

Appeal Period Expires 3/26/2020 Zoning District I **Town of Essex, Vermont**  
**Application for Zoning Permit** Application Date 1/1  
 www.essex.org Permit Number 2020-037

All construction is to be completed in accordance with the Town of Essex Zoning Regulations and any/all federal or state regulations now in effect. You are required to post this permit in a conspicuous location on the property during the appeal period and it must remain posted throughout the construction period. You are required to contact the necessary state agencies to obtain state permits @ 477-2241 (Jeff McMahon, Permit Specialist).  
 Any interested person may appeal the decision of the Zoning Administrator to the Zoning Board of Adjustment within fifteen (15) days of the permit's date of issuance. Commencing construction within this fifteen (15) day appeal period is prohibited by law.  
 Signed: Lani Ravin for the University of VT

**A** Parcel Account Numb. (Map-Parcel-Lot) 2- 046-001-003  
 (found in Town Assessor's Office)  
 Property Address: 350 Payne Street (1159 Ethan Allen Av)  
 Owner: University of Vermont & State Agricultural College  
 Owner Address: 16 Colchester Avenue  
 Owner Phone: (work) 656-3208 (home) \_\_\_\_\_  
 (cell) \_\_\_\_\_ (Email) Lani.Ravin@uvm.edu  
 Contractors name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Cell: \_\_\_\_\_  
 Estimated Construction Dates: Start: 5/1/2020 Completion: 9/1/2020  
 Sq. Feet: \_\_\_\_\_ Estimated Cost (labor & materials): \$ 24,000

**B** Sewage Disposal (Please attach Sewer or Septic Application).  
 Public  Private  Connection Fee \$ N/A Date Paid: 1/1  
 Proposed New Bedrooms: \_\_\_\_\_ Existing Bedrooms N/A

**C** Water (Please attach Water Service Application).  
 Public  Private  Fee \$ N/A Date Paid: 1/1

**D** Driveway (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval 1/1 N/A

**E** Stormwater  
 Project disturbs an area greater than or equal to 1 acre - Erosion Control Permit Required. Attach completed permit application. N/A  
 Project creates new or expands existing impervious surface greater than or equal to 1/2 acre - Erosion Control Permit and Stormwater Management Permit required. Attach completed permit application.

**F** Diagram - Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet.

**G** Replace existing deteriorated roof with new roof.  
 Existing roof is slate; replacement will be asphalt shingles.  
For the University of VT & State Ag. College  
 Signature of Tenant and Signature of Owner Lani Ravin, AICP

State Agricultural College  
 Check box(es) which describe proposed use or construction (circle choice in parenthesis).  
 N = New A = Addition R = Remodel

<b>Residential:</b>	N	A	R
Single Family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (duplex)(other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium / Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Inclusions or Additions:</b>			
Garage (attached) (detached)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool (in) (above) ground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barn (residential) (agriculture)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Non-residential:</b>			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Stormwater:</b>			
Stormwater <u>roof account</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Other:</b>			
Change in use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Office Use Only**

Fees:	Type	Amount	Date Pd
Permit		\$ <u>100</u>	<u>3/16/20</u>
Recreation		\$ _____	<u>1/1</u>
Recording		\$ <u>15</u>	<u>3/16/20</u>
Certificate of Occ		\$ _____	<u>1/1</u>
Other		\$ _____	<u>1/1</u>

Approved  Rejected  Date 3/11/2020  
 Issued to: UNIV. of VT  
 Zoning Administrator: Sharon L. Kelley  
 Notes: \_\_\_\_\_  
 C.O. Required Yes  No

THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE





The University of Vermont  
DEPARTMENT of PLANNING, DESIGN  
and CONSTRUCTION

To:

Sharon L. Kelley, Zoning Administrator  
Town of Essex  
81 Main Street, Essex Jct., VT 05452

March 4, 2020

Re: Request for Zoning Permit for Re-Roofing

Dear Sharon,

The University owns and operates several outbuildings for Physical Plant use, in the back section of Fort Ethan Allen. There is one former garage building, currently used for storage, at 350 Payne Street, in Essex. That is located in the Industrial section of Fort Ethan Allen, not in the Historic Preservation zone. As you can see from the existing photo, the current slate roof has deteriorated and needs replacement (see attachments). The University would like to re-roof this structure with asphalt shingles, and is requesting a zoning permit for this work.

The University has limited budget for deferred maintenance, and we would like to prioritize slate roof replacements for other, higher value buildings. In this area, several of the buildings already have shingled roofs. The blue-tarped building on the site map has a slate roof.

The University requested, and received concurrence from the Vermont Division of Historic Preservation that the proposed work will have no effect on historic resources. The University also received a determination from the District 4 Act 250 Coordinator that no Act 250 permit will be needed for this work, as there is no substantial change proposed. Both of these documents are attached herein.

Please let me know if you would like any further details about this project. I can be reached at [Lani.Ravin@uvm.edu](mailto:Lani.Ravin@uvm.edu) or (802) 656-3217.

Sincerely,

Lani Ravin, AICP  
Associate Planner



**F Diagram** – Provide diagram here and include all setbacks

**Natural Resources Board  
111 West Street  
Essex Jct., VT 05452**

## Act 250 Jurisdictional Opinion

This is a Jurisdictional Opinion based upon available information and a written request from the Landowner/Agent or Other Person. Any Notified Person or entity will be bound by this opinion unless that person or entity files a request for reconsideration with the District Coordinator (10 V.S.A. § 6007 (c) and Act 250 Rule 3 (b)) or an Appeal with the SUPERIOR COURT, Environmental Division within 30 days of the issuance of this opinion

I hereby request a jurisdictional opinion from the District Coordinator or Assistant District Coordinator regarding the jurisdiction of 10 V.S.A. Chapter 151 (Act 250) over the project described below: Lani Raven, UVM, Campus Planning Services

### PROJECT DESCRIPTION:

The proposed project includes repairs at a storage building located at 350 Payne Street in Essex, Vermont. The repairs include the removal of an existing slate roof and the replacement with asphalt roof. The proposed project will not include ground disturbance.

Existing Act 250 permit: Permit series 4C1121 and amendments, but none specifically for this property

Project Type:    Commercial            Residential            Municipal/State        Mixed  
                   Agriculture            Silviculture            Other

Has the landowner subdivided before?    Yes                    No                    N/A

**AN ACT 250 PERMIT IS REQUIRED:**    YES                    NO

### BASIS FOR DECISION:

In a letter dated January 31, 2020, the Vermont Division for Historic Preservation ("VDHP") has determined that the proposed project will have no effect on historic sites or resources.

Based on the available information, the project as proposed does not constitute a material or substantial change pursuant to Act 250 Rule 2(C)(6) or Rule 2(C)(7).

SIGNATURE: /s/ Rachel Lomonaco                   DATE: 2/14/2020

Rachel Lomonaco, District Coordinator  
Environmental Commission District #4  
111 West Street, Essex Junction, VT 05452  
802-879-5658  
[rachel.lomonaco@vermont.gov](mailto:rachel.lomonaco@vermont.gov)

This is a jurisdictional opinion issued pursuant to 10 V.S.A. § 6007(c) and Act 250 Rule 3(B). Reconsideration requests are governed by Act 250 Rule 3(B) and should be directed to the district coordinator at the above address. As of May 31, 2016, with the passage of Act 150, Act 250 Rule 3(C) (Reconsideration by the Board) is no longer in effect. Instead, any appeal of this decision must be filed with the Superior Court, Environmental Division (32 Cherry Street, 2<sup>nd</sup> Floor, Ste. 303, Burlington, VT 05401) within 30 days of the date the decision was issued, pursuant to 10 V.S.A. Chapter 220. The Notice of Appeal must comply with the Vermont Rules for Environmental Court Proceedings (VRECP). The appellant must file with the Notice of Appeal the entry fee required by 32 V.S.A. § 1431 which is \$295.00. The appellant also must serve a copy of the Notice of Appeal on the Natural Resources Board, 10 Baldwin Street, Montpelier, VT 05633-3201, and on other parties in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings.

University of Vermont  
**Project Review Form**

**Vermont Division for Historic Preservation**

The University of Vermont has responsibilities under Act 250 and 22 VSA Chapter 14 to take into account the effects of construction and maintenance projects on any historic property, including historic buildings, structures, districts, and archaeological sites.

To start the review process, please complete this form and submit it, with the information requested below, to the Vermont Division for Historic Preservation at [ACCD.projectreview@vermont.gov](mailto:ACCD.projectreview@vermont.gov).

For questions on architectural resources, please contact Jamie Duggan at (802) 477-2288 or [james.duggan@vermont.gov](mailto:james.duggan@vermont.gov). For questions related to archaeology and below-ground resources, please contact Scott Dillon at (802) 272-7358 or [scott.dillon@vermont.gov](mailto:scott.dillon@vermont.gov).

1. Project Name: 350 Replacement
  
2. Contact information:
  - a. Staff contact: Adam Frazier
  - b. Department: Physical Plant
  - c. Email address: [Adam.Frazier@uvm.edu](mailto:Adam.Frazier@uvm.edu)
  - d. Phone number: 802-355-0655
  
3. Building / Site information:
  - a. Building name: Storage Garage
  - b. Location information: 350 Payne Street
  - c. GIS Coordinates: 44°30'21.86N 73°08'31.43"W
  - d. Date(s) of original construction and any major alterations of buildings involved:  
1893-1895  
Click or tap here to enter text. N/A

**Please provide a short description of the project: a. Project is the replacement of the existing slate roof to asphalt\*\***

See UVM project checklist



**University of Vermont**  
**Project Review Form**

(\*required submittal documentation)

when applicable, please submit:

- g.  Archaeological Resource Assessment (ARA)
- h.  Phase 1 Report
- i.  Archaeological Review from UVM-CAP

**Please email this form and supporting materials to**

[ACCD.ProjectReview@vermont.gov](mailto:ACCD.ProjectReview@vermont.gov)

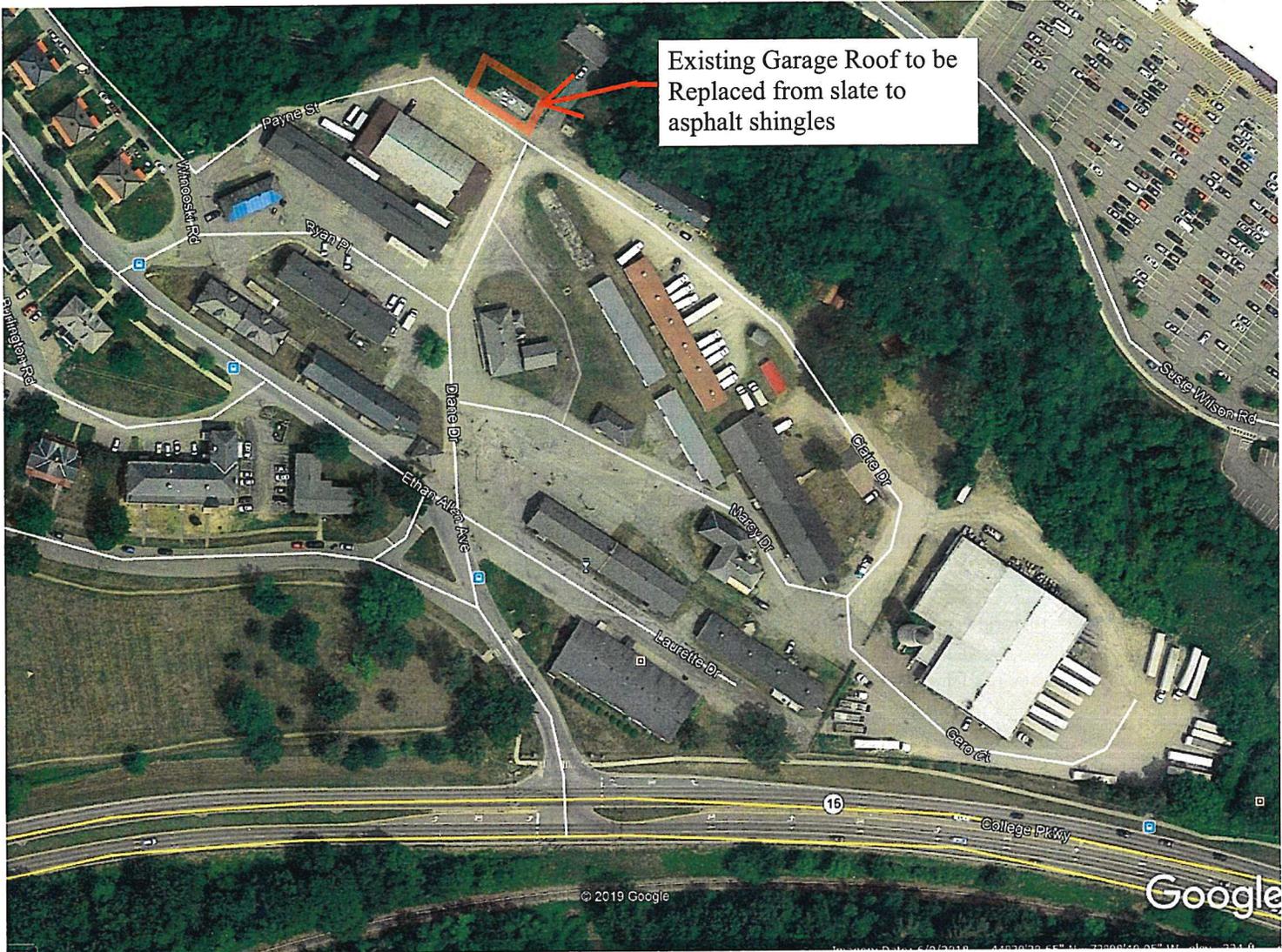
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**TO BE COMPLETED BY VDHP:**

- Determination of Eligibility required
  - No Historic Properties Affected
    - No Historic Resource Present in Area of Potential Effect
    - Work will have No Effect on Historic Resource
  - Historic Properties Affected
    - Qualified Architectural Consultant will be required
    - Qualified Archeological Consultant will be required
    - Archeological Resource Assessment (ARA) required
    - Phase 1 archeological investigation required
  
  - Concur with No Adverse Effect
  - Concur with ARA  Concur with Phase 1
  - Concur No Undue Adverse Effect
  - Adverse Effect
    - Project MOA or other agreement docs executed      DATE: Click or tap to enter a date.
    - Conditions: Click or tap to enter a date.                      DATE: Click or tap to enter a date.
  - Concur with Final Design Plans
- Comments: Click or tap here to enter text.

**X:**      *Laura V. Trieschmann*      January 31, 2020

**For:**      **Vermont Division for Historic Preservation**



Existing Garage Roof to be Replaced from slate to asphalt shingles

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