s):

Electronic signatures can be accepted. Type full name.

Jayson Dunbar


Date: ~~8/11/2020~~ 2/1/2024

Date: _____





CONSTRUCTION PERMIT LETTER

Modification & Renovations under \$200,000.00

Project Information		
Site Number: 103046	Project Number 474649	Permit Number 2039460
Project Name: Modifications	Fire Marshal: Steve Dumont	Permit Date: 6/7/2022
Building Address: 6 Morgan St. Bellows Falls, VT 05101		
Applicants Name: Home Improvement CO. of VT Phone: 802-384-1547 Email: jaysondunbar@roofsplus.com		
Project Summary		
Converting former office space into two family rental units.		

Project Contacts		
Regional Office: Springfield	802-885-8883	100 Mineral Street, Suite 307 - Springfield, VT 05156
Field Inspector: Steve Dumont	802-279-4509	Steven.Dumont@vermont.gov

The application and submittals for the above project have been reviewed, and the permit is **Approved**. This approval applies only to the information listed on the drawing and specifications that have been submitted, and does not apply to any violations found on site during field inspections. The project may proceed provided the work is done in compliance with the 2015 Vermont Fire and Building Safety Code, the plans submitted to this office, **and the following CONDITIONS:** (Boxes with check marks)

- The 2015 NFPA 1 Fire Code, 2015 NFPA 101 Life Safety Code and 2015 Vermont Fire and Building Safety Code will apply to this project.
- Structures undergoing construction, alteration, or demolition operations, including those in underground locations, shall comply NFPA 1 Chapter 16, and NFPA 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations.
- The building must meet or exceed the accessibility standards for new construction and the alterations incorporated in 28 CFR Part 35 and 36, the Americans with Disabilities Act Accessibility Guidelines (ADAAG), as amended in 20 VSA chapter 174 and the Vermont Access Rules.
- The 2014 Vermont Electrical Safety Rules apply to this project. An electrical work notice shall be obtained and all work inspected for all projects. All work shall be done by a Vermont Master Electrician with the exception of 1 & 2 family dwellings.
- The 2015 Vermont Plumbing Rules will apply to this project. All work shall be done by a Vermont Master Plumber who has obtained a plumbing work notice before starting any work.
- All existing fire protection systems shall have current TQP inspection prior to occupancy / final inspection.
- See page two of this permit for other conditions of construction.

It is the responsibility of the applicant to contact the above inspectors to set up a schedule of inspections at the start of the project. Final inspections shall be conducted by all trades prior to use or occupancy.		
Site Number 103046	Project Number 474649	Permit Number 2039460
Project Name: Modifications		



CONSTRUCTION PERMIT LETTER
 Modification & Renovations under \$200,000.00

Conditions

- 1 No other conditions noted
 NFPA- 72 fire alarm code NFPA-13 sprinkler code IBC-2015 NFPA-101 NFPA-1 2015 VT building code are applied to this project.

This Construction permit shall be posted at the building site in a conspicuous location open to public view.

This permit does not include any of the additional required permits as listed above, such as plumbing, electrical, etc., which are required to be submitted by the respective trades. It is the responsibility of the permit applicant to see that all subcontractors have their respective work notices.

This letter has been sent to the applicant only. It is the responsibility of the applicant to ensure that a copy of this letter is distributed to all applicable parties, as well as ensure that a copy be available at the job site. It is the applicant's responsibility to coordinate inspections with the respective trades. Appointments with the inspector listed below shall be made prior to occupying, or reoccupying any building, or portion of any building, or use of any fixed equipment affected by the work permitted above. At the time of the final inspection and prior to the issuance of a certificate of occupancy, the field inspector will verify that the proper permits and work notices have been obtained.

This permit does not satisfy the requirements of local municipalities. You must contact local authorities to determine those requirements. Any change to the project, such as change orders or addendums, must be submitted to this department for approval. This permit expires after twelve (12) months unless commencement of the project has begun and remained continuous.

Steve Dumont - Assistant State Fire Marshal 6/7/2022

Site Number 103046	Project Number 474649	Permit Number 2039460
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FINAL CONSTRUCTION VALUATION

This form shall be completed and any returned to the below Division of Fire Safety regional office with any additional payment, prior to requesting a final inspection. A final inspection is required prior to occupying, or reoccupying any building, or portion of any building, or use of any fixed equipment affected by the work approved by the associated construction permit

The Division of Fire Safety Springfield Regional office, 100 Mineral Street, Suite 307 - Springfield, VT 05156

Project Name:	Modifications		
Building Address:	6 Morgan St. Bellows Falls, VT 05101	Permit Date:	6/7/2022

Final Construction Valuation		
<p>The Permit Fee is based on the total valuation of new construction or rehabilitation work for which the permit is being obtained. - For projects involving volunteer labor and donated material, the valuation of construction work is based on the value of the volunteer labor as well as the donated materials when calculating the permit fee.</p> <p>The current fee is \$8.00 per \$1,000 (0.008) of construction valuation for all construction and rehabilitation work.</p>	a. Site work	\$
	b. Valuation of building construction	\$
	c. Fixed equipment	\$
	d. Electrical	\$
	e. Plumbing	\$
	f. Elevator, LULA, Lift	\$
	g. Heating, Ventilation, Air Cond.	\$
	h. Consulting Services	\$
	i. Other	\$
	j. Sprinkler System	\$
	k. Other fire Suppression Systems	\$
l. Fire Alarm System	\$	
TOTAL FINAL VALUATION		\$

Fee Calculation	
[Line 1] Total Final Valuation (from above)	\$
[Line 2] Initial Estimated Construction Valuation (from Permit Application)	\$ 50,000.00
[Line 3] Construction Valuation Difference (Line 1 - Line 2)	\$
[Line 4] Additional Fee Owed (Line 3 x \$0.008)	\$
The amount on line 4 is the additional fee owed to the Division of fire Safety	

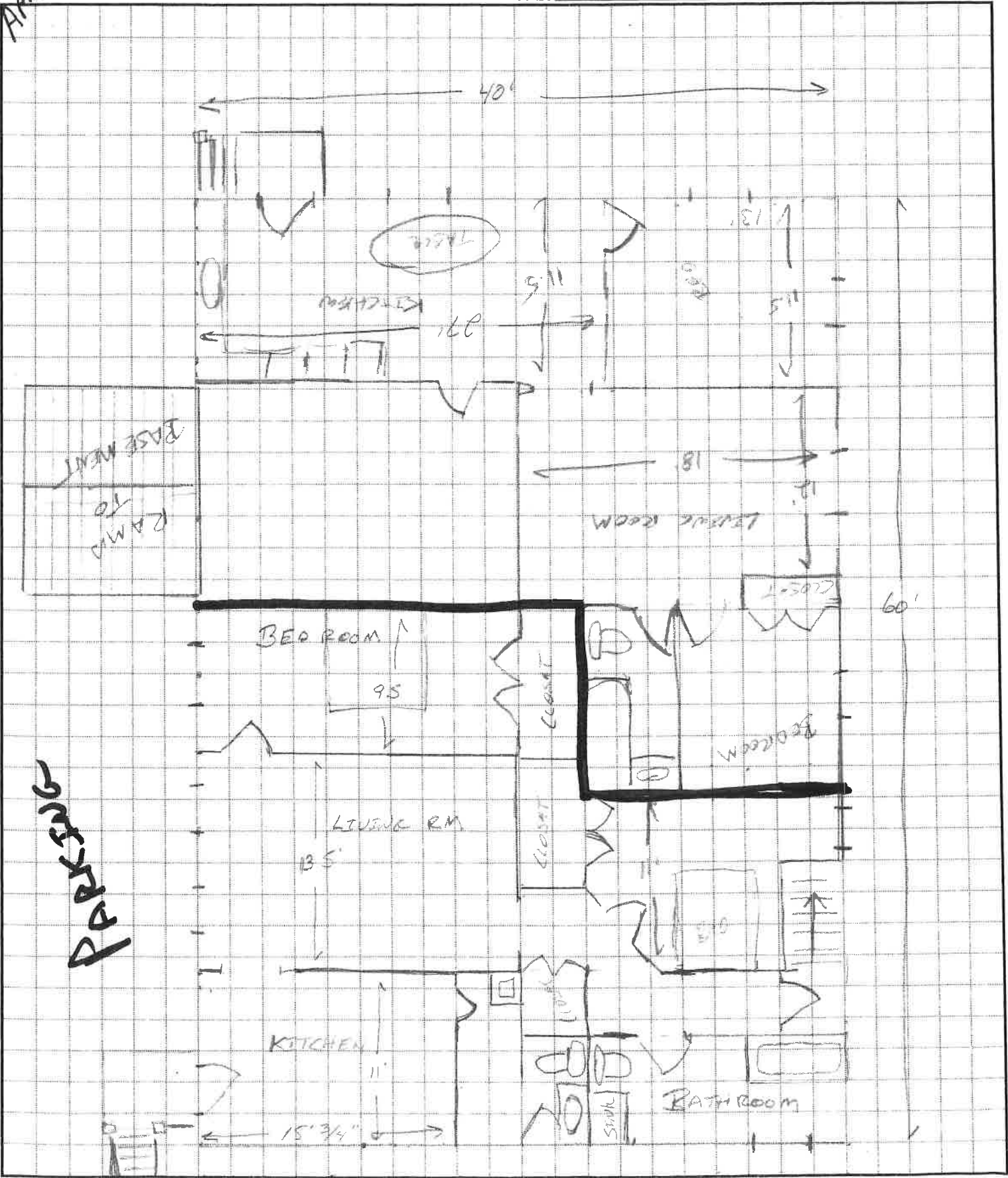
I hereby attest by my signature under 13 V.S.A. 3016 (filing a FALSE CLAIM with a department or agency of the state) that the information contained within this form is correct and accurate to the best of my knowledge:

Signature of Applicant: _____ **Date:** _____

* * For office use only below this line * *

Site#	Project#	Permit#	Received Date	Check #	Amount
103046	474649	2039460			

14607
 APR 26 2007





America's Most Convenient Bank®

Front of check

SECURITY FEATURES INCLUDE: FIBRE WATERMARK, PAPER, HEAT SENSITIVE (COIN) AND FOIL HOLOGRAM

TO BANK
AMERICA'S MOST CONVENIENT BANK

11608

98-3/116
CHECK NUMBER

6/26/2020

HOME IMPROVEMENT CO OF VERMONT INC.
DBA JANCEWICZ & SON
1184 MAIN ST.
NORTH WALPOLE, NH 03809

PAY TO THE ORDER OF Vermont Dept of Public Safety \$ **125.00

One Hundred Twenty-Five and 00/100 ***** DOLLARS

Vermont Dept of Public Safety
100 Mineral Street, Suite 307
Springfield, VT 05156

MEMO Change of Use Request

VALID AUTHORIZED SIGNATURE

⑈011608⑈ ⑆011600033⑆ 5242912854⑈

Details on Back
Security Features included

Back of check

MerchantCap >221172186< 409681000200 07/09/2020

For Deposit Only
State of Vermont
07/09/2020
PAY TO THE ORDER OF
STATE OF VERMONT
DEPARTMENT OF PUBLIC SAFETY,
SPRINGFIELD
BUSINESS UNIT #2140
FOR DEPOSIT ONLY

**Department of Public Safety Vermont
Division of Fire Safety**

Office of the State Fire Marshal, State Fire Academy and State HAZMAT Team

Change of Use or Ownership Inspection Request

Your Change of Use or Ownership Inspection Report has been successfully submitted and will be processed accordingly. Please visit the Division of Fire Safety at Contact Us for further questions.

Department of Public Safety
Division of Fire Safety
1311 U.S. Route 302
Suite 600
Barre, VT 05641
Phone: 802-479-7561 or 1-800-640-2106
Fax: 802-479-7562
www.firesafety.vermont.gov

< **PREVIOUS** VISIT THE DIVISION OF FIRE SAFETY WEBSITE

Tim Latham Electrical

380 March Hill Rd
Walpole, NH 03608

Invoice

Date	Invoice #
4/6/2020	1601

Bill To

Jancewicz & Son
1164 Main ST
N. Walpole NH 03609

Moran

Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Balance Due **\$1,993.35**

New e-mail address? Enter here: _____

Tim Latham Electrical

380 March Hill Rd
Walpole, NH 03608

PLEASE PRINT NAME AND ADDRESS TO BE USED FOR YOUR PAYMENT

Item	Description	Qty	Rate	Amount
	Old office building - Smoke detectors - bath room			
Materials-Income	Panasonic shallow 110 fan light	1	175.00	175.00
CO/Smoke	CO / Smoke detector 10 year battery	3	61.00	183.00
Smoke detector	Smoke Detector 10 year battery	9	41.00	369.00
Round retro box	Round retro box	11	3.85	42.35
50A surface outlet	50A 250V surface mounted range outlet	1	19.50	19.50
8/3 NM	8/3 NM Wire	50	1.95	97.50
BR250	BR250 breaker	1	32.00	32.00
4" Round NO box	4" Round NO box	1	3.15	3.15
1G Retro box	1G Retro box	2	3.25	6.50
15A TR GFCI	15A TR GFCI	2	17.00	34.00
2G plastic plate	2G plastic plate	1	1.35	1.35
Labor Tim	Labor Tim 3/20/20	2	65.00	130.00
Labor Jason	Labor Jason 3/20/20	7	60.00	420.00
Labor Randy	Labor Randy 3/20/20	7	60.00	420.00
Labor Jason	Labor Jason 4/10/20	1	60.00	60.00
	i added the missing detectors and labor to this invoice. work scheduled for 4/10/20 to finish detectors			



MORAN FOR LIPADON Home Improvement
RECEIVED SAFETY O.K.

Thank you for your business!

JSD

APR 9 2020

initial: _____

Total	\$1,993.35
Payments/Credits	\$0.00
Balance Due	\$1,993.35

im Latham Electrical

Invoice

380 March Hill Rd
Walpole, NH 03608

Date	Invoice #
6/5/2020	1620

Bill To
Jancewicz & Son
1164 Main ST
N. Walpole NH 03609

Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Balance Due **\$112.00**

New e-mail address? Enter here: _____

Tim Latham Electrical

380 March Hill Rd
Walpole, NH 03608

P.O. No.	Terms	Project	Rep

Item	Description	Qty	Rate	Amount
Smoke detector	Old office			
Labor Jason	Smoke Detector 10 year battery	2	41.00	82.00
Labor Jason	Labor Jason	0.5	60.00	30.00

*O.K. JBD
6/9/20*

RECEIVED
JUN 8 2020
Initial: _____

PAID

Thank you for your business!

Total	\$112.00
Payments/Credits	\$0.00
Balance Due	\$112.00

Rockingham/BF Village

Date: 02/01/2024 Time: 11:23:42

Clerk: receivab

Name: Dunbar J

Comments:

Description	Amount
ZONING FEES	\$80.00

CASH PAYMENT

Thank you