

Town of Brattleboro

Planning Services
Department
230 Main Street, Suite 202



ZONING PERMIT

Permit Number: 2020-97 Zoning District: RN Tax Map: 00355020.000
Date of Issue: Aug 28, 2020 Parcel Address: 177 CLARK AVE
Owner: LOZITO HB GRAE FENIX MOTEL MELISSA LAUREN

This certifies that the owner of the subject property has permission to: Build a single story 10' x 16' building with no plumbing or kitchen for accessory residential space.

with the condition that:

1. State permits may be required. Contact the state permit specialist to determine what permits must be obtained before any construction may commence. The specialist for our area is Rick Oberkirch; he can be reached at: 802-282-6488 or at Rick.Oberkirch@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> Green Mountain Power's eHome program offers comprehensive energy efficiency upgrades financed through on bill payment loans: <http://products.greenmountainpower.com/ehome>

3. A hardwired photoelectric CO/smoke detector with battery backup must be installed.

4. Exterior finishes, painting and landscaping must be completed within one year of the issuance of this permit.

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