

**TOWN OF HINESBURG
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT, CONCLUSIONS & ORDER**

**Donald Ross & Karen Cornish
Final Plat Approval for a 4-lot Subdivision
& Development on a Private Right-Of-Way
Tax Map Number 09-02-38.800**

Based on the public hearing and the documents contained in the “document” file for this proposal, the DRB enters the following Findings of Fact, Conclusions and Order.

FINDINGS OF FACT

1. Donald Ross & Karen Cornish, hereafter referred to as the Applicants, are requesting final plat approval of a 4-lot subdivision to create four new buildable lots, on a 140±-acre property located on the east side of Gilman Road between Birdie Drive and Hines Road in the Agricultural Zoning District (AG). This property is owned by David & Helen Nagel. It has habitat for endangered species and a valley clayplain forest, which is conserved with involvement of the Vermont Land Trust and the Vermont Department of Fish and Wildlife. The property is currently undeveloped. Lots #2, #3 and #4 would have areas of 5.75, 7.13 and 6.44-acres respectively. Lot #1 would have the remaining 119± acres that includes the conserved areas. The Applicants received sketch plan approval on May 17, 2022, which was extended on October 4, 2022. The Applicants received preliminary plat approval on February 7, 2023. The Applicants, their Designers, Jason Barnard and Scott Baker, the Owners, and Catherine Gjessing of the Vermont Department of Fish & Wildlife, attended the meeting.
2. These lots would access Gilman Road, which is a class 3 Town roadway. According to Section 2.10.2(1) of the Hinesburg Zoning Regulations (HZR), the lot density for a property that accesses a class three roadway is one unit per 12 acres. The 140-acre property could potentially have 11 units. The conservation easement limits development to 4 single-family homes on this property, which makes this application a full buildout of the property until and unless the easement is revised. The Applicants have indicated that the additional potential future units should stay with proposed lot #1.
3. This property was the remainder lot, lot 2A, of a three-lot subdivision approved by the DRB on November 20, 2007. The survey was recorded on map slide 167 in the Hinesburg land records on December 7, 2007. No development was previously approved on this lot. There is an agricultural easement on lot 2B, to the south of lot 2A, benefitting lot 2A from the 2007 approval. Findings of Fact #3c of the 2007 approval states the following “the remainder lot, consisting of 140 acres will be sold as a parcel. There will be restrictions placed on this lot by the Applicants limiting development to specific areas, with the clear understanding that no review of these areas has been included in this decision, and any future development, as defined in the Hinesburg Zoning Regulations in Section 9.1 under “land development” will be subject to full subdivision review.”
4. The property was part of a much larger conservation project involving 625+ acres formally owned by the Bissonette family. In 2007, the LaPlatte Headwaters conservation project resulted in the creation of a new 300-acre Town forest, and the permanent conservation of an additional 300+ acres of agricultural and forest land. The 104 acres of conserved clayplain forest on the easterly portion of the subject property is part of this larger conservation effort. The most productive agricultural land was not on the subject property, and was instead located to the south on either side of Hines Road. This 150-acre farmland became Full Moon Farm.
5. The Applicants have provided two professional survey plats. PL-1 shows all four properties and has building envelope delineation and ties for lot #1. The other survey, PL-2, shows proposed lots #2, #3, and #4, with bearings and distances of the lot perimeters, the building envelopes with ties to the perimeter survey, with the proposed access easement delineated with bearings and distances, and utility

- easement and location information. The surveys show the delineated wetlands, their buffers and the shared access easement for lots #2 and #4.
6. The existing property has about 2160 feet of frontage along Gilman Road. According to the submitted surveys the proposed frontages along Gilman Road would be 831.63-feet for proposed lot #1, 430.18-feet for proposed lot #2 and 898.14-feet for proposed lot #3. Lot #4 would have no frontage on Gilman Road, and would be accessed by a proposed 50-foot-wide right-of-way that would be shared with lot #2. Three road cuts have been preliminarily approved by the Town Manager's office for the shared right-of-way for lots #2 & #4, and for driveway access for lots #1 and #3. The Applicants' Designer has stated that the driveway accesses would satisfy the V-Trans B-71 standard.
 7. The plans show that the proposed grades for the shared access for lots #2 and #4 appear to be relatively level, except for a 100-foot section where the grades range from 10% to 12%. This is because the proposed access crosses an area with existing slopes of 25% or greater. The Applicants, as required in the preliminary plat approval, expanded the width of the shared right-of-way in the area of the steeper grades to encompass the entire area of disturbance to maintain the access.
 8. The plans show that the proposed access roads have turnaround areas as required by Section 4.4.1(3) of the HZR. The proposed shared access width is a consistent 14-foot except for 18-foot-wide sections at the first 50±-feet of the shared access from Gilman Road, and a 40-foot long 'pull-off area' west of the steeper sloped section of the shared right-of-way. Part of this proposed right-of-way would be on proposed lot #3.
 9. The Applicants have provided draft deed language for each of the proposed lots. All four lots are required to collectively maintain the shared stormwater system. Deed restrictions for the conservation requirements of the Vermont Land Trust and the Vermont Department of Fish and Wildlife that exceed Town jurisdiction do not need to be part of the DRB decision.
 10. All four of these proposed lots would have their own wells and septic systems with a four-bedroom capacity. A water and septic design was provided. The Applicants received Wastewater system and potable water supply permit WW-4-5840 on October 13, 2022. The Applicants' subdivision narrative reports an average well yield of 12.4 gallons per minute in the area at an average depth of 461-feet.
 11. This property has environmentally sensitive areas with endangered species, clayplain forest. It is considered a state-significant area. Primary resources per Section 6.12.1 of the Hinesburg Subdivision Regulations (HSR) include wetland and wetland buffer areas, mapped streams requiring setbacks and steep slopes (>25%). Secondary resources include moderately steep slopes (15% - 25%), core wildlife habitat and agricultural soils. The Applicants demonstrated that most of these resources are in areas away from the proposed development and are located in the center and eastern portions of the property.
 12. Prime agricultural soils exist on most of proposed lot #3 and in the interior preserved areas of proposed lot #1. Agricultural soils of statewide significance cover most of area proposed for development on lot #2 and lot #4. Statewide significant soils also cover the proposed development area on lot #1, but most of this area has limitations related to drainage issues. The disturbance to the agricultural soils appears limited when viewed in the larger context of the original parcel and the larger 2007 LaPlatte Headwaters conservation project. That 2007 project effectively protected the most productive agricultural lands and soils within a larger context that the subject property was part of. As noted by the Applicants, impacts to the agricultural land on this property are necessary in order to protect the forest and riparian areas, which are of greater importance given the larger context of the 2007 conservation initiative.
 13. The proposed building envelopes are generally located on the edge of the meadows to reduce impacts on agricultural lands and appear to avoid the delineated wetlands. The northwest portion of the building envelope for lot #4 includes slopes of 25% or greater. Concern was raised whether the other

building envelopes avoid the steep slopes. At the preliminary plat hearing, the Applicants stated that the other building envelopes did not have steep slopes and that the slopes on lot #4 were shown because the scale was small.

14. Stormwater discharges from most of the proposed development area to the east, to a tributary of the LaPlatte that is on the remaining land of lot #1. An area along Gilman Road discharges to a culvert that goes under Gilman Road off the property going to the west. This discharge turns to the north and discharges to another tributary of the LaPlatte. A small area in the northwest corner of the property discharges stormwater to the northwest along the east side of Gilman Road to the cemetery bordering the property. This discharge also goes to the LaPlatte.
15. The Applicants have provided a stormwater treatment design with plans, a narrative, ANR forms and modeling. The narrative states that the proposed development would create 0.735-acres of new impervious area. The reduction of the size of the driveway for proposed lot #3 as shown at the preliminary plat review, reduced the impervious area from about 0.838-acres. A State 3-9050 permit is required for development that creates more than 0.5-acres of new impervious area, so the Applicants will be required to obtain a State stormwater permit. The Applicants are proposing to create disconnects, relatively flat grassy areas that impervious surfaces can spread out, for recharge and water quality treatment. In an area by the shared lot #2 & #4 access, where a disconnect is not possible, the Applicants have proposed a bio-retention area and a level spreader, to provide recharge, channel protection, and water quality treatment.
16. The narrative states that the post-development peak stormwater discharge is less than the pre-development peak stormwater discharge for the 10-year storm event. By use of a tier 1 treatment, disconnects, the modeling can utilize a smaller runoff (curve number) factor, which reduces the discharge. In addition, the time needed to concentrate the peak stormwater discharge is increased, which would reduce the peak stormwater discharge. However, the modeling shows a pre-development peak discharge for the 10-year storm event of 49.17 cubic feet per second (cfs), and a post-development peak discharge for the 10-year storm event of 51.06cfs. The Applicants' stormwater Engineer, Jeff Olesky, is still working with the State to satisfy the 10-year storm requirements. This may be accomplished by either placing an additional stormwater retention treatment area or by showing that the increase in discharge is small compared to the discharge from the surrounding area in conformance to Table 2.7 of Section 2.5 of the Vermont Stormwater Management Manual (VSMM). The Applicants agreed to the condition at the hearing to modify the design to show conformance to the retention requirements of the 10-year storm event prior to the recording of the survey mylars.
17. The proposed development is too small to require treatment for a 100-year storm event. However, adequate conveyance of the 100-year storm event is required per Section 6.6.2(3) of the HSR. The Applicants did not provide the modeling to show that the proposed bioretention area could adequately convey the discharge from a 100-year storm event. The bioretention area could be increased in size to either or both the north and the west. The Applicants agreed to the condition at the hearing to provide proof that the bioretention area either as shown or appropriately modified can adequately and safely convey the 100-year storm event prior to the recording of the survey mylars.
18. The Applicants have proposed on their plans a combination of silt fencing, erosion control matting, stone check dams, a level spreader and a stabilized construction entrance for the shared right-of-way to conform to the erosion control standards of Section 6.6.1 of the HSR. Similarly, to the stormwater, due to the size of the disturbed area, it appears that a State construction general permit for erosion control will be required.
19. The Applicants propose to connect to utilities from existing utility poles located on Gilman Road. Lot #1 will receive utilities from a pole located to the south of the existing overall property that is adjacent to a Town cemetery property. Lots #2 and #4 will receive utilities from a pole located adjacent to

the proposed lot #2 frontage. Lot #3 will receive utilities from a pole located to the north of the existing overall property that is adjacent to another Town cemetery property. The survey PL-1 has the required utility note stating the utility line locations may change due to conditions like ledge.

20. The conservation easement on the property (section V, page 8-9) requires that the protected property easterly of the LaPlatte River be available to the general public for various types of recreational and educational purposes. The easement also stipulates that there will be a 15-foot-wide public right of way for pedestrian ingress and egress from Gilman Road to the LaPlatte River and the protected area, along the southerly boundary of the property. All of these areas would be on proposed lot #1. The survey plat shows a “pedestrian recreation access” along the southern border of lot #1 from Gilman Road that extends all the way to the LaPlatte River as described in the easement and shown on the Vermont Land Trust Map showing the protected areas (dated December 2007). The Vermont Land Trust will be managing this easement.
21. The Applicants coordinated, as required in the preliminary plat approval, with the Vermont Land Trust and the Vermont Department of Fish and Wildlife, who provided a letter, dated February 13, 2023, describing their support for the proposed subdivision, with conditions that the Applicants agreed to be part of the property deeds.
22. The Applicants narrative states that the proposed residences will be able to have adequate south-easterly to south-westerly exposure that allows for substantial solar gain for passive and active solar heat as well as photovoltaics. No community lighting is proposed in this application.
23. The plans reference ‘grant boundary lines’ and ‘excluded area lines’, which are important and required for the reviews to be done by the Vermont Land Trust and the Agency of Natural Resources, but have no bearing on the Town review.
24. The final plat application was submitted on February 21, 2023, and deemed complete on March 7, 2023. However, revised submittals were received as recently as March 29, 2023. This application included the application form and the following documents, which are contained in the document file (09-01-38.800) in the Hinesburg Planning & Zoning office.
 - A submittal letter and a narrative dated February 21, 2023.
 - Subdivision Narrative dated February 21, 2023.
 - Grant of Development Rights, Conservation Restrictions and Public Access Easement.
 - A map from the Vermont Land Trust that identifies the developable areas.
 - Letter to the Applicants from the Vermont Department of Fish & Wildlife dated February 13, 2023.
 - Resource maps from ANR data showing possible wetland locations, river corridors, agricultural soils, wildlife habitat and slope analysis.
 - V-Trans Standard B-71A
 - Sample deeds for each of the four lots providing shared maintenance of the stormwater treatment system and for the shared access for lots #2 and #4.
 - 2 plans, one of which is signed, titled “Four Lot Subdivision Survey Plat”, by Barnard & Gervais, LLC, with project number 21389, drawing number PL-1, dated 08-31-2022, and with a revision date of 02-18-2023. This plan has a location map.
 - 2 plans, one of which is signed, titled “Four Lot Subdivision Survey Plat”, by Barnard & Gervais, LLC, with project number 21389, drawing number PL-2, dated 08-31-2022, and with a revision date of 02-18-2023.
 - A plan titled “Overall Subdivision Plan”, by Barnard & Gervais, LLC, with project number 21389, drawing number S-1, dated 08-30-2022, and with a revision date of 02-17-2023. This plan has a location map.
 - A plan titled “Lots 1 & 2 Site Plan”, by Barnard & Gervais, LLC, with project number 21389, drawing number S-2, dated 08-30-2022, and with a revision date of 02-17-2023.

- A plan titled “Lot 3 Site Plan & Water Supply Details”, by Barnard & Gervais, LLC, with project number 21389, drawing number S-3, dated 08-30-2022, and with a revision date of 02-17-2023.
- A plan titled “Lot 4 Site Plan”, by Barnard & Gervais, LLC, with project number 21389, drawing number S-4, dated 08-30-2022, and with a revision date of 02-17-2023.
- A plan titled “Lots 1, 2 & 4 Access Plan”, by Barnard & Gervais, LLC, with project number 21389, drawing number S-5, dated 08-30-2022, and with a revision date of 02-17-2023.
- A plan titled “Lot 1 Wastewater System Details and Notes”, by Barnard & Gervais, LLC, with project number 21389, drawing number D-1, and dated 08-30-2022.
- A plan titled “Lot 2 Wastewater System Details and Notes”, by Barnard & Gervais, LLC, with project number 21389, drawing number D-2, and dated 08-30-2022.
- A plan titled “Lot 3 Wastewater System Details and Notes”, by Barnard & Gervais, LLC, with project number 21389, drawing number D-3, and dated 08-30-2022.
- A plan titled “Lot 4 Wastewater System Details and Notes”, by Barnard & Gervais, LLC, with project number 21389, drawing number D-4, and dated 08-30-2022.
- Vermont Department of Environmental Conservation Watershed Management Division Plan Set Reference Form.
- Stormwater Narrative, Location Map, and Soils Map for Nagel Four-Lot Subdivision (8-pages)
- Vermont Department of Environmental Conservation Watershed Management Division STP Selection Matrix. (9-pages)
- Vermont Department of Environmental Conservation Watershed Management Division Stormwater worksheets (27-pages)
- A plan titled “Existing Stormwater Management Site Plan”, by Barnard & Gervais, LLC, with project number 21389, drawing number SW-1, and dated 02-17-2023.
- A plan titled “Proposed Stormwater Management Site Plan”, by Barnard & Gervais, LLC, with project number 21389, drawing number SW-2, and dated 02-17-2023.
- A plan titled “Site Area #1, Proposed Stormwater Management Site Plan”, by Barnard & Gervais, LLC, with project number 21389, drawing number SW-3, and dated 02-17-2023.
- A plan titled “Site Area #2, Proposed Stormwater Management Site Plan”, by Barnard & Gervais, LLC, with project number 21389, drawing number SW-4, and dated 02-17-2023.
- A plan titled “Site Area #3, Proposed Stormwater Management Site Plan”, by Barnard & Gervais, LLC, with project number 21389, drawing number SW-5, and dated 02-17-2023.
- A plan titled “Site Area #1, EPSC & Site Stabilization Plan”, by Barnard & Gervais, LLC, with project number 21389, drawing number SW-6, and dated 02-17-2023.
- A plan titled “Site Area #2, EPSC & Site Stabilization Plan”, by Barnard & Gervais, LLC, with project number 21389, drawing number SW-7, and dated 02-17-2023.
- A plan titled “Site Area #3, EPSC & Site Stabilization Plan”, by Barnard & Gervais, LLC, with project number 21389, drawing number SW-8, and dated 02-17-2023.
- A plan titled “Stormwater Details”, by Barnard & Gervais, LLC, with project number 21389, drawing number SW-9, and dated 02-17-2023.
- A plan titled “Stormwater Details”, by Barnard & Gervais, LLC, with project number 21389, drawing number SW-10, and dated 02-17-2023.
- Stormwater modeling printed 3/22/2023 (149-pages)
- State Wastewater System and Potable Water Supply Permit WW-4-5840.
- From Staff - three Town access permit reviews.
- From Staff - GIS plans by Staff titled Site Map, Elevation Map and Resource Map dated April 7, 2022.
- From Staff - The LaPlatte Headwaters Initiative on the Bissonette Farm

25. The following members of the DRB were present for the final plat subdivision hearing on April 4, 2023, constituting a quorum: Dennis Place, Dick Jordan, Jon Slason, Ted Bloomhardt, John Lyman, Michael Webb and Jeff Daughterty. See the official meeting minutes for a list of others present at the meeting.
26. The April 4, 2023 public hearing was warned in *The Citizen* on March 16, 2023.

CONCLUSIONS

1. The Applicants has submitted all information required by the HSR and HZR for the aforementioned application.
2. The Applicants' property as described in Findings of Fact #2 has sufficient area for proposed development per Section 2.10.2(1) of the HZR.
3. The proposed lots and building envelopes as shown on the submitted two survey plats described in Findings of Fact #5 & #6, and the submitted site plans conform to the dimensional standards found in Section 2.4 of the HZR and will not have a negative impact on resources as described in Findings of Fact #11, 12 & 13 show conformance to Sections 5.1.2, 5.1.10 and 6.12 of the HSR. The building envelope for lot #4 would include a small impact on a steep slope area, which is diminutive when viewed from the overall area. The proposed design would allow for the retention of forested areas in conformance to Section 6.12.3 of the HSR. The proposed building envelopes are sited so the development should be visually absorbed by natural landscape features per section 6.12.4 (2 &3) of the HSR.
4. No cultural features have been identified in this review. The proposed development conforms to Section 5.1.3 of the HSR.
5. The proposed shared access for lots #2 and #4 as described in Findings of Fact #6, #7 & #8 conforms to the requirements of Sections 4.4.3 and 5.7.1 of the HZR. Per Section 4.4.5 of the HZR the review for development on a private right-of-way is included with subdivision review.
6. Lots #2 and #4 have language for the maintenance of their shared right-of-way as required by Section 4.4.1(2) of the HZR.
7. The proposed lots with approved Town accesses with turnarounds and grades as described in Findings of Fact #6, #7 & #8 would not create an unreasonable amount of new traffic, and will have adequate access in conformance to Section 5.1.6 of the HSR.
8. The proposed development is suitable and compatible for the area per Sections 5.1.1 and 5.1.5 of the HSR.
9. In conformance with Section 5.1.4 of the HSR, the proposed lots will have sufficient open space for recreation.
10. The Applicants have demonstrated adequate water and wastewater potential exists on these lots, have provided a design by a licensed professional and have received approval for State permit WW-4-5840 for the proposed wells and leachfields as described in Findings of Fact #10 in conformance to Sections 5.1.8, 5.1.9, 6.7.2 and 6.8.3 of the HSR.
11. The proposed stormwater treatment described in Findings of Fact #14 through #17, satisfy most of the requirements found in Section 6.6.2 of the HSR. Full conformance would require demonstration of conformance to the 10-year storm event (Overbank Flood Protection Treatment) standards and demonstration that the bioretention area, either as shown on the plans or upgraded, can adequately convey discharge from a 100-year storm (Extreme Flood Protection Treatment Standard) event. The

Applicants' Engineer, Staff and the DRB agree that a small modification to the designs would allow conformance to these requirements.

12. The proposed erosion control described in Findings of Fact #18 conform to the standards of Section 6.6.1 of the HSR. Conformance to this and the work described in Conclusion #11, would provide conformance to Section 5.1.7 of the HSR.
13. The proposed residence can be supplied with underground utilities as described in Findings of Fact #19 in conformance with Section 6.9 of the HSR.
14. As described in Findings of Fact #20 & #21, and as required in Order #9 of the preliminary plat approval, the Applicants adequately coordinated with the Vermont Land Trust and Vermont Department of Fish and Wildlife regarding fragile feature protection, forest maintenance and access for public use.
15. The proposed residence as described in Findings of Fact #22 can be sited for maximum solar access in conformance with Section 5.1.12 of the HSR.

ORDER

Based on the Findings of Fact and Conclusions set forth above, the Hinesburg DRB gives final plat approval to the proposed 4-lot major subdivision subject to the conditions listed below.

1. Prior to the recording of the survey mylar, the Applicants shall provide a supplemental narrative, updated stormwater modeling, and an updated design, and any revised plans as described in Conclusion #11 and Findings of Fact #16 & #17 that satisfies the requires described in Findings of Fact #16 & #17. Paper and electronic (Adobe PDF) copies of the supplemental narrative, modeling and design shall be submitted to the Planning and Zoning Office. Should any plans be updated, the Applicants shall provide a full-size paper copy and an electronic (Adobe PDF) copy of the updated plans.
2. In accordance with State statute, the survey mylar, containing a date and signature of approval of the Development Review Board, of this subdivision shall be recorded in the Hinesburg Land Records within 180 days (or 270 days if permitted by the Zoning Administrator pursuant to the Subdivision regulations, section 7.5) of this approval and before any property is transferred.
3. The deeds with the maintenance agreements described in Findings of Fact #9 shall be recorded prior to the issuance of any building permits on these lots.
4. With the exception of small accessory structures under 100 square feet, all structures shall be located in the building envelopes as shown on the survey plat.
5. The building envelopes shall be staked, if requested by the Zoning Administrator, prior to a building permit being deemed complete and/or prior to a request for a certificate of occupancy.
6. Prior to a certificate of occupancy for any of these lots, a certification shall be provided by an appropriate licensed professional that the stormwater system, which provides treatment for the specific lot, has been installed per the plans, narrative and modeling.
7. Placement of erosion control as shown on the plans shall occur prior to any development of these lots. The areas exposed during construction shall be treated in a manner consistent with the erosion control plans.
8. Utility service shall be provided with underground lines as described on the plans. The proposed utility locations may be modified slightly when installed, due to unforeseen site constraints.
9. All exterior lighting shall comply with the outdoor lighting provisions in Section 5.29 of the HZR.

10. No further subdivision of this property shall occur without review and approval of the Hinesburg DRB.
11. The allotment of dwelling unit potential on each of the four lots shall be as described in Findings of Fact #2.
12. All blasting shall be done by a licensed, insured contractor, utilizing all current industry safety standards. Any blasting or pounding shall occur only between the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and not on holidays. Neighbors of any blasting and pounding to take place shall be given as much notice as possible.
13. The hours of construction shall be from 7:00am to 6:00pm, Mondays through Saturdays.
14. This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the DRB and on file in the Town Office, and in accordance with the conditions of this approval. Deviations may be made from these plans if they are:
 - a. Approved by the designer, or equivalent, and
 - b. In conformance with the intent of this decision, and
 - c. Determined by the Zoning Administrator that they are not significant enough to require a formal revision to the DRB decision



For Development Review Board

May 2, 2023

Date

Board Members participating in this decision: Dennis Place, Dick Jordan, Jon Slason, Ted Bloomhardt, John Lyman, Michael Webb and Jeff Daughterty.

Vote: 7-0

30-day Appeal Period: - An "interested person", who has participated in this proceeding, may appeal this decision to the Vermont Superior Court, Environmental Division within 30 days of the date this decision was signed. Participation shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding. See V.S.A. Title 24, Chapter 117, Section 4465b for clarification on who qualifies as an "interested person".

Notice of the appeal, along with applicable fees, should be sent by certified mail to the Vermont Superior Court - Environmental Division. A copy of the notice of appeal should also be mailed to the Hinesburg Planning & Zoning Department at 10632 VT Route 116, Hinesburg, VT 05461. Please contact the Court for more information on filing requirements, fees, and current mailing address.

State Permits: - It is the obligation of the Applicant or permittee to identify, apply for, and obtain required state permits for this project prior to any construction. The VT Agency of Natural Resources provides assistance. Please contact the regional Permit Specialist at 879-5676 (111 West St, Essex Jct., VT 05452) for more information.

All new residential and/or commercial construction including additions, alterations, renovations, and repairs are subject to either the Vermont Residential Building Energy Standard (RBES) - 21 V.S.A. § 266, or the Vermont Commercial Building Energy Standard (CBES) - 30 V.S.A. § 53. A certificate of occupancy cannot be issued until the required RBES or CBES certification has been filed in the town records.