

**Town of Stowe**  
**ZONING DEPARTMENT**

Permit #      **Z-6035**

DATE ISSUED: **6/14/2019**

DATE EFFECTIVE: **6/29/2019**

THIS CERTIFIES THAT:

**NEWTON E & WELLS JASON A WELLS PALL SPERA**

HAS PERMISSION TO:

**ALTERATIONS TO THE FRONT OFFICE STEPS**

ADDRESS OF PARCEL:

**62 MAIN ST**

Map ID #:

**7A-041.000**

APPROVAL CONDITIONS:      **PER HIPC APPROVAL- SEE MINUTES OF 6/12/19**

Permission is hereby granted in accordance with the requirements and regulations of the Town of Stowe Zoning Ordinance to proceed with the above project. There is an appeal period of 15 days from the date of approval during which time no construction or activity related to this approval may occur.

THIS POSTER MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISE, VISIBLE FROM THE PUBLIC RIGHT-OF-WAY FOR A PERIOD OF 15 DAYS.

Dear Applicant:

Enclosed is your approved zoning permit. Pursuant to 24 V.S.A. §4449, the attached zoning poster must be posted within view of the public right-of-way closest to the subject property until the appeal period has ended (15 days). Failure to comply with this posting requirement may deny interested parties their due process rights and cause the validity of the permit to be subject to legal challenge. Development may occur after the effective date listed on the permit.

Section 2.10 of the Stowe Zoning Regulations requires a **Certificate of Occupancy** prior to the use or occupancy of any land or structure, or part thereof, for which a zoning permit has been issued. The purpose of this certificate is to ensure that the project conforms to the regulations and any conditions of approval. Enclosed is a Certificate of Occupancy application for your project. When nearing completion of your project, please submit the completed Certificate of Occupancy application along with the required fee of \$50. Upon receiving your completed application, I will schedule a brief site inspection. Please note that if your project is located within fifteen (15') feet of any required setback, reasonable proof that all required setbacks have been satisfied may be required. Reasonable proof may include a survey, certification of setbacks by a surveyor, or demonstrating physical location of property boundaries. Please make note that a recent amendment in state law also requires that a Building Energy Standards Certificate be filed and recorded with the Town Clerk prior to the issuance of a Certificate of Occupancy. You must record the Building Energy Standards form with the Town Clerk prior to the issuance of a Certificate of Occupancy.

Separate State permits including, but not limited to, water/wastewater, stormwater, Act 250, and Construction General Permits may also be required. It is the obligation of the Applicant to contact the State Permit Specialist at 802-505-5367 prior to construction. Some of the more common applicable requirements are listed on the back of this letter.

Please do not hesitate to contact me if you have any questions.

Good luck on your project.

Sincerely,

*Sarah McShane*

Sarah McShane  
Zoning Director

**Zoning Permit  
Town of Stowe  
PO Box 730  
Stowe VT 05672**

**APPLICATION INFORMATION**

Permit Z-6035  
Application Date 6/2/2019  
Physical Location 62 MAIN ST  
Map ID 7A-041.000 Tax ID 01041  
Project Description ALTERATIONS TO THE FRONT OFFICE STEPS  
Owner NEWTON E & WELLS JASON A WELLS PALL SPERA  
Applicant/Contact NEWTON E & WELLS JASON A WELLS PALL SPERA  
Applicant Address PO BOX 539  
STOWE VT 05672

**FEES PAID**

Source	Date	Amount
PALL SPERA	6/2/2019	\$65.00

**APPROVALS/ACTIONS ON RECORD**

Action Taken	Date	Effective Date	Expiration Date
ZONING	6/14/2019	6/29/2019	6/29/2022

Conditions/Comments PER HPC APPROVAL- SEE MINUTES OF 6/12/19

**Based upon a review of this project, the following other local and state approvals are anticipated to be needed:**

☐ Stowe Water Connection ☐ Stowe Sewer Connection ☐ Stowe Driveway Entrance Permit  
☐ VT Construction Permit ☐ VT Wastewater Permit ☐ VT Driveway/RW Permit ☐ VT Stormwater Permit

A Certificate of Occupancy is required before the use or occupancy of the building. Contact the Zoning Office for an application and to schedule a site inspection.

*Sarah McShane*

6/14/2019

Date

ZONING ADMINISTRATOR

Sarah McShane

Notes

Accompanying documents and plans submitted with the zoning permit application are part of this permit and are on file in the Zoning Office.

Permission is hereby granted in accordance with the requirements and regulations of the Town of Stowe Zoning Ordinance to proceed with the above project. This permit shall not take effect until the time for appeal has passed, or in the event that a notice of appeal is properly filed, no such permit shall take effect until adjudication of that appeal by the appropriate municipal panel is complete and the time for taking an appeal to the environmental division has passed without an appeal being taken. If an appeal is taken to the environmental division, the permit shall not take effect until the environmental division rules in accordance with 10 V.S.A. § 8504 on whether to issue a stay, or until the expiration of 15 days, whichever comes first. No construction or activity related to this approval may occur until the time for appeal has passed.

This approval does not cover any required state approvals. Wastewater System and Potable Water Supply permits may be required for construction or modifications that change the wastewater flow. Other State permits may be required for certain uses. The applicant is advised to contact a DEC Permit Specialist to discuss the State permit requirements.

The applicant is responsible for determining property lines and meeting the required setbacks for development. All exterior lighting must meet the Zoning Ordinance lighting standards.

**Zoning Certificate of Occupancy  
Town of Stowe  
PO Box 730  
Stowe VT 05672**

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Applicant NEWTON E & WELLS JASON A WELLS PALL SPERA  
Applicant Address PO BOX 539  
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**APPROVALS ON RECORD**

Action Taken	Date	Effective Date	Expiration Date
ZONING	6/14/2019	6/29/2019	6/29/2022

Has a Building Energy Standards Certificate been recorded (Required in order to obtain a Zoning Certificate of Occupancy for applicable construction started after 7/1/13) Yes ☐ No ☐ Not Applicable ☐

**APPLICANT CERTIFICATION**

The applicant certifies that this project was constructed in accordance with the above referenced zoning permit and is compliant with setbacks and dimensional requirements as indicated on the approved site plan and that any conditions of approval have been met.

PROPERTY OWNER/AGENT \_\_\_\_\_ Date \_\_\_\_\_

PROPERTY OWNER ☐ AGENT FOR OWNER ☐

Fee Required: ~~\$50~~ \$55

Yes ☐ No ☐ The Zoning Administrator has permission to enter onto the property to complete an outside inspection without scheduling an appointment. If not, please call 253-6141 to make appointments for Certificate of Occupancy inspections.

**ZONING ADMINISTRATOR APPROVAL**

ZONING ADMINISTRATOR \_\_\_\_\_ Date \_\_\_\_\_

Sarah McShane

Status: Permanent ☐ Temporary ☐ If Temporary, Expiration \_\_\_\_\_

The Zoning Administrator acknowledges that the use and/or building construction is in reasonable conformity with the zoning permit granted based upon evidence submitted by the applicant and a visual site inspection. No as-built survey information has been provided unless noted otherwise. The Town of Stowe does not certify or imply any conformity to a uniform standard of construction or life safety code.

This approval does not cover any required State approvals. Other approvals and/or final inspections may be required before use of the structure. The applicant is responsible for determining property lines and meeting the required setbacks for development. This review does not certify setbacks or building heights.

Remarks/Conditions of Approval: