

Fee paid \$ 500.00 ZONING PERMIT APPLICATION Permit # 20-145-C

Town of Charlotte, P.O. Box 119, Charlotte, VT 05445-0119

Owner(s) DAVID DIAZ Phone (h) 802 343 9592 Application # 20-145-284

Address 1741 IRISH HILL RD SHELBURNE VT 05482

Applicant _____ Phone (h) _____

Address _____ Phone (w) _____

Note: An applicant who is acting as agent for the owner must submit a letter of authorization from the owner.

Application Type

Property address 5560 MT. PHILO RD Map _____ Block _____ Lot _____ Basic _____ Conditional Use _____ Variance _____

Parcel ID # _____ Zoning district _____ Acres _____ For office use only

Any conditions (subdivision, site plan, covenant, or conditional use approval) that apply to this property? Yes ___ No ___

Summarize those conditions: _____

Describe below the improvements to be made and their intended use: _____

NEW SINGLE-FAMILY RESIDENCE

Details provided on Attachments # _____ # _____ # _____ # _____ # _____ # _____ dated _____ / _____ / _____

No. of sq. ft. added to building footprint 1522 No. of sq. ft. of usable space added within building footprint 3315

No. of bedrooms _____ baths _____ before construction. No. of bedrooms _____ baths _____ after construction.

*Attach to this sheet 1) a plot plan, 2) a floor plan, and 3) elevation drawings, drawn to scale, with North →, showing:

*Plan size submissions to be 8 1/2 X 11 or 11 X 17

- Road frontage and rear width and side lines
- All existing and proposed building footprints
- Building envelope, when applicable
- Setback distances to front, rear, & side property lines
- Building dimensions, including heights
- Utilities, easements, and right-of-ways
- Water well(s) and septic system(s)
- Bodies of water, including unnamed streams

This permit is subject to appeal of the Zoning Administrator's decision by an interested party within fifteen (15) days of the date of issue and shall NOT become effective UNTIL the appeal period has expired or, if appealed, until final adjudication of said appeal.

I/we will adhere to the zoning and sewage regulations of the Town of Charlotte. I/we agree not to use these improvements until a certificate of occupancy has been issued. A building energy standards form may be required. I/we agree to allow Town officials access to the property to verify compliance with the terms and conditions of this permit, upon reasonable notice.

I/we acknowledge that my/our project may require a construction permit from the Vermont Department of Labor and Industry, and other State permits. I/we agree to contact the Department of Labor and Industry and the Regional Environmental Office to obtain any required permits prior to any work being done.

Signature(s) of applicants [Signature] Date 9/20/2020

For use by Zoning Administrator/Sewage Officer

RECEIVED

Date application received 6/9/21/20 Date permit issued ___/___/___ Date permit effective ___/___/___

Certificate of Occupancy required? Yes ___ No ___ Application Approved ___ Denied SEP 21 2020

Estimated Project Completion Date ___/___/___ Building Energy Standards required? Yes ___ No ___

CHARLOTTE PLANNING & ZONING

PROPERTIES ABUTTING 5560 MOUNT PHILO ROAD, CHARLOTTE, VT

TO THE SOUTH:

Damon Silverman and Lori Racha
5680 Mt Philo Road, Charlotte, VT 05445

Sidney Magee
5654 Mt Philo Road, Charlotte, VT 05445

Christopher Morse and Ria Dilloway-Morse
5780 Mt Philo Road, Charlotte, VT 05445

John and Carol Snow
6069 Ethan Allen Highway, Charlotte, VT 05445

TO THE WEST (across Windy Ridge Rd):

Suzanne Richardson and Samuel Essex
290 State Park Road, Charlotte, VT 05445

Denis and Lynn Maiorani
82 Windy Ridge Rd, Charlotte, VT 05445

Richard and Wendy Hendrickson
104 Windy Ridge Rd, Charlotte, VT 05445

Gregory and Chantal Pilon
158 Windy Ridge Rd, Charlotte, VT 05445

Robert and Sarah Wannop
226 Windy Ridge Rd, Charlotte, VT 05445

Lawrence and Bernadette Cirillo
755 Saturn St Apt. 1 104, Jupiter, FL 33477 (mailing address)
324 Windy Ridge Rd, Charlotte, VT 05445 (primary address)

TO THE EAST (across Mt. Philo Rd):

Christopher Hurd
257 Benjamin Franklin Dr, Sarasota, FL 34236 (mailing address)
5631 Mt Philo Road, Charlotte, VT 05445 (primary address)

William and Helena Spear
5655 Mt Philo Road, Charlotte, VT 05445

TO THE NORTH (across State Park Rd):

Imanof Echeverria and Susan Ballek
90 Mount Archer Road, Lyme, CT 06371



Charlotte Planning & Zoning

PO Box 119 / 159 Ferry Road
Charlotte, VT. 05445
Phone (802)425-3533
Fax: (802)425-4241

Performance Standards Questionnaire

Use for all Zoning Permit Applications

Property Owner: DAVID DIAZ Project Location: 5560 MT PHILO RD Permit #: _____

The Zoning Board Adjustment may require periodic reporting as a permit condition to confirm ongoing compliance.

Will the proposed development cause or result in:

- (1) noise in excess of 70 decibels, or which otherwise represents a significant increase in noise levels in the vicinity of the use so as to be incompatible with the surrounding area; or within the Commercial/ Light Industrial District, noise in excess of 75 decibels; NO
- (2) clearly apparent vibration which, when transmitted through the ground, is discernable at property lines without the aid of instruments; NO
- (3) smoke, dust, noxious gases, or other forms of air pollution which constitute a nuisance or threat to neighboring landowners, businesses or residents; which endanger or adversely affect public health, safety or welfare; which cause damage to property or vegetation; or which are offensive and uncharacteristic of the affected area; NO
- (4) releases of heat, cold, moisture, mist, fog or condensation which are detrimental to neighboring properties and uses, or the public health, safety, and welfare; NO
- (5) electromagnetic disturbances or electronic transmissions or signals which will repeatedly and substantially interfere with the reception of radio, television, or other electronic signals, or which are otherwise detrimental to public health, safety and welfare, except from facilities which are specifically licensed and regulated through the Federal Communications Commission (FCC). NO
- (6) glare, lumen, light or reflection which constitutes a nuisance to other property owners or tenants, which impairs the vision of motor vehicle operators, or which is otherwise detrimental to public health safety and welfare; NO
- (7) liquid or solid waste or refuse which cannot be disposed of by available methods without undue burden to municipal or public disposal facilities, which pollutes surface or ground waters, or which is otherwise detrimental to public health, safety and welfare; or NO
- (8) undue fire, safety, explosive, radioactive emission or other hazard which endangers the public, public facilities, or neighboring properties, or which results in a significantly increased burden on municipal facilities and services NO



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Conditional Use Review Questionnaire

Use for all Zoning Permit Applications Requiring Zoning Board Conditional Use Approval

Property Owner: DAVID DIAZ Project Location: 5560 MT PHILLO RD Permit #: _____

1. Effect on community facilities and services that will result from the proposed development?

MINIMAL

2. Character of the area affected. (design, location, scale, and intensity of the proposed development in relation to the character of adjoining and other properties likely to be affected by the proposed use?)

THE SUBJECT PLOT IS 46 ACRES OF GENTLY SLOPING GRASSLAND WITH AN AGRARIAN CHARACTER AND HISTORY OF USE. THE PROPOSED RESIDENCE IS SPECIFICALLY DESIGNED TO HONOR AND REFLECT THE LAND AND SURROUNDINGS.

3. Traffic on roads and highways in the vicinity. (potential impact of traffic generated by the proposed development on the capacity, safety, efficiency, and maintenance of roads, highways, intersections, and bridges in the vicinity. A traffic impact assessment may be required.)

MINIMAL

4. Bylaws in effect. Does proposed development conforms to other municipal bylaws and ordinances currently in effect, including but not limited to road, water or wastewater ordinances?

YES

5. The use of renewable energy resources. Will the proposed development interfere with the sustainable use of renewable energy resources by either diminishing their future availability on the subject parcel, or by interfering with neighboring property owners' access to such resources? (e.g., for solar or wind power)

THE PROPERTY ALREADY EMBRACES SOLAR POWER, AND THE DEVELOPMENT WILL HAVE NO IMPACT ON FUTURE AVAILABILITY OF RENEWABLE ENERGY RESOURCES.

Statement of Use and Design Principle
5560 Mt Philo Road — Charlotte, Vermont



I have owned this gently sloping meadow since the spring of 2016. The property is conserved through the Charlotte Land Trust and the Vermont Current Use program. Honoring and augmenting the land's conservation, together with preserving its vital contribution to the views of Mt Philo State Park, has been central to my management of the property. During my ownership, I have made many improvements, generally of an ecological / environmental mindset:

- A 20 x 28 uninsulated barn, using traditional timber frame construction
- A 4.50 kW solar array, mounted on barn roof. This generates 100% of my home electricity (net metered to my current Shelburne residence), and will achieve the same self-sufficiency for the home proposed here
- Connected waterline from existing well, near the center of the meadow, into the barn
- Planted 45 apple, pear, cherry, and peach trees of various antique varieties, divided into two orchards
- Planted 35 hardwood trees of native maple, oak, and birch, mainly placed near the intersection of Mt Philo and State Park Road, providing beautification, visual interest, and shielding the building envelope from visitors at Mt Philo State Park

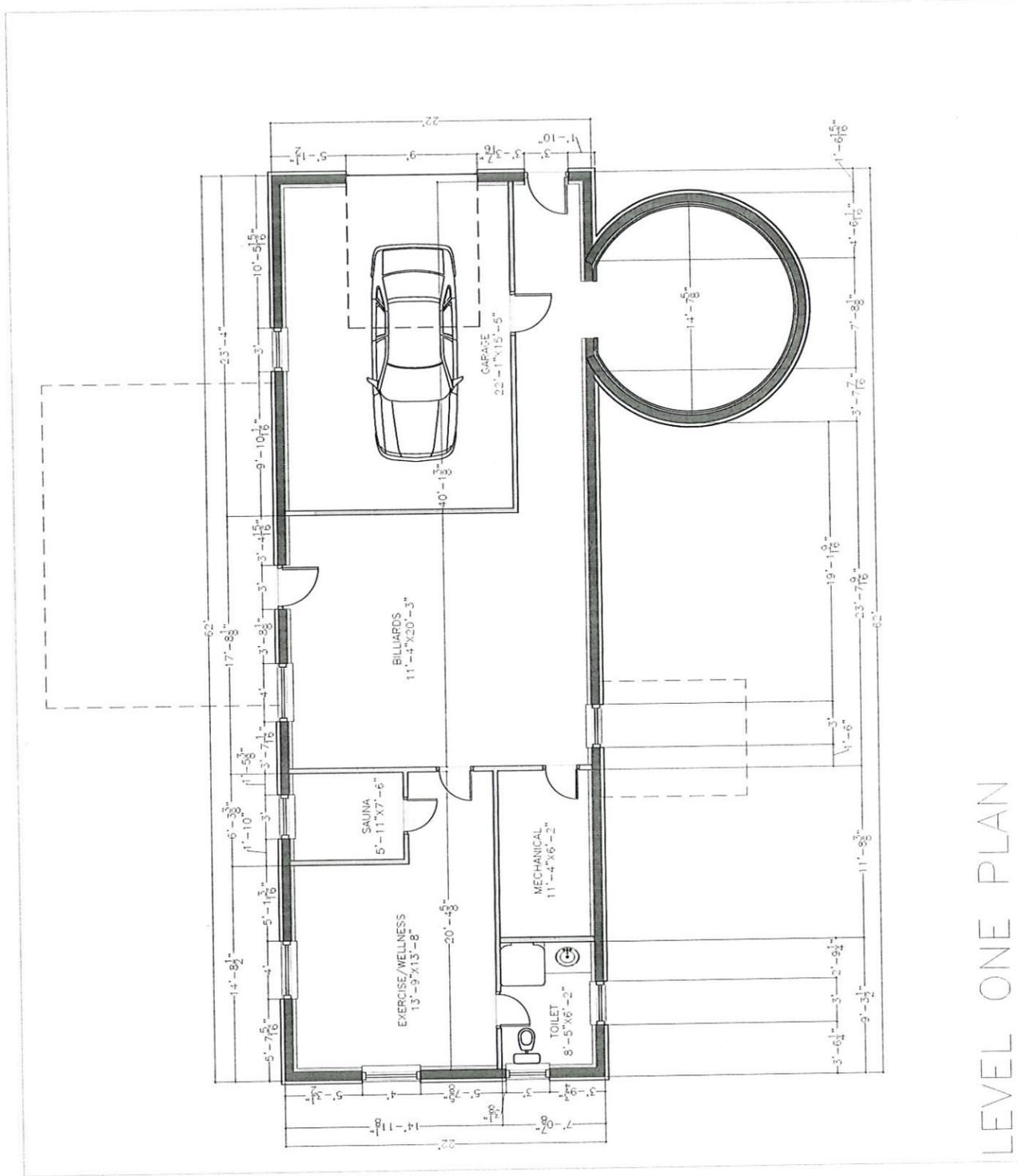
- Annual participation in ornithological surveys, with agreement for delayed / modified mowing schedule to bolster bird habitat; the pasture has been found to host an unusual density of endangered bobolinks and eastern meadow lark
- Installation of large, 22' high bat box for threatened brown nose bat, achieving synergy with current bat house project at Mt Philo State Park
- Installation of several owl and kestrel boxes, many bluebird boxes
- Mowing of an enormous (5.5 acre!) peace sign in summer 2019, to commemorate the 50th anniversary of the Woodstock Music Festival; this generated sustained interest from visitors to Mt Philo and was also featured in local press

I am now ready to build on and reside at this property. The home's design is restrained and traditional, consisting of a simple, gable-roofed, wood-clad barn form, and an attached silo. The silo holds stairways connecting between levels and includes a circular sitting room at its top. It is covered with a galvanized metal dome, procured from a mid-Western silo manufacturer. The overall effect reflects and embraces the agrarian heritage of our region, and indeed of this property itself. Together with the orchards, hardwood groves, and over forty acres of open pasture, the design gently complements Mt Philo's bucolic viewshed. This will be true whether the structure is seen from the mountain, or from the roadway approaching the park. Where a typical house might impart the feel of suburbia, this home evokes a Vermont dairy farmstead. Finally, the home will exceed Vermont efficiency codes, and together with the existing solar array, achieve a further demonstration of my conservation goals for this land.

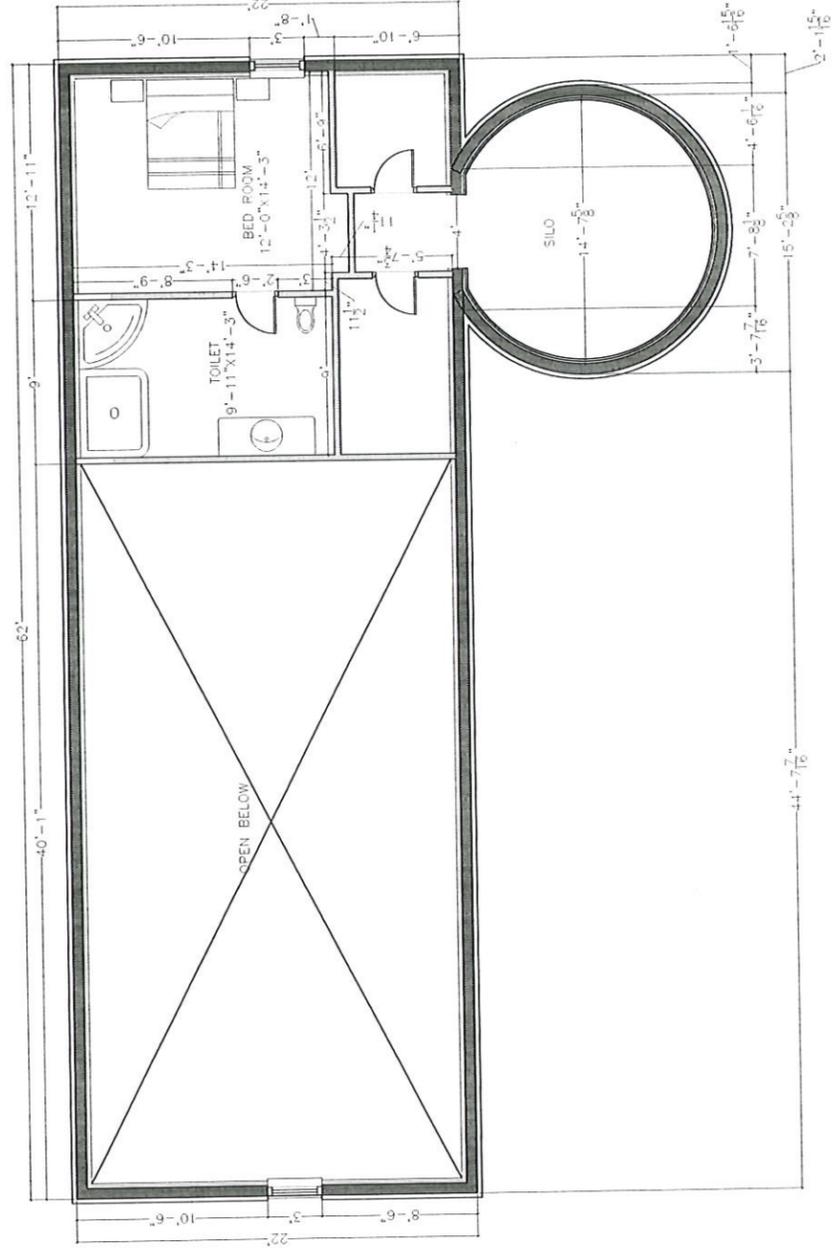
David Diaz

House details:

3,315 gross heated s.f
2 bedrooms, 3 bathrooms
locally milled board and batten cladding
high R-value insulation plus continuous exterior insulation
tightly-sealed wall and roof assemblies
high efficiency heat pump

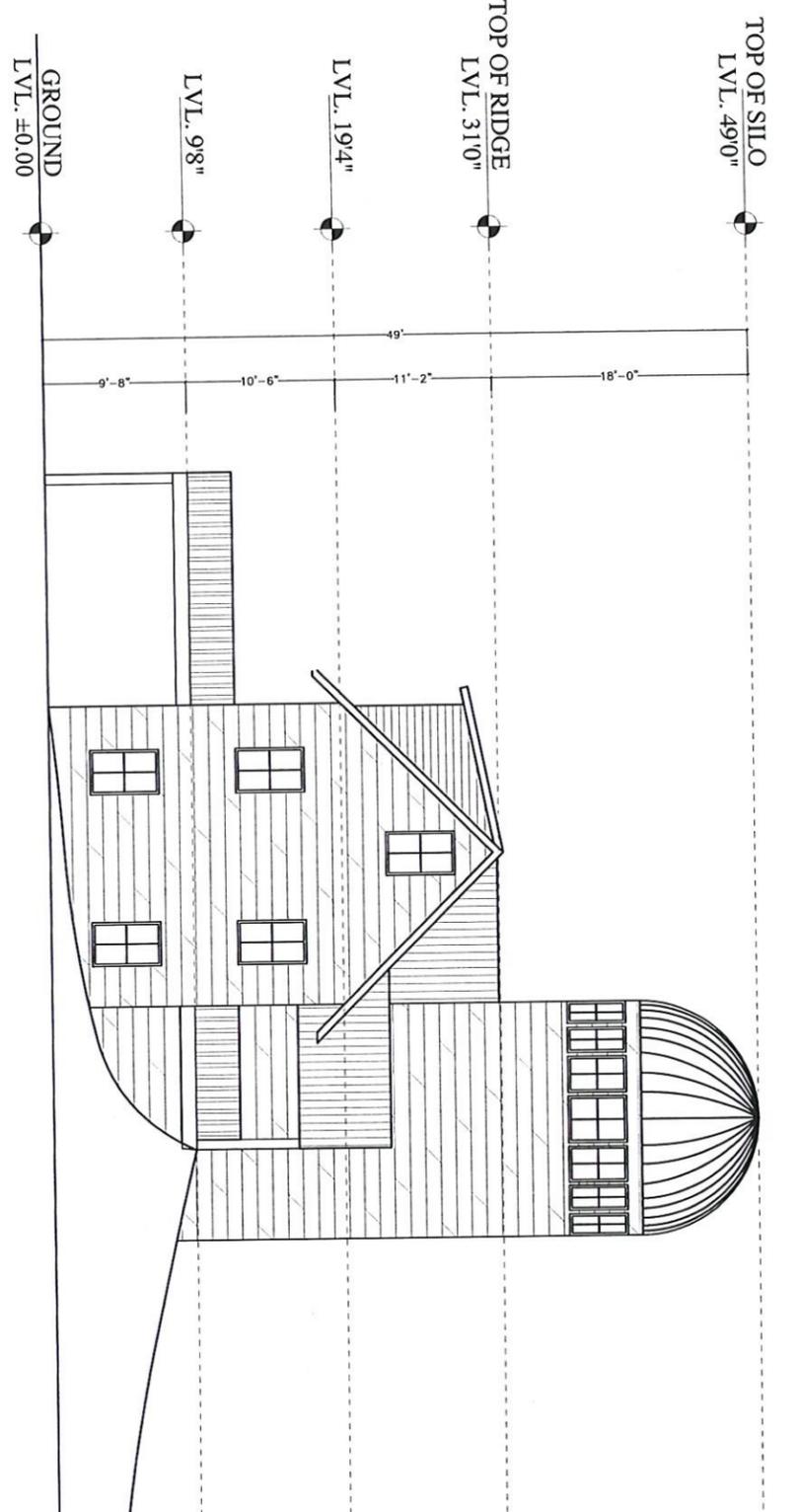


LEVEL ONE PLAN

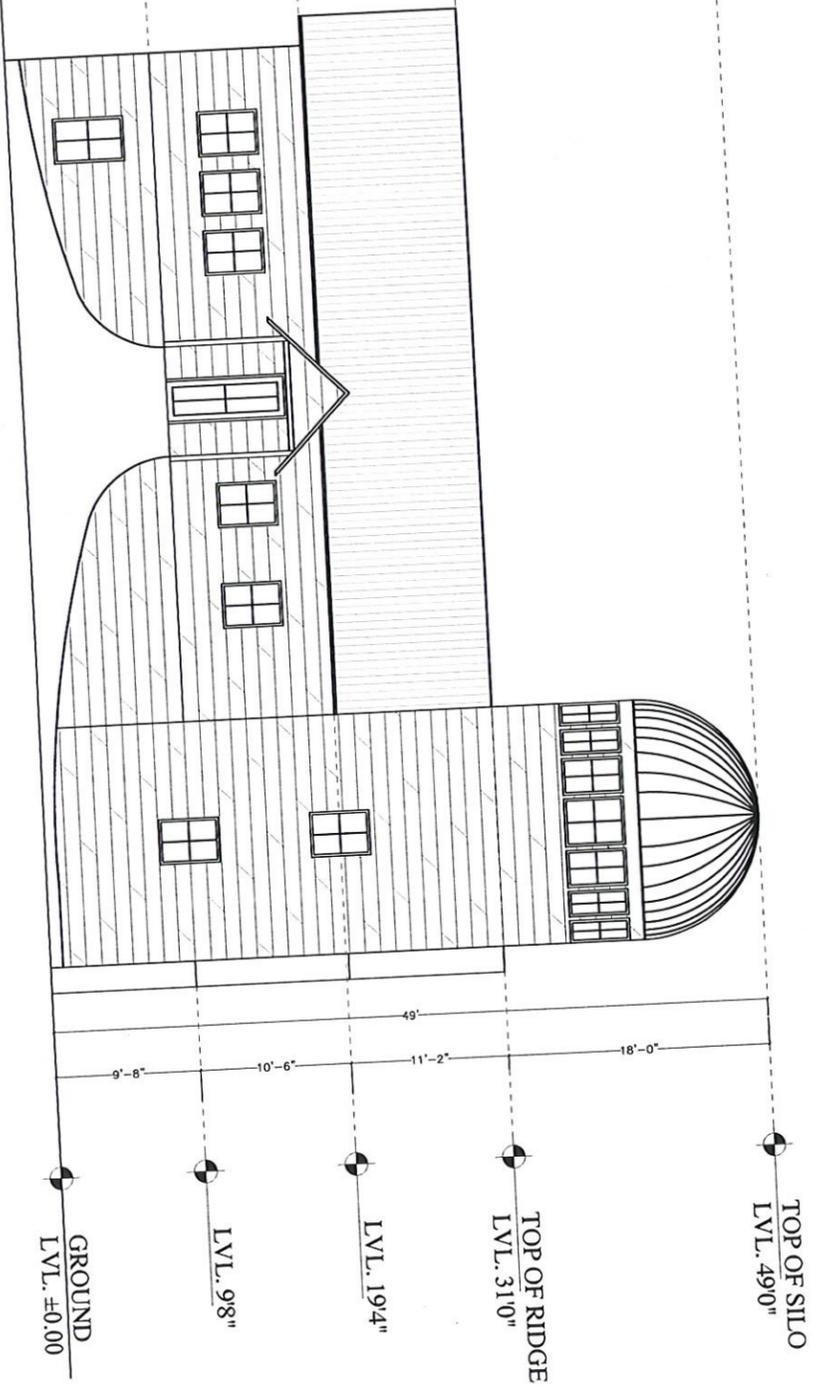


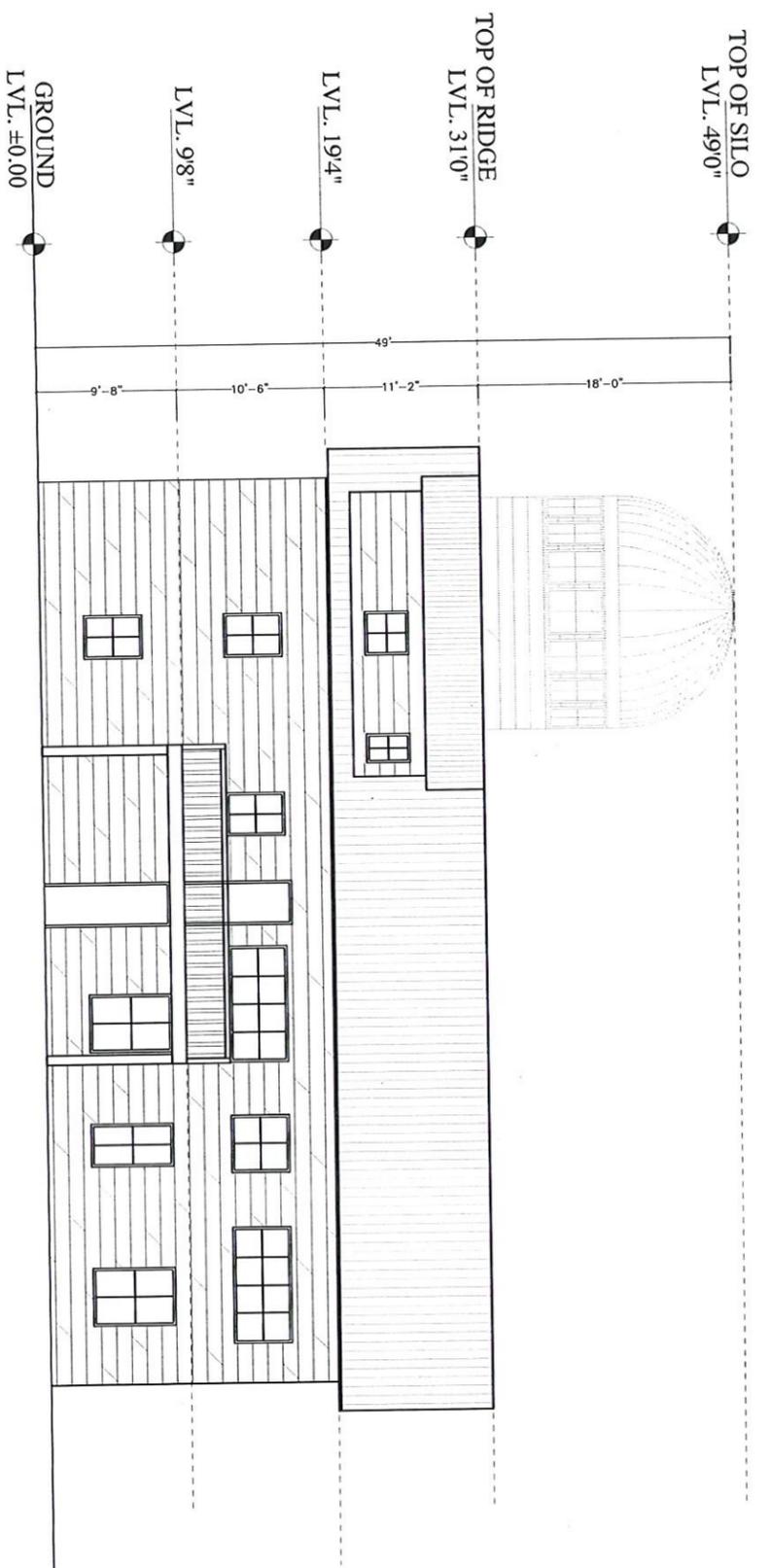
LEVEL THREE PLAN

SOUTH ELEVATION



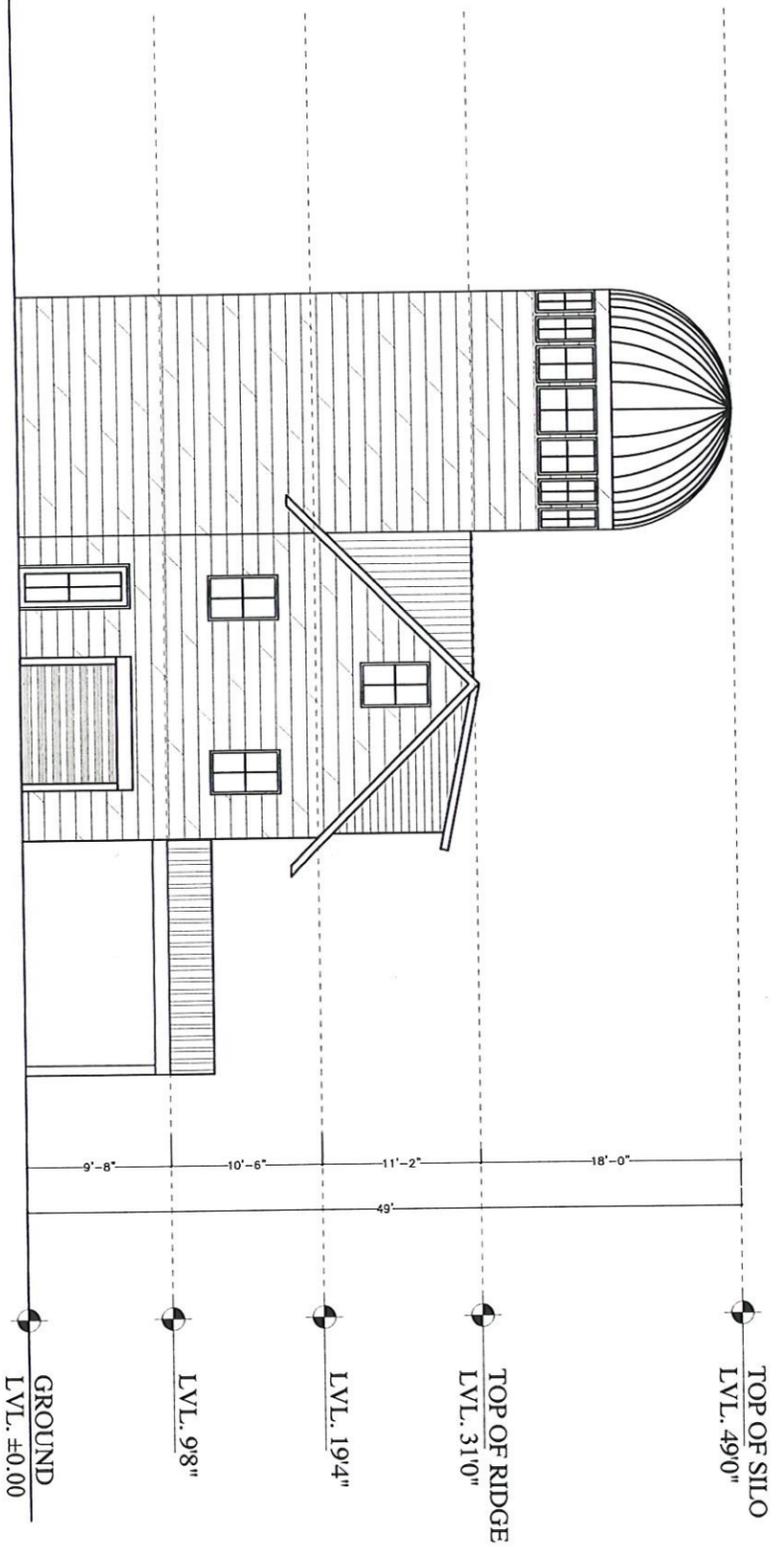
EAST ELEVATION

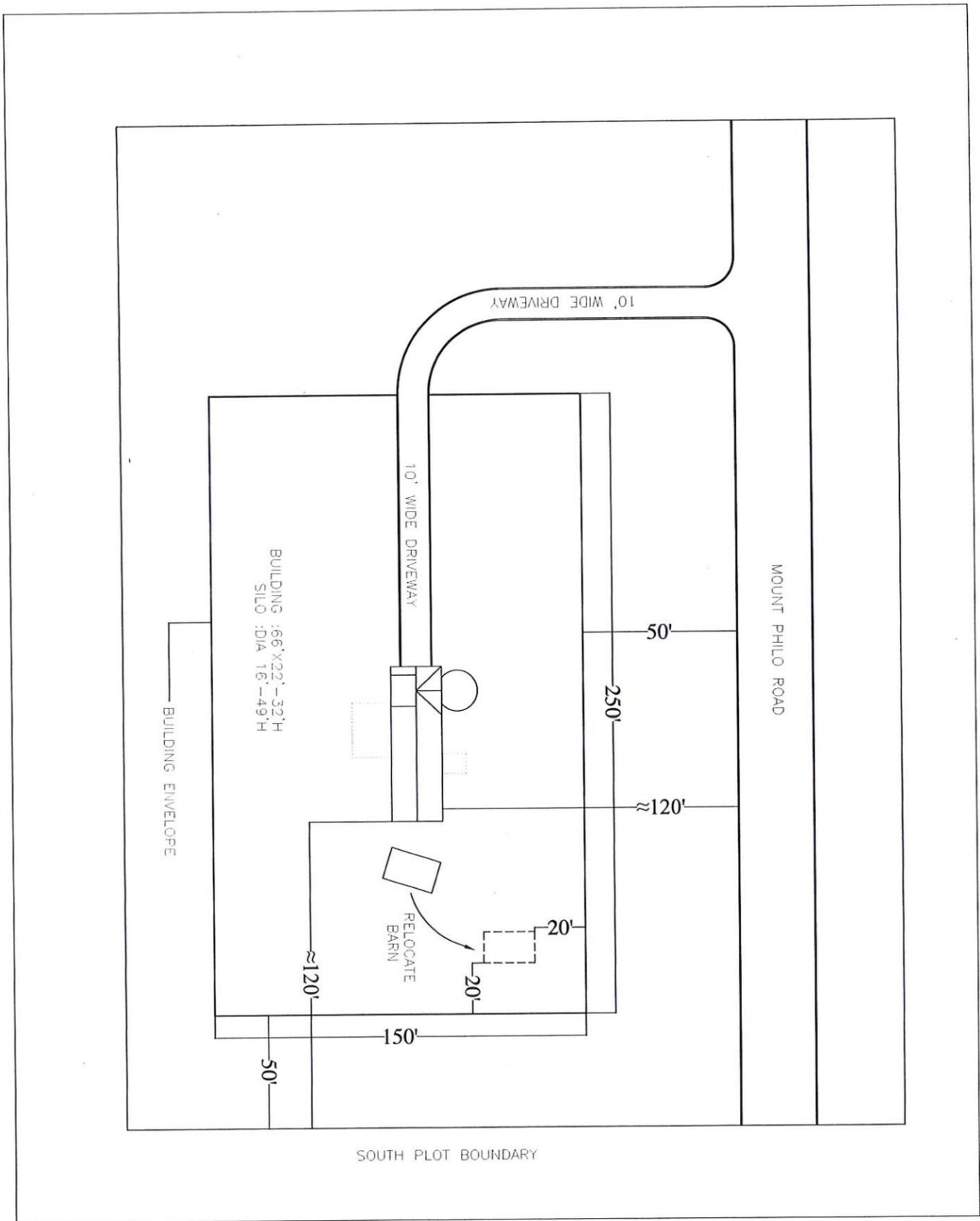




WEST ELEVATION

NORTH ELEVATION





SOUTH PLOT BOUNDARY

