

Wallingford, Vermont 05773

Subject: Proposed AG Self Storage Facility
30 Haven Hill Road
Zoning Permit Application, Fees and Documentation

Dear Development Review Board,

I would like to submit the attached Zoning Permit Application Package for your review of the proposed AG Self Storage Facility at 30 Haven Hill Road. As you may be aware, there were some apparent zoning regulation drafting errors in the 2015 Zoning Regulations regarding the setback requirements for the Agricultural and Rural Residential (ARR) District. As a result, as directed by the Selectboard, this package also includes a request for a Variance with regard to the setbacks for t ARR district. I have tried to include a comprehensive presentation of this proposed project for your review including the following:

- General Zoning Permit Application
- Appeal of Zoning Administrator's Decision
- Zoning & Permit Fee Schedule and fees
- Driveway Access Permit and Fee
- Variance Request Letter by Chad Branon of Fieldstone Land Consultants
- Site Plan by Chad Branon of Fieldstone Land Consultants
- AG Self Storage Documentation Book

I greatly appreciate the opportunity to submit this Permit Application Package which hopefully will facilitate the development of a thoughtful upscale self storage facility in Wallingford.

I look forward to presenting this proposal to the Development Review Board at your earliest convenience. If you have any additional questions, please feel free to send me an email or call me a 802-985-8269.

Sincerely,

Michael S. Lazar
AG Self Storage LLC

Town of Wallingford, VT GENERAL ZONING PERMIT APPLICATION (Revised, per Regs. adopted 8/17/2015)

This multi-purpose Application Form is for both Residential & Commercial projects; including new Construction, Additions, certain Renovations, Accessory Structures, Signs, and Changes of Use. If it will help to clarify your permit request, please use additional pages to further describe your Application*. If an Application question is unknown, or may not apply, please leave blank. The Zoning Administrator will review & assist in completing the required information. **Subdivisions, Intent to Build an Agricultural Structure, and new Driveway Access requests require an ADDITIONAL FORM and Information.** IF your Application does NOT NEED a LOCAL PERMIT, a (FREE) "NO TOWN PERMIT REQUIRED" determination will be issued by the Zoning Administrator; and this should avoid any future questions on your Project.

Most Applications will require a Site Plan, clearly and accurately showing distances from the Project to the Property Boundaries. The Town Permit Fee required has to be included with the Application (refer to separate Permit Fee Schedule; there is no longer a \$2000 Project Cost Exemption for a Permit). Include Septic and Water Supply information, or approved VT Waste-Water Permit documentation, if required with your Application.

There are legal PUBLIC NOTICE & APPEAL Periods, which have to be satisfied before a Permit is in effect and construction may begin. These vary from a MINIMUM of FIFTEEN (15) DAYS, to over 45 days. Starting a project before the effective date of a Permit will result in a \$250 additional Administrative Fee, and a possible Zoning Violation.

==== FOR ZONING ADMINISTRATOR (ZA) TO COMPLETE =====

APPLICATION # 17-31 date rec'd by ZA 10/30/17 Permit Fee \$1110 - PUB CK #164
ZA initial review of Application/Action _____

=====
APPLICANT(s): AG Self Storage LLC PHONE: 802-485-8269

Postal Address: 1146 Lime Kiln Road, Charlotte, VT 05445 EMAIL: michaellazar@myfairpoint.net

IF Applicant is NOT LEGAL OWNER of the Subject Property (i.e. a future Owner, Contractor, or other designated Agent for the Owner), complete following:

AGENT for LEGAL OWNER (a letter from Legal Owner, authorizing the designated Agent to be attached to Application):

Name: Rob McClallen, Esq. for Denis Smith Estate PHONE: 802-775-7372

AGENT Address: 27 South main St., Rutland, VT 05701 Email: rob@mcclallenlaw.com

SUBJECT PROPERTY: Address 30 Haven Hill Road Twn. Parcel # 0080030

Zoning District: AGR Acreage: 3.4 In Current Use Value? Y N Tax Map# 11

IS YOUR PROJECT: In a FEMA Flood Zone? No Impact Wet Lands? No Disturb over 1 Acre? No

PRESENT USE OF PROPERTY: Vacant Land

Water Supply (Municipal, drilled Well, Spring): Existing — If New, WW Permit# No Water Required

Sewage Disposal (Munic., on-site Septic, Other): Existing/ # bedrms — If New, WW Permit# No Septic Required

*DESCRIPTION OF APPLICATION/USE REQUESTED: Construction of Self Storage Facility,
Refer to Attachments For Additional Description + Site Plan.

SETBACKS: Front/street 50' ft. Rear 50' ft. Sides (N,S,E,W &/or looking from street to structure) Left. 30' ft. Right 30' ft.

NEW BLDG. DETAILS: Length — ft. Width — ft. Height — ft. (from lowest finished Level) Foundation Reinforced PCC Slab

Building A - 30'W, 12'7" H, 220'L

Building B - 30'W, 12'7" H, 245'L

Building C - 20'W, 12'7" H, 235'L

REFER TO ATTACHED DOCUMENT PACKAGE

Attachments to this Application Include: Site Plan _____ Additional Info. _____ VT W-W Permit _____

Applicants & and/or their Agents are responsible for the accuracy of information they have submitted; and acknowledge that any false statements, inaccuracies or errors, changes or additions without Town approval, and any non-compliance with any conditions required are grounds for this Permit's revocation and any resulting Zoning Violations. This Application does not release the Owner from conforming to and/or obtaining any and all other Town, State or Federal permits that may be required for this Project. If your project involves expanded septic/water use, commercial or rental property, is within mapped Flood Zones or Wet Lands, additional approvals may be required. You are advised to contact Rutland County's VT Permit Specialist Rick.Oberkirck@VT.State.US for additional information.

AG Self Storage LLC - Michael Lazar 10/26/17
Legal Owner or Agent's Signature **Date of Application**
Applicant

ZONING ADMINISTRATOR'S ACTION: VT Resid./Commer. Building Code Hand Book Offered/Supplied on Request _____

SITE REVIEW (If Required) Date of Property Visit: _____ Result: _____

APPROVED: _____ **EFFECTIVE PERMIT DATE** (after required 15 Day Appeal Period*) _____

*If the Approved Permit is APPEALED, the Permit is suspended until a decision by the Development Review Board. A Town Permit is valid for Two Years (24 months) of Effective Date; and EXPIRES if project IS NOT COMPLETE within this time. An extension to a Project may be granted in advance of expired date & under certain circumstances, per Rules.

DENIED (Basis): _____

Any DENIAL by the Zoning Administrator may be APPEALED, in writing to the Town Clerk within 15 Days of ZA decision.

APPEAL/ REFERRAL to DRB: Requested by Applicant to Appeal the decision of the ZA on this Permit Application, on the basis as a Pre-Existing & Non-Conforming Use or Structure, Conditional Use Development, or Variance; OR other Federal, State & Local Zoning Regulations that may apply (documents to detail/support Appeal basis required).

APPLICANT/ AGENT REQUEST to APPEAL ZA Decision; _____ Recv'd by Twn. Clerk _____

_____ Date: _____
Zoning Administrator's Signature

DEVELOPMENT REVIEW BOARD (DRB) ACTION: _____

Date of Public Hearing(s) _____ **Date of DRB decision:** _____

Conditions or Terms of DRB Decision (which is attached to, and a Condition of any Final Zoning Permit issued. VT Statute allows for this DRB decision to be appealed within 30 days of notice, by any Interested Party, to VT's Environmental Court).

Date of Final Town Zoning Permit decision by Zoning Administrator, upon DRB instruction: _____

TOWN OF WALLINGFORD
75 School Street, Wallingford, Vermont 05773
For review by the Development Review Board

Appeal of Zoning Administrator's Decision
802-446-2974

Pursuant to 24 VSA Ch. 117, §4465, an "interested person" may appeal any decision or act taken by the administrative officer in any municipality by filing a notice of appeal... within 15 days of the date of that decision...."

Pursuant to 24 VSA Ch. 117, §4466, "A notice of appeal shall be in writing and shall include the name and address of the appellant, a brief description of the property with respect to which the appeal is taken, a reference to the regulatory provisions applicable to that appeal, the relief requested by the appellant, and the alleged grounds why the requested relief is believed proper under the circumstances."

Application #: 17-31

Fee Paid: with APPLICATION 17-31

Date Application Received 10/30/17

Name of Appellant AG Self Storage LLC

Phone(s) 802-985-8269

Address of Appellant 1196 Lime Kirt Road, Charlotte, VT 05445

E-mail: michaellazar@myfairpoint.net

Appeal of Notice of Violation Permit # _____ Other/describe Conditional Use

Description of the property: 30 Haven Hill Road - Presently Vacant Land

Deed to above property found in Book _____ at Page(s) of the Wallingford Land Records.

Regulatory provisions applicable to the appeal: _____

Relief requested by the appellant: Approve Conditional Use Application For

Self Storage Facility

Alleged grounds why the relief requested is believed proper: Indoor Storage Identified

As A Possible Use, no Demand On Municipal Services, New Business

Service To The Community.

Signature Michael Lazar

Date 10/26/17

Date of ZBA Hearing _____

(Refer to 24 VSA Ch. 117 §4468)

Decision: _____

Appeal

Pursuant to Title 24, VSA §§ 4471, 4472, 4475, an interested person who has participated in the review of this application may appeal this decision to the Vermont Environmental Court by filing a Notice of Appeal directly to the Environmental Court, Airport Road, Barre, VT 05641, with the \$225 fee by certified mail within thirty (30) days of the date of receipt of this decision. A copy of the notice must also be sent to the Zoning Administrator or the Municipal Clerk who is required to provide a list of interested persons to the appellant within five days of receipt of the Notice. The appellant is required to send a copy of the Notice, via certified mail, to each interested person.

WALLINGFORD, VT – ZONING & PERMIT FEE SCHEDULE Revised and

approved by the Town of Wallingford Select Board 17 day of Aug, 2015.

#17-31

All Town Clerk, Recording, & extra Postage or Copy Fees may be additional to fees.

****EXEMPTIONS to LOCAL PERMIT REQUIREMENTS** (per Article IV; General Regulations/Exemptions to Local Permits). These address VT Acceptable Agricultural Practices (AAP's), Agricultural Practices (AMP's); Energy Generation & Tele-communication facilities (per VT/PSB jurisdiction).

For an agricultural construction project; an "INTENT TO BUILD AN AGRICULTURAL STRUCTURE" application is required by VT AAP's statute; to be reviewed by the Zoning Administrator, and the appropriate determination entered into the Town Lister/Zoning Files (refer to Article IV General Regulations; Ppg. 2)*

For other local projects that may be exempt from a local permit requirement, a recommended practice is to consult with the Zoning Administrator at start of the work; who will then issue a (no-fee) "NO PERMIT REQUIRED" notice into the Lister records (refer to Article IV of Zoning Regulations)*

Exemptions from a local permit do not exempt a project from required setbacks, or other sections of local, state & federal regulations that may apply.

No PERMIT FEE, Optional \$10 recording fee recommended

**** NON-COMMERCIAL PROJECTS** (approved &/or referred to the DRB within 30 days of receipt of a complete application by the ZA.)

- a. NEW ONE & TWO FAMILY RESIDENTIAL CONSTRUCTION (including attached/detached structures, decks, porch areas) \$ 75 (base fee) & \$0.10 per sq. ft. of foundation area
- a. NEW ACCESSORY STRUCTURES (free standing; in addition to existing structures) and/or NEW & ATTACHED ADDITIONS, or PERMIT REQUIRED ALTERATIONS TO EXISTING STRUCTURES: \$50 (base fee) & \$0.10 per sq. ft. of foundation area
- b. HOME OCCUPATION PERMITS: \$25

**** COMMERCIAL PROJECTS:** Including Multi Family Dwelling Applications (does not include Development Review, Consulting, or other special costs that may be required):

- a. For total PROJECT VALUE estimated to be under \$5000: * \$200
 - b. For total PROJECT VALUE estimated to be over \$5000: \$300 & \$1.00 per \$1000 of project val.
- Note: Commercial Signs (by separate application & fee), per Article IX, may be applied concurrently.

\$300 + \$400 = \$700

** Notes: All Town permits will also require approved VT Wastewater, State Highway access, or Town Road access approvals when required, & prior to their effective Local permit date.

\$400,000 Construction Costs

\$700

* YOU SHOULD INCLUDE A REASONABLE CONSTRUCTION PROJECT VALUE (LAND COST NOT INCLUDED) TO DETERMINE THE PERMIT FEE

AG SELF STORAGE LLC
 MICHAEL LAZAR
 1196 LIME KILN RD
 CHARLOTTE, VT 05445

164
 51-218-2211
 309

Order # 26-2017

pay to the order of: Town of Wallingford

One thousand one hundred ten and 00/100

\$ 110.00