

Town of Brattleboro

Planning Services
Department
230 Main Street, Suite 202



ZONING PERMIT

Permit Number: 2020-26 Zoning District: VC Tax Map: 00245104.000
Date of Issue: Apr 08, 2020 Parcel Address: 990 WESTERN AVE
Owner: A H & E PROPERTIES LLC

This certifies that the owner of the subject property has permission to: Demolish barn/garage building; Construct an addition on the dwelling structure: raise shed roof line, 992 Apt 2, and extend gable end of Apt 1, 990 Western Ave.

with the condition that:

- 1. Under the Governor's Executive Order 01-02, Stay Home/Stay Safe, contractors must suspend in-person operations, excepting construction necessary to support the COVID-19 response and maintain critical infrastructure and other building and property services for the safety, sanitation and operations of residences or other businesses; non-essential construction should cease during the duration of the Executive Order.***
- 2. State permits may be required; the permittee should contact state agencies to determine what permits must be obtained before any construction may commence. The State Permit Specialist for our area is John Fay; he can be reached at: 802-279-4747 or at: john.fay@vermont.gov***
- 3. We recommend that applicants consult the following to identify potential energy efficiency measures, grants and financing: Efficiency Vermont offers technical assistance and rebates for boilers, furnaces, ventilation, cooling, lighting, appliances, commercial kitchens, and weatherization: <https://www.encyvermont.com> SEVCA offers weatherization and efficiency improvements to homes of low income persons or rentals serving low income individuals: <http://www.sevca.org/weatherization> Green Mountain Power's eHome program offers comprehensive energy efficiency upgrades financed through on bill payment loans: <http://products.greenmountainpower.com/ehome>***
- 4. A 120 volt, 20 amp GFCI outlet or a 220 volt, 50 amp GFCI protected outlet on a dedicated circuit, shall be provided convenient to parking and signed as an EV charge point.***
- 5. All on-site exterior lighting must be fully shielded and must not cast glare off the site, excepting that decorative fixtures of less than 2000 lumens (20 Watt LED) may be partially shielded. Color temperature for all fixtures shall be between 2500 and 3000 K.***
- 6. If the building can be safely entered, prior to demolition there must be an inspection by a Vermont-certified Asbestos Inspector for suspect asbestos-containing materials. UNDER THE LAW, BOTH THE BUILDING OWNER AND CONTRACTOR ARE RESPONSIBLE TO ENSURE THAT THE INSPECTION HAS BEEN CONDUCTED PRIOR TO THE RENOVATION OR DEMOLITION. If asbestos is found, it must be removed by a Vermont certified abatement contractor prior to demolition. The abatement contractor shall notify Vermont Department of Health (VDH) and EPA prior***

to the removal and obtain a project permit from VDH.

7. Coordinate with the neighboring property owner to isolate the demolition site and allow for the remediation of any lead contamination. Contaminated soil must be removed and disposed of safely. The neighbor must receive reasonable notice of demolition work.

8. Within 30 days after demolition is complete, all structural materials and debris must be removed from the site, the site must be restored to a natural grade, and ground cover must be re-established to prevent erosion.

9. Contractors must be lead-safe certified; visit epa.gov/getleadsafe for information or call 800-424-LEAD.

10. A certificate of Essential Maintenance Practices must be submitted to the state prior to occupancy.

11. The Fire Department must issue a Certificate of Habitability prior to occupancy.

The work authorized by this permit shall be completed in conformance with the application materials submitted by the Applicant, and in conformance with any additional conditions, as listed above.

Any violation of any of the terms or conditions noted shall be cause for immediate revocation of this permit. This permit is granted under the condition that the proposed project meets all applicable federal and state regulations. ALL land development allowed under this permit must be completed within two years of the date of issue unless an extension has been granted as provided by Section 424 of the Land Use Regulations. This permit becomes void if work is not completed in two years, and a new permit will be required except as specified under Sections 424 of the Regulations.

This permit shall not take effect until sixteen (16) days after the date of issue, or, in the event that a notice of appeal is properly filed, this permit shall not take effect until adjudication of that appeal by the appropriate municipal panel is complete and the time for taking an appeal to the Environmental Court has passed without an appeal being taken. If an appeal is taken to the Environmental Court, this permit shall not take effect until the Environmental Court rules in accordance with 10 VSA 8504 on whether to issue a stay, or until the expiration of 15 days, whichever comes first. Any decision of the Zoning Administrator may be appealed to the Development Review Board by an interested person, pursuant to 24 VSA 4465, provided the appeal is made in writing to the Chairperson of the Board, in care of the Planning Services Department, within fifteen (15) days of the date of the permit.



Brian Bannon, Zoning Administrator

PERMIT STICKER MUST BE POSTED AT WORK SITE