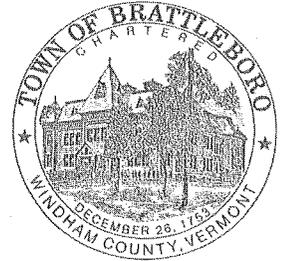


Town of Brattleboro

Planning Services
Department
230 Main Street, Suite 202



ZONING PERMIT

Permit Number: 2020-84 Zoning District: RR Tax Map: 00110258.000
Date of Issue: Jul 30, 2020 Parcel Address: 885 SOUTH ST
Owner: FIORILLO SALLY S

This certifies that the owner of the subject property has permission to: Construct 875 sq. ft. detached accessory dwelling.

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. This project is subject to the Vermont Residential Energy Code: <https://tinyurl.com/VT-RBES-2015>. Before a Certificate of Compliance can be issued, a certificate of compliance must be notarized and submitted to: 1) the Brattleboro Town Clerk, 230 Main St., Ste. 108, Brattleboro, VT 05301, with a \$15.00 recording fee, to be recorded in the Town Land Records; & 2. the Vermont Department of Public Service, Planning & Energy Resources Division, 112 State St., Montpelier, VT 05602. Fillable form: <http://tinyurl.com/VTRBES>**
- 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. Contact a solar installer to see if a photovoltaic array is appropriate for your property. Consider orientating the dwelling to allow for an array.**
- 7. That erosion control measures be used, at a minimum, seed or mulch any soil disturbed during construction to prevent additional runoff from the site. Protect any waterbody downslope of soil disturbance with a silt fence or a compost sock. See Section 332 of the Brattleboro Land Use**

Regulations, <http://tinyurl.com/Brattleboro-LUR>

8. A 12" deep and 18" wide infiltration trench filled with graded stone shall be constructed under the roof drip-line.

9. To treat and infiltrate stormwater, vegetated, pervious surface that is at least 20 feet wide if wooded or 30 feet wide if lawn or meadow must be maintained downslope of any impervious surface on the lot.

10. Exterior finishes, painting and landscaping must be complete before a Certificate of Compliance is issued.

11. An engineered site plan must be submitted to bbannon@brattleboro.org for review and approval.

12. That a Certificate of Compliance as provided in Section 428 of the Brattleboro Land Use Regulations shall be received from the Zoning Administrator prior to occupation of the structure for its proposed use.

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