

Town of Waitsfield Conditional Use Permit Application

Town of Waitsfield, 4144 Main Street, Waitsfield, Vermont 802-496-2218

(Please complete both front and back portions of this form and submit to the Zoning Administrator)

Owner/Applicant: _____ Telephone #'s: _____
(If not owner, letter from owner authorizing agent status is required.)

Mailing Address: _____

Location of Property: _____ Parcel ID #: _____

Flood Hazard Zone? _____ Area/Acreage of Lot: _____

Proposed use, activity, construction, etc. (check applicable item):

- | | |
|--|--|
| <input type="checkbox"/> Access approval (see 3.02) | <input type="checkbox"/> Adaptive re-use of historic barn (see 4.02) |
| <input type="checkbox"/> Building height extension (see 3.06) | <input type="checkbox"/> Change to a non-conforming use (see 3.08.B) |
| <input type="checkbox"/> Commercial water extraction (see 4.04) | <input type="checkbox"/> Expansion of existing conditional use |
| <input type="checkbox"/> Expansion of non-conforming structure (see 3.08.A) | <input type="checkbox"/> Extraction of earth resources (see 4.05) |
| <input type="checkbox"/> Flood hazard area review (see FHA Overlay District) | <input type="checkbox"/> Home business (see 4.06.B) |
| <input type="checkbox"/> Mixed Use (see 4.07) | <input type="checkbox"/> Mobile home park (see 4.08) |
| <input type="checkbox"/> Non-residential parking in front yard (see 3.09.A) | <input type="checkbox"/> Parking or loading waiver (see 3.09.C) |
| <input type="checkbox"/> Public facility (see 4.10) | <input type="checkbox"/> Telecommunication facility (see 4.11) |
| <input type="checkbox"/> Unspecified parking approval (see Table 3.1) | <input type="checkbox"/> Other _____ |

Please describe the proposed change: _____

- Please attach one 11"x17" maximum site plan and all other documentation as may be required in Article V, Section 5.3. Bring one set of 18"x 24" or larger site plans to the meeting.
- Please provide the names of adjacent property owners (use additional sheet if needed) and stamped addressed envelopes for each.

(Please complete the next page of this form.)

**Please note that this application does not automatically qualify you for a state permit.
Contact the Permit Specialist at 802-476-0195.**

I represent that the information in the application is true and that I am authorized to file this application.

Signature: _____ Date: _____

Please print: _____

Office Use Only

Application Number: _____ Date Referred: _____
(from Zoning Application)

Zoning District: _____ Curb Cut Required: _____

Meeting date(s): _____

Decision: _____

General Standards. According to Article V, Section 5.03 of the Waitsfield Zoning By-Law, the Development Review Board (DRB) shall determine and rule that such proposed conditional use will not adversely affect the following general standards. Please respond to each of the following:

A. The capacity of existing or planned community facilities:

B. The character of the area affected:

C. Traffic on roads and highways in the vicinity:

D. Any land use or land development regulations or ordinances of the town of Waitsfield then in effect:

E. Utilization of renewable energy resources.

Note: Each zoning district and many of the proposed uses have specific standards that must be met for a conditional use permit. Attach additional sheets as necessary.

Specific Standards. In addition to the General Standards above, the DRB shall consider whether the following standards are applicable to the application due to site conditions and/or the scale and intensity of the proposed use. Please respond to the following as applicable; use additional sheets as necessary:

1. Protection of natural resources (see Section 5.03.D.1.).

2. Design and location of structures (see Section 5.03.D.2.).

2.a. Village Residential and Village Business District standards (see Section 5.03.D.2.a.)

2.b. Irasville Village District standards (see Section 5.03.D.2.b.)

2.c. Agricultural-Residential and Commercial Lodging District standards (see Section 5.03.D.2.c.)

2.d. Route 100 and scenic roads standards (see Section 5.03.D.2.d.)

3. Traffic and pedestrian circulation (see Section 5.03.D.3.).

4. Parking, Transit & Service Areas (see Section 5.03.D.4.).

5. Stormwater management (see Section 5.03.D.5.).

6. Lighting (see Section 5.03.D.6.).

7. Landscaping and screening (see Section 5.03.D.7.).

8. Water and wastewater systems (see Section 5.03.D.8.).

9.a. Performance standards: Fire and explosion (see Section 5.03.D.9.a.).

9.b. Performance standards: Vibration (see Section 5.03.D.9.b.).

9.c. Performance standards: Noise (see Section 5.03.D.9.c.).

9.d. Performance standards: Odor (see Section 5.03.D.9.d.).

9.e. Performance standards: Emissions and air pollution (see Section 5.03.D.9.e.).

9.f. Performance standards: Heat (see Section 5.03.D.9.f.).

9.g. Performance standards: Direct glare (see Section 5.03.D.9.g.).

9.h. Performance standards: Indirect glare (see Section 5.03.D.9.h.).

TOWN OF WAITSFIELD
Fee Schedule
Effective July 18, 2022

Zoning Permits are required for all “land development.” Additional fees are assessed for Conditional Use applications, Variance Requests, Subdivisions/Boundary Line Adjustments, Public Hearing notices, etc.

Zoning Permit Applications*

Residential additions, alterations, or accessory structures <u>less than</u> or equal to 250 sq. ft.	\$100
Residences, residential additions, alterations, or accessory structures <u>more than</u> 250 sq. ft.	\$.10 per sq. ft., \$125 minimum + + \$150/new unit ≤ 2,500 sq. ft or + \$250/new unit > 2,500 sq. ft.
Commercial structure, structural alterations, or other development	\$.15 per sq. ft., \$175 minimum
Change of Use with <u>no</u> structural alteration	\$100
Change of Use with structural alteration	\$100 + \$.10 per sq. ft.
Ponds (require proof of State Permit if > 500,000 cubic feet of water)	\$150
Home Occupation	\$75
Quarry, Sand, Soil or Gravel Pit Excavation; Water Extraction	\$300
Parking lot with 10 or fewer spaces	\$150
Parking lot with 11 or more spaces	\$200
Pools, Tennis Courts, other Outdoor Rec. Facility	\$100
Sign	\$100
Boundary Line Adjustment	\$175
Administrative Review (by PZA)	\$200
Renew permit prior to expiration	\$25
Amend existing permit	\$50
Re-issue of permit with no change	\$75
Certificate of Occupancy	\$50

Development Review Board Applications**

Conditional Use/Non-Conforming Use (Residential)	\$150
Conditional Use/Non-Conforming Use (Commercial)	\$200
Variance (Residential)	\$150
Variance (Commercial)	\$200
Appeals of ZA Decision	\$100
Home Business	\$100
Amendment to Site Plan	\$100
Subdivision Sketch Plan Review	\$50
Major Subdivision (Preliminary & Final Review)	\$300 per lot
Minor Subdivision (Final Plan Review)	\$250 per lot
P.U.D/P.R.D. (including site plan review)	\$400
Amendment to P.U.D./Subdivision	\$150

*All permit applications include the \$10 recording fee.

**All DRB applications are subject to an additional flat fee of \$65 for warning in the newspaper.

Application fees may be waived only upon approval of the Selectboard.

All Town of Waitsfield applications are exempt from fees.

Miscellaneous

Zoning Bylaws

Subdivision Regulations

Town Plan

Appeal of DRB Decision to Environmental Court (state fee)

Late fee for building permits (construction before permit)

Certificate of Zoning Compliance

FEE

\$10

\$10

\$15

\$225

add 100% to regular fee

\$75