



November 23th, 2015

State of Vermont Public Service Board
112 State Street
Montpelier, VT 05620

RE: Application for a Certificate of Public Good for Net Metered Power Systems –
Troy Minerals Inc.

Project Location: 4792 US RT 7 SOUTH, Wallingford, VT 05773

To whom it may concern:

Please find enclosed our application for a CPG for the above-referenced 150 Kw(AC) ground-mounted solar project. In addition to the application and expanded section 1(Parties Notified), Section 7(Group System Information) and Section 8(Environmental Information) we have included the following supporting documentation:

- Map from the Natural Resource Atlas illustrating the property lines around the array(11X17);
- 11x17 to scale drawing of the proposed system, illustrating all dimensions;
- (2) Project Mockups showing an aerial view of the project in relation to US Route 7 South and the property lines to the East, West, and South of the array area;
- Annotated Wallingford Zoning District map, illustrating the location of the array within the zoned district;
- Excerpt from the Wallingford Town Zoning Requirements – Passed August 17th, 2015.

Thank you for your consideration; please let us know if there are any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Marlene Allen", written over a white background.

Marlene Allen



November 20th, 2015

RE: Application for a Certificate of Public Good for Net Metered Power Systems – Troy Minerals Inc.

Section 1 – List of Parties Notified:

Copies of this application will be mailed to:

- Public Service Board, 112 State Street, 4th Floor, Montpelier, VT 05620-2701
- Vermont Department of Public Service, 112 State Street, 3rd Floor, Montpelier, VT 05620-2601
- Green Mountain Power, 67 Merchants Row Suite 104, Rutland, VT 05701
- Planning Division, Agency of Natural Resources, 1 National Drive, Davis 2, Montpelier, VT 05620-3901
- Wallingford Select Board, 75 School Street, Wallingford, VT 05773
- Wallingford Planning and Zoning, 75 School Street, Wallingford, VT 05773

List of Neighbors Notified:

- Carleton Rowe, 7334 Eaton Ct, University Park, FL 34201-230
- Mary Ellen Kafarski & Stephen Allen, 3163 West Hill Road, Wallingford, VT 05773-946
- Arvo Prima, 1275 North Maple Ave, Toms River, NJ 08753
- David & Debra Baasch, 3261 West Hill Road, Wallingford, VT 05773
- Robert & Carol Sue Schmitt – Trustees, P.O.BOX 569, Wallingford, VT 05773-056
- Jennifer Judkins, 631 Tiff Road, Danby, VT 05739
- Michael & Joyce McMahon, 536 Tiff Road, Danby, VT 05739
- Vermont Railway, 1 Railway Lane, Burlington, VT 05401
- Mark McLellan, 121 Depot Street, Danby, VT 05739
- Jane Speer, 5280 US ROUTE 7, Wallingford, VT 05774
- Thomas & Sheila Wheeler, 5372 US ROUTE 7 SOUTH, Wallingford, VT 05773
- Kevin & Anne Burke, P.O.BOX 536, Wallingford, VT 05773
- Brian Pavelko & Cathy Lake, 4322 US ROUTE 7S, Wallingford, VT 055773-953
- Charles Gauthier, 10 North Maine Street #3, Wallingford, VT 05773
- Michael & Pamela Morse, 4369 US RT 7 SOUTH, Wallingford, VT 05773

State of Vermont Public Service Board

Application for a Certificate of Public Good for Net Metered Power Systems that are Non-Photovoltaic Systems Up to 150 kW (AC) in Capacity; or Photovoltaic Systems Greater Than 15 kW (AC) and up to 150 kW (AC) in Capacity¹

Applicant Name (please print): Troy Minerals

General Instructions for Applicants:

Applicants must complete sections 1-3 and any other sections of this form that are applicable to the type of the proposed system. Specific instructions for each type of system are included under the applicable section. **Failure to complete all pertinent sections of this form may result in delay or denial.** The applicant must mail the original of the completed application to the Vermont Public Service Board (Board), with copies to the Vermont Department of Public Service, to the applicant's electric utility service provider, and to all other persons as specified in each of the sections of this form applicable to the proposed net metering project. Along with the completed form, applicants must also submit a list of the persons that they have mailed a copy of the application to and the addresses to which the copies were sent, in accordance with the instructions for each type of installation.

Applicants for proposed projects with a plant capacity greater than 139 kW must also include with this application form a copy of the completed Certificate of Public Good Application Fee Form that they have submitted to the Agency of Natural Resources (ANR). The original of the Fee Form and the fee payment **must** be submitted to ANR; **do not send the fee payment to the Board.** The Fee Form is available at: <http://www.anr.state.vt.us/site/html/docs/248-fee-form.pdf#zoom=100>. If you have questions about the Fee Form, please contact ANR's Office of Planning and Legal Affairs at ANR-OPLA@state.vt.us or 802-828-1295.

It is recommended that applicants contact their utilities *prior to applying for a certificate of public good* to determine whether the utility's capacity for net metering projects has been met, and whether there are any utility-specific requirements that need to be met. Applicants are also strongly encouraged to contact the host municipality, ANR, and the Division for Historic Preservation prior to filing. Please contact the Vermont Public Service Board at (802) 828-2358 if you have any questions regarding this application form.

Notice to Those With Concerns About the Proposed Project

If you have received a copy of this application, this is your opportunity to comment on the proposed project and to request a hearing before the Board. In order to be granted a hearing, you must explain specifically in writing what aspect of the application raises a significant issue relating to one or more of the substantive criteria contained in 30 V.S.A. § 248(b). The Board will hold a hearing only if it determines — based on your comments or its own review of the application — that the project raises a significant issue with respect to one or more of those substantive criteria. For example, if you are concerned that a project may interfere with a scenic vista, then you would describe this potential aesthetic impact under § 248(b)(5) in your written comments. Be as specific and detailed as possible; it is not sufficient to simply assert that an application raises a significant issue. Similarly, requests for hearings must be supported by more than general or speculative statements.

For all systems *with the exception of photovoltaic systems on existing structures*, if you wish to provide comments to the Board about a proposal or request a hearing, you must file your comments and any motion to intervene with the Board and the applicant within 30 days of the date that the application was sent to the Board and all required recipients; if you wish to request a hearing, you must include your hearing request with your comments. *With respect to photovoltaic systems on existing structures*, if you wish to provide comments to the Board about a

¹ Applicants for photovoltaic systems of 15 kW or less in capacity must use the Board's Net Metering Registration Form, which is available on the Board's website at: <http://psb.vermont.gov/sites/psb/files/NMRegistrationForm2015.doc>. Systems with a capacity of more than 150 kW must comply with the requirements of Board Rule 5.110(C) to apply for a certificate of public good.

proposal, you must file the comments and any request for a hearing with the Board and the applicant within 10 working days of the date that the application was sent to the Board and all required recipients. Comments and requests must be submitted in writing to the Board at 112 State Street, 4th Floor, Montpelier, VT 05620-2701. If you have any questions, please contact the Clerk of the Vermont Public Service Board at (802) 828-2358, e-mail address: psb.clerk@state.vt.us.

Instructions to Municipal Legislative Bodies and Planning Commissions

For ground-mounted solar installations (pursuant to 30 V.S.A. § 248(b)(1)(B)), please provide any written recommendations regarding application of the screening requirements contained in your municipal bylaws or ordinances. Such recommendations must be filed with the Clerk of the Vermont Public Service Board at 112 State Street, 4th Floor, Montpelier, VT 05620-2701 within 30 days of the date you received an application.

- Section 1.

Applicant Information

(Please print all information clearly)

Applicant Name: Troy Minerals Inc.

Location of Proposed System (please include street name and number; no P.O. boxes):

Street Name and Number: 4792 US RT 7 SOUTH

Town/City/State: Wallingford, VT

Zip Code: 05773

Applicant's Mailing Address (if different from above): P.O. BOX 47, Colchester, VT 0544

Applicant's Daytime Telephone: 802-770-8295

Applicant's Utility & Account #: GMP - New Service# TBT

Property Owner Name (if proposed system will be located on land not owned by the Applicant): _____

Property Owner's Mailing Address: _____

Town/City/State: _____

Zip Code: _____

Property Owner's Daytime Telephone: _____

Is this an amendment to an existing system? If so, please indicate the existing CPG No. _____

Date application was sent to the Vermont Public Service Board and other persons or entities as required by type of net metering project: _____

Applicant must indicate the date the application was sent to the Vermont Public Service Board and other persons or entities, and also submit a list of the names and addresses of the persons and entities notified of this application along with the completed application.

Installer Information

- Section 2.

(Please print all information clearly)

Installer Name: Marlene Allen

Mailing Address: 24 Center Street

Town/City/State: Rutland, VT

Zip Code: 05701

Daytime Telephone: (802)775-7900

E-mail Address: marlene@samesunvt.com

Certification

- Section 3.

The undersigned declares, under the pains and penalties of perjury, that:

- (1) having exercised due diligence and made reasonable inquiry, the information which I have provided on this form and any attachments is true and correct to the best of my knowledge;
- (2) the project for which this application seeks approval is in compliance with the land conservation measures contained in the applicable Town Plan;
- (3) the project is in compliance with all applicable state and federal requirements and has the necessary approvals for operation of this type of system;
- (4) any waste generated by the construction of this project will be disposed of at a state-approved disposal facility;
- (5) any construction activities will follow the recommendations of the Vermont Erosion Control Handbook (available from the Agency of Natural Resources, 1-802-828-1535 or anr.wmsd.stormwatergeneral@state.vt.us);
- (6) the system will be installed in compliance with the interconnection safety and technological requirements of Public Service Board Rule 5.100;
- (7) I have sent a copy of this complete application to all parties as required by this form; and
- (8) site preparation or construction of the project will not commence until a certificate of public good is issued.

Making false or misleading statements on this application is subject to penalties under 30 V.S.A. § 30 and/or revocation of any approval granted.

Applicant Name: Stephen Chmielewski
 Applicant Signature: Steph Chmielewski Date: 11-23-15

Installer Name: Mark A. Aken
 Installer Signature: Mark A. Aken Date: 11-23-15

Renewable Attribute Election:

I elect to retain ownership of any renewable attributes associated with the system (please circle or "yes" no)

If you select "no" or do not make a selection, the renewable attributes will be transferred to your electric utility. Your electric utility shall retire any renewable attributes received from net-metering customers and apply them toward compliance with the Renewable Energy Standard set forth in 30 V.S.A. §§ 8004 and 8005.

Interconnection Configuration:

Please circle one: generation meter behind consumption meter

If a generation meter interconnection, please circle one: single phase three phase

Further Instructions

- If installing a photovoltaic (PV) system, complete Section 4 *
- If installing a wind system, complete Sections 5 and 8.
- If installing another type of net metering system, complete Sections 6 and 8.
- If installing a group system, complete the sections applicable to the net metering system employed and Section 7.

*PV systems that are not mounted on a roof must complete Section 8 (environmental information). See instructions in Section 4 below.

Photovoltaic System (PV) Information

- Section 4.

PV Module Manufacturer:

Module Model Number: SolarWorld 285-watt

Number of Modules: 660

Power Rating per Module: 285 DC Watts

Total Array Output: 188,100 DC Watts (no. of modules x power rating)

System Capacity: 150,000 AC Watts (AC Nameplate Capacity of the Inverter(s))

Inverter Manufacture: SMA

Inverter Model Number: SunnyBoy 15,000 TL-US

Describe the physical location of the installation and/or mounting structure:

Installation will be located within a fenced, approx.. 1-acre, portion of the property set back a minimum of 100 feet from US Route 7 South. Will consist of 10 rows, each with 1 rack of 66 modules, using the Pile Driving Schletter ground mount system.

Describe the physical location of the facility's lockable disconnect switch:

Disconnect and Meter will be located on a pedestal built at the closest pole along US Route 7 South, a minimum of 100' west of the array.

Installation Type (please circle one): roof mount; ground mount; other (please describe) _____

System Type and Orientation (please circle one): fixed; 1-axis; 2-axis

If you are installing a system that is not mounted on a roof, you must also complete Section 8 of this application.

Notice Requirements:

If you are installing a PV system on a roof, you must send copies of this application to the Vermont Public Service Board at 112 State Street, 4th Floor, Montpelier, VT 05620-2701; the Vermont Department of Public Service at 112 State Street, 3rd Floor, Montpelier, VT 05620-2601; and your utility.

If your PV system will not be mounted on a roof, then you must send a copy of the application to the Vermont Public Service Board; the Vermont Department of Public Service; your electric utility; the Planning Division, Agency of Natural Resources, 1 National Life Drive, Davis 2, Montpelier, VT 05620-3901; your local planning commission; the municipal legislative body for the municipality in which the system is to be installed (typically, the selectboard); and all landowners adjoining the proposed project site.

Please note that all applicants must submit a list of the persons and entities provided with a copy of this application along with the addresses where such notice was sent.

If interconnecting a group system, applicants must provide the required application information corresponding to the type of net metering system(s) to be constructed as outlined in sections 4-6, above. In addition, applicants must also provide on a separate sheet:

- (1) the meters to be included in the group system identified by account number and location;
- (2) the procedure for adding and removing meters included in the group system, and direction as to the manner in which the serving utility shall allocate any accrued credits among the meters in the group;
- (3) a designated person, including address and telephone number, responsible for all communications from the system to the serving electric utility, except for communications related to billing, payment, and disconnection; and
- (4) a binding process for the resolution of any disputes within the group system relating to net metering that does not rely on the serving electric utility, the Vermont Public Service Board, or the Vermont Department of Public Service.

Please note that all meters included in a group system must be within the same electric utility service territory in which the generation facility is located.



Section 7 – Group System Information:

The system is installed at Troy Minerals Inc. at 4792 US RT 7 SOUTH, Wallingford VT 05773.
Responses to specific questions are as follows:

1) The meters to be included in the group system identified by account number and location;

Meter (1) 4792 US RT 7 SOUTH (NEW SERVICE) (Wallingford, VT 05773) #TBT
Meter (2) 4792 US RT 7 SOUTH (Wallingford, VT 05773) # 25257552122

Meter (1) is the generating meter.

2 The procedure for adding and removing meters included in the group system, and direction as to the manner in which the serving utility shall allocate any accrued credits among the meters in the group; Stephen Chmielewski will be responsible for notifying PSB and GMP of changes to the net metering agreement. Excess credits should be applied as 100% to Account (2).

3 A designated person, including address and telephone number, responsible for all communications from the system to the serving electric utility, except for communications related to billing, payment, and disconnection;

Stephen Chmielewski, Troy Minerals, Inc., P.O.BOX 47, Colchester, VT 05446
(802)446-2045

4 A binding process for the resolution of any disputes within the group system relating to net metering that does not rely on the serving electric utility, the Public Service Board or the Department of Public Service. Both accounts are owned by Troy Minerals Inc.; as such a process is not applicable at this time.

You must complete the applicable portions of this section if you are installing any one of the following:

- A PV system that is not on a roof
- A wind system
- A system under Section 6

1. For all such systems, state whether the system will be sited on, near, or within any of the following resources (*answer yes or no*):

- | | | | |
|-----------|----------------------------------|---|---------------------------------|
| Floodway | <input type="checkbox"/> _NO___ | Historic site or district | <input type="checkbox"/> _NO___ |
| Shoreline | <input type="checkbox"/> _NO___ | Rare and irreplaceable natural area | <input type="checkbox"/> _NO___ |
| Stream | <input type="checkbox"/> _YES___ | Necessary wildlife habitat | <input type="checkbox"/> _NO___ |
| Wetland | <input type="checkbox"/> _YES___ | Area where an endangered species is present | <input type="checkbox"/> _NO___ |

Note: Please see 10 V.S.A. §§ 902 and 6001 for definitions of each of these resources. Applicants must ascertain whether any of the above listed resources are present. Applicants are encouraged to consult with the Vermont Agency of Natural Resources and Division for Historic Preservation prior to filing an application. The provision of incomplete or incorrect information on this application may result in the delay or denial of this application, the revocation or amendment of certificates of public good issued in reliance on such incomplete or incorrect information, or the imposition of penalties pursuant to 30 V.S.A. § 30.

If the answer to any one of the foregoing is yes, please attach a separate sheet:

- (a) showing the location of the system in relation to the resource, and
 - (b) stating the impact that the system, including its installation, will have on the protected resource and what measures, if any, will be taken to minimize any such impact.
2. For all such systems, on a separate sheet, describe the visible and aesthetic impact of the project and why it will not have an undue adverse effect on aesthetics and the scenic and natural beauty of the area. Describe the location of the facility in relation to adjoining properties and roadways, and include a specific statement about the visibility of the facility from adjoining properties and roadways; and, if it is highly visible, what measures you have taken, if any, to minimize the visible impact.
3. For all systems with capacities greater than 50 kW, provide a site plan or plans of the Project containing the following information:
- (a) The scale in feet and a representative fraction. The plan must be drawn to scale and submitted on an 11" x 17" sheet.
 - (b) A compass orientation, legend, title, and date.
 - (c) An inset showing the location of the system within the Town.
 - (d) Proposed facility location(s), all construction features, and dimensions of all proposed improvements.
 - (e) State and municipal highways and setback distances from those highways to the system.
 - (f) Property boundaries and setback distances from those boundaries to the system.

- (g) The locations of any proposed utility lines.
- (h) A description of any areas where vegetation is to be cleared or altered and a description of any proposed direct or indirect alterations or impacts to wetlands and other natural resources protected under 30 V.S.A. § 248(b)(5), including the limits of earth disturbance and the total acreage disturbed.
- (i) Locations and specific descriptions of proposed screening, landscaping, ground cover, fencing, exterior lighting, and signs.
- (j) The location of any proposed access driveway, roadway, or parking area.

4. For ground-mounted solar systems, please provide the following setback information:

- (a) The distance from each State or municipal highway, measured from the edge of the traveled way: _____
- (b) The distance from each property boundary that is not a State or municipal highway: _____
- (c) The distance from the nearest residence _____

If the applicant is proposing a smaller setback than those provided in 30 V.S.A. § 248(s), please attach an agreement to the smaller setback signed by the applicant, the municipal legislative body, and each owner of property adjoining the smaller setback.

“Setback” means the shortest distance between the nearest portion of a solar panel or support structure for a solar panel, at its point of attachment to the ground, and a property boundary or the edge of a highway’s traveled way.

5. For ground-mounted solar systems, provide a copy of the complete text of any applicable screening requirements contained in a municipal bylaw adopted under 24 V.S.A. § 4414(15) or a municipal ordinance adopted under 24 V.S.A. § 2291(28). Applicants should contact the municipality where the system will be located to obtain this information.

Please provide a narrative description explaining how the proposed system will comply with such screening requirements or how complying with such requirements would prohibit or have the effect of prohibiting the installation of the facility or have the effect of interfering with the facility's intended functional use or how the screening requirements are more restrictive than requirements for commercial development and therefore are inapplicable. If the municipality has not adopted any screening requirements, please state this fact.

"Screening" means reasonable aesthetic mitigation measures to harmonize a facility with its surroundings and includes landscaping, vegetation, fencing, and topographic features.

Section 8 – Environmental Information

As this installation involves a ground-mounted PV system (i.e. a new structure), this section was completed.

1. A) See 11x17 Sheet.

B) The fenced array will be located approximately 200' from the Otter Creek to the East of the array, along with 200' from the wetlands to the North of the array. The temporary access road will be located on the West side of the array, as far away from the stream and wetlands as possible to reduce impacts. Driven posts have been chosen to mount the system, as they cause very little impact to the ground.
2. The system will be located within a fenced area that is set back a minimum of 100 feet from US Route 7 South. This system will be located adjacent from the Quarry it will be generating energy for, which is zoned as Industrial. The array will be visible from the road. There is a row of trees to the South of the array, along with brush along the roadside to the West of the array and to the North of the array. The fenced area will be situated approximately 200' from the wetlands to the North, approximately 200' from the Otter Creek to the East, and a Minimum of 1,500' to the Southern Property line.
3. A) See 11x17 sheet. (MAP 1)

B) See 11x17 sheet. (MAP 1)

C) The location of the system within the town can be seen on the Natural Resources Atlas map provided. (MAP 1)

D) All facility locations, construction features, and dimensions of proposed improvements can be seen on MAP 2.

E) Setback distance from US-Route 7 South can be seen on MAP 1 & 2

F) Setback distances of the system to the property boundaries can be seen on MAP 3

G) Location of the proposed new service pole can be seen in MAP 1.

H) N/A

I) Location and dimensions of the proposed 7' tall, black vinyl fence can be seen in MAP 2.

J) A temporary access road will be created from the SW corner of the array to a point along US-Route 7 South.
4. A) The array will be located a minimum of 100 feet from US Route 7 South.

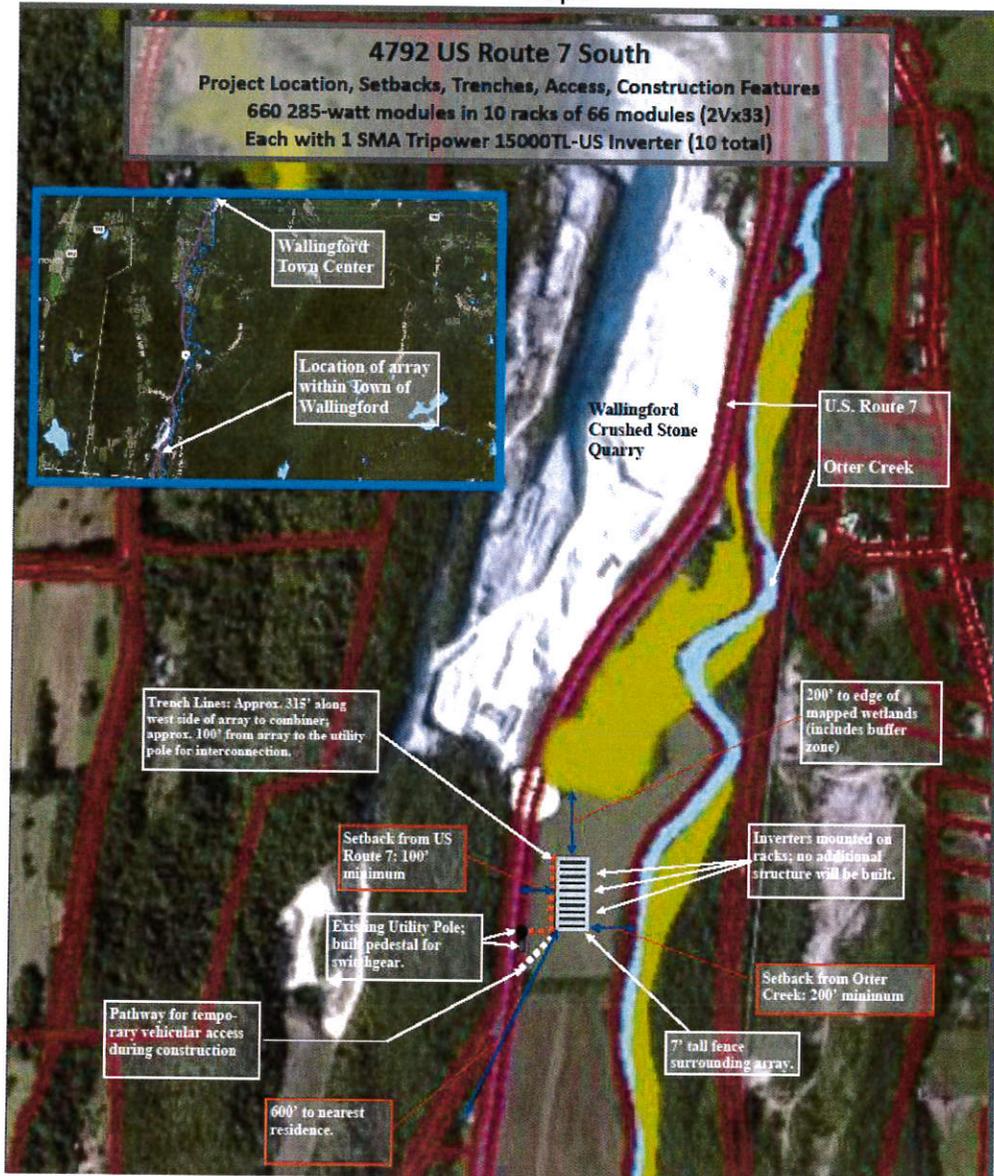
B) Approximate distances from the nearest property boundaries are as follows:

- Carleton Rowe: Approx. 1 mile
- Mary Ellen Kafarski & Stephen Allen: Approx. 1 mile
- Arvo Prima: Approx. 1 mile
- David & Debra Baasch: Approx. 1 mile
- Robert & Carol Sue Schmitt: Approx. 1 mile
- Jennifer Judkins: Approx. 1 mile
- Michael & Joyce McMahon: Approx. 1 mile
- Vermont Railway: Approx. 700'
- Mark McLellan: Approx. 1,500'
- Jane Speer: Over 1,500'
- Thomas & Sheila Wheeler: Over 1,500'
- Kevin & Anne Burke: Approx. 3,000'
- Brian Pavelko & Cathy Lake: Approx. 3,000'
- Charles Gauthier: Approx. 3,000'
- Michael & Pamela Morse: Approx. 3,000'

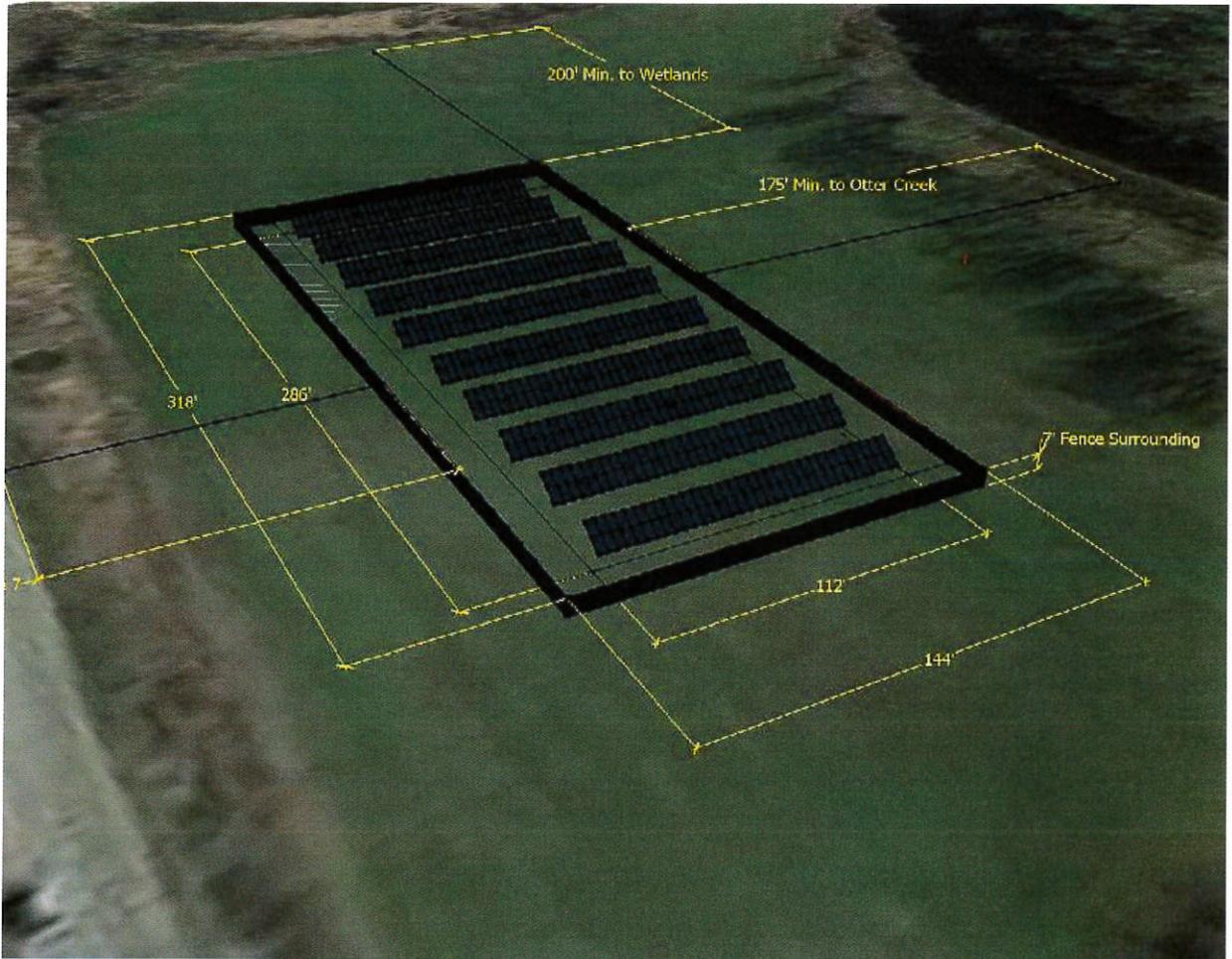
C) The nearest residence is owned by Mark McLellan, located approximately 1,500 feet away from the SW corner of the array.

5. See Excerpt attached, which states energy generating facilities as an allowed use in Industrial zoned areas in Wallingford, Vermont. This was taken from the Zoning Regulations passed on August 17th, 2015. MAP 4 illustrates the location of the land where the array will be located as being zoned as Industrial. The array will comply with all dimensional requirements.

Map 1



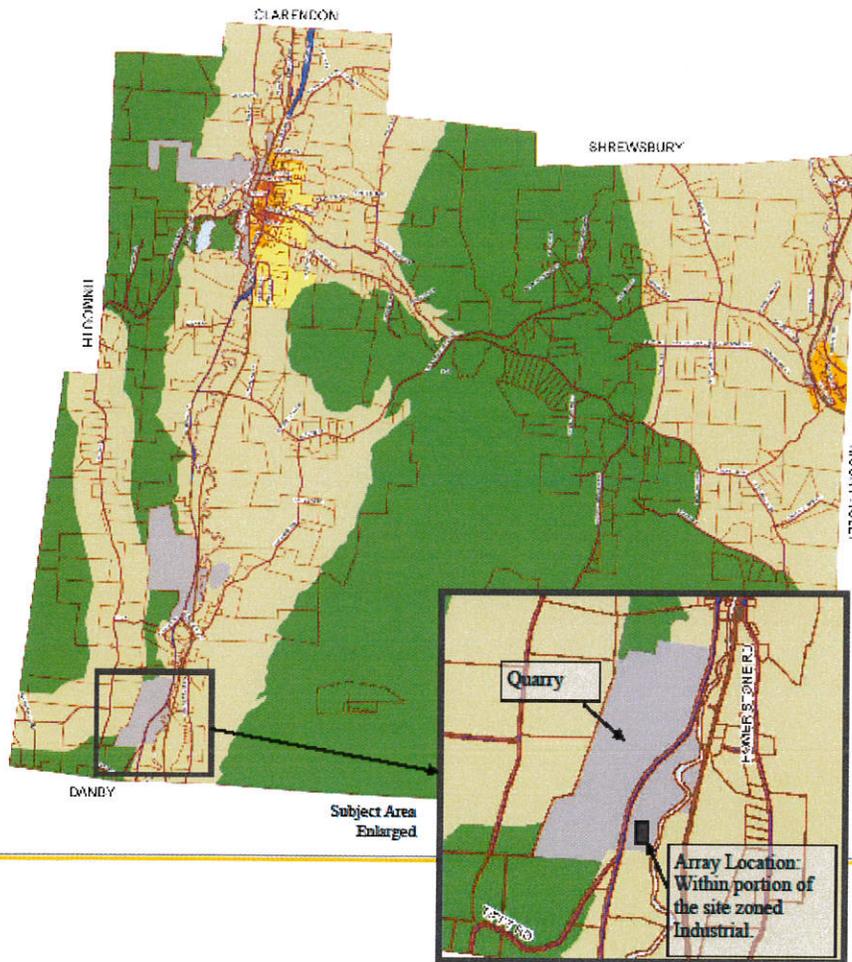
MAP 2



MAP 3



MAP 4

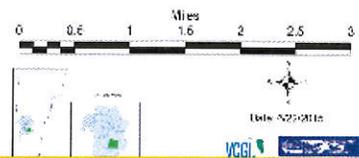


Wallingford, Vermont
Zoning Districts

Legend

District

- ARR - Agricultural & Rural Residential
- FR - Forest & Recreational
- IN - Industrial
- MR - Multiple Residential
- NC - Neighborhood Commercial
- R'5 - Residential 15,000
- Rail ROW
- Road ROW
- Water
- Wallingford Parcel Boundaries



NC - Neighborhood Commercial

1. **The following uses are permitted in neighborhood commercial districts:** Retail store; business office; personal service business; community center; 1-family, 2-family, or multiple-family dwelling; mobile home; hotel; mortuary, funeral home; educational institution; enclosed accessory use.
2. **The following uses are allowed after Conditional Use and Site Plan approval:** Energy generation facilities and infrastructure, telecommunications facilities, parking, private club, and gasoline stations.

Other uses not listed here may be permitted if the finding by the DRB shows that such use is clearly of the same general character as those permitted in the area, and which will not be detrimental to the other uses within the district or to the adjoining land uses, or the natural and human environment, and so long as such use is not prohibited under Article IV of these Regulations.

3. Dimensional Requirements

- Lot area minimum: 1/8 of an acre
- Lot frontage minimum: 50 feet
- Rear yard minimum: 10 feet
- Side Yard minimum: 10 feet each side
- Free-Standing Signs: 16 sq. ft. sign area maximum
- Flush-Mounted Signs: 16 sq. ft. sign area maximum

IN - Industrial

1. **The following uses are allowed after Conditional Use and Site Plan approval in industrial districts:** Light manufacturing such as parts assembly or woodworking; research and development laboratory; multiple family residential (over 2 units); enclosed warehouse; 1-family and 2-family dwellings; mobile home; enclosed service and repair establishments; public garage; public utility substation; car wash; sand or gravel pit; quarry; dairy manufacturing; accessory building use; **energy generation facilities** and infrastructure and telecommunications facilities.

Other uses not listed here may be permitted if the finding by the DRB shows that such use is clearly of the same general character as those permitted in the area, and which will not be detrimental to the other uses within the district or to the adjoining land uses, or the natural and human environment, and so long as such use is not prohibited under Article IV of these Regulations.

2. Dimensional Requirements:

- Lot area minimum: 1/4 of an acre
- Lot frontage minimum: 50 feet
- Side Yard minimum: 10 feet each side
- Rear Yard minimum: 10 feet
- Free-Standing Signs: 16 sq. ft. sign area maximum
- Flush-Mounted Signs: 16 sq. ft. sign area maximum

ARTICLE VI: ADMINISTRATION AND ENFORCEMENT

Zoning Administrator: It is the duty of the Zoning Administrator appointed by the Selectboard to administer these Zoning Regulations, as provided for in the Act. This officer shall administer the provisions of these Regulations literally and shall not have the power to issue a zoning permit for any land development that is not in conformance with these bylaws. In so doing, the Zoning Administrator shall inspect developments, maintain records, and perform all other necessary tasks to carry out the provisions of these Regulations.

Zoning Permit: No development of land or building may commence, nor shall any land or structure which was created, erected, changed, converted or altered after the effective date of this article, be used or occupied, unless a Zoning Permit has been issued by Zoning Administrator.

The Zoning Administrator shall not issue a Zoning Permit unless an application, fee, plot plan, and any other approvals required by these Regulations have been properly submitted. The zoning administrator shall, within 30 days of submission of a complete application, either issue, deny or refer the application to the appropriate municipal panel for a hearing. Failure to act within such 30 days shall be deemed approval and the permit shall be issued.