



TOWN OF WAITSFIELD

June 11, 2013

Town of Waitsfield
Attn: Valerie Capels, Town Administrator
9 Bridge Street
Waitsfield, VT 05673

Dear Ms. Capels,

Enclosed, please find your permit for the streambank stabilization project along the Mad River. The proposal is to place riprap along 500' of streambank from the covered bridge to the dam. There are no new structures proposed or approved in this permit besides the riprap.

Per Table 2.10(B)(8, 9, and 13) of the Waitsfield Zoning Bylaws, this work is a permitted use subject to administrative approval following prior state floodplain specialist review. The comments from the state reviewer, Sacha Pealer, have been incorporated into the conditions and her email is included in the permit file for your reference.

Please note the conditions, which include that there shall be no change to the existing grade of the area. It is my understanding that the Selectboard agreed to keep the old studio's remaining cement foundation as-is, versus removing it, in order to provide stability to the area. If any future site work is proposed, including repairing the retaining wall, then it will require prior approval per the Bylaws.

I have also enclosed an application for a Certificate of Occupancy (C.O.). Please file this application upon completion of construction. Note that the CO application must be notarized and carries a \$10 recording fee.

If I can be of further assistance, please let me know.

Sincerely,

Susan E. Senning
Planning & Zoning Administrator
E-911 Coordinator



TOWN OF WAITSFIELD

DECISION OF THE ZONING ADMINISTRATOR REGARDING APPLICATION FOR A ZONING PERMIT

Application # **3510** was received by the Zoning Administrator from **Waitsfield, Town of** (hereinafter, applicant/owner) on **5/31/2013**. The subject property is located at: **50 Bridge Street, Parcel # 01005.000**.

Following a review of the above referenced application dated **5/31/2013** and in reliance upon representations made therein, I hereby certify that the applicant/owner has met the provisions of the Waitsfield Zoning Ordinance in effect. Provided that the applicant/owner shall in every respect conform to the representations made in said application and comply with the provisions of the Waitsfield Zoning Ordinance and any and all terms and conditions as described below,
Permit # **3510** is hereby GRANTED.

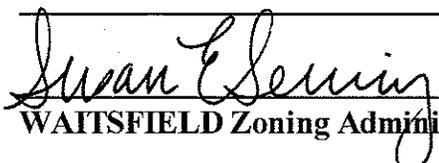
Description of terms and conditions of approval:

1. No new structures are proposed or approved; only the 500' of riprap in the proposed plans are approved with this permit.
2. The remaining concrete foundation from the flood-damaged studio shall remain as-is.
3. There shall be no change to the existing grade of the old studio site.
4. The future retaining wall repairs and any other site improvements or changes (i.e. grading or fill) shall require prior approval per the Zoning Bylaws, including those in the FHO District.

This decision and zoning permit are subject to appeal by interested persons for 15 days from the date of issue in accordance with 24 V.S. A. §4464.

The attached permit poster must be displayed in a conspicuous place on the premises, visible from a public highway during the 15 day appeal period and throughout construction.

The premises for which this permit is granted cannot be used or occupied until a Certificate of Occupancy (CO) is issued by the Zoning Administrator. Please file an application for a CO with the Zoning Administrator when construction is complete.


WAITSFIELD Zoning Administrator

6/11/13
Date

TOWN OF WAITSFIELD

ZONING PERMIT

PERMIT NO. 3510 DATE OF ISSUE 6/11/13

PROPERTY OWNER: Town of Waitsfield

APPLICANT: _____
(If other than owner)

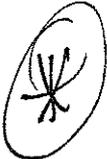
PROPERTY LOCATION: 50 Bridge St. / 500' along streambank

APPROVED FOR: 500' riprap along stream/Mad River from bridge to dam

Provided that the person accepting this permit shall in every respect conform to the terms of the application files and conditions of approval granted, and to the provisions of applicable Vermont statutes and the Waitsfield Zoning Ordinance.

THIS PERMIT GRANTED BY THE ZONING ADMINISTRATOR IS SUBJECT TO APPEAL FOR 15 DAYS FROM THE DATE OF ISSUE IN ACCORDANCE WITH VERMONT STATUTE 24 VSA § 4464.

THIS PERMIT GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR THE PLANNING COMMISSION IS SUBJECT TO APPEAL FOR 30 DAYS FROM THE DATE OF ISSUE IN ACCORDANCE WITH VERMONT STATUTE 24 VSA § 4471.

 THIS POSTER MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES AND VISIBLE FROM THE ROAD DURING THE APPEAL PERIOD AND THROUGHOUT CONSTRUCTION.

BY: Susan Fleming, Zoning Administrator