

Town of Brattleboro

Planning Services
Department
230 Main Street, Suite 202



ZONING PERMIT

Permit Number: 2020-69 Zoning District: RN Tax Map: 00315234.000
Date of Issue: Jun 30, 2020 Parcel Address: 147 FROST ST
Owner: HUESTIS KELLY N

This certifies that the owner of the subject property has permission to: Renovate home with replacement windows and doors, new vinyl siding, painting existing siding to be retained, build roof overhangs over front doors and repair rotted areas, improvements of \$15,000 on a structure with Grand List assessment of \$96,860, a non-substantial improvement of 15.5%, a cumulative improvement of 16.5%.

with the condition that:

1. 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

2. 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>

3.a. Permits are required for all repairs, renovations or new construction of buildings in the Special Flood Hazard Area or below base flood elevation.

b. All repairs shall be built to minimize future flood damage by elevating utilities, anchoring fuel tanks, and using flood-resistant materials.

c. Copies of final bills for the repairs and renovations shall be submitted to: Zoning Administrator, Planning Department, Suite 202, 230 Main Street, Brattleboro, VT 05301.

d. Flood insurance may be purchased for this property; regular homeowner's insurance does not cover flood damage. Consult your insurance agent or floodsmart.gov

e. This structure is located in the floodfringe of a Special Flood Hazard Area and subject to cumulative substantial improvement regulations; any repairs or improvements over a period of three years totaling or exceeding 50% of the structure's value will require that the structure be brought into full compliance with flood hazard regulations by elevating the first floor to 1 foot above base flood elevation.

f. Replacement heaters, boilers, water heaters, air conditioners, electric panels, or other utilities, must be elevated to 1' above base flood elevation.

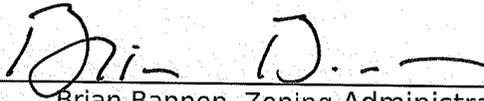
4. All development must be:

- (a) Located outside the special flood hazard area or to the least hazardous location on the lot that could reasonably accommodate the proposed development;**
- (b) Reasonably safe from flooding;**
- (c) Adequately drained to reduce exposure to flooding;**
- (d) Designed, operated, maintained, modified, and adequately anchored to prevent flotation, collapse, release, or lateral movement of the structure, including the effects of buoyancy;**
- (e) Constructed with materials resistant to flood damage;**
- (f) Constructed using methods and practices that minimize flood damage (following the flood construction requirements of the International Building Code or International Residential Code, as applicable, is strongly recommended);**
- (g) Constructed with electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during a flood;**
- (h) Constructed with any fuel storage tanks located above the base flood elevation or placed underground, and securely anchored to prevent flotation; and**
- (i) Constructed without fully enclosed areas below grade on all sides (including below-grade crawl spaces and basements).**

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