

APPLICATION FOR ZONING PERMIT  
TOWN OF MIDDLESEX, 5 CHURCH ST.  
MIDDLESEX, VT 05602

Application Number: <u>20-01</u>	For Official Use Only	Tax Map Number: <u>12-02-11</u>
Zoning District: <u>VILLAGE</u>	Parcel ID Number: <u>U5002-033.000</u>	
Date Received: <u>2.25.2020</u>	Date Verified as Complete: <u>3/17/2020</u>	Fee Paid: \$ <u>330-</u>

Nature of Project and Review Required (check where applicable):

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Single Family Dwelling       | <input type="checkbox"/> Septic             | <input type="checkbox"/> Planning Commission Site Plan Review |
| <input type="checkbox"/> Two-Family Dwelling          | <input type="checkbox"/> Change of Use      | <input type="checkbox"/> Zoning Board of Adjustment:          |
| <input type="checkbox"/> Multi-Family Dwelling        | <input type="checkbox"/> Home Industry      | <input type="checkbox"/> 1) Appeal                            |
| <input type="checkbox"/> Garage                       | <input type="checkbox"/> Subdivision        | <input type="checkbox"/> 2) Conditional Use                   |
| <input type="checkbox"/> Porch                        | #Lots <u>      </u>                         | <input type="checkbox"/> 3) Variance/Waiver                   |
| <input type="checkbox"/> Deck                         | <input type="checkbox"/> Accessory Dwelling |   |
| <input type="checkbox"/> Shed                         | Other: _____                                |   |
| <input type="checkbox"/> Addition                     | _____                                       |   |
| <input type="checkbox"/> Industrial                   | _____                                       |   |
| <input checked="" type="checkbox"/> Commercial/Retail | _____                                       |   |

**Applicant (s):**  
Name (s): Russ Bennett  
Mailing Address: 4752 Main Street P.O. Box 849 Wardsfield  
Telephone(s) Home: 802 496-2108 Work: \_\_\_\_\_ Cell: VT 05673  
E-Mail: russ@northlandconstruction.net

**Landowner (s) (if different from applicant)**  
Name (s): Planetary Matters LLC  
Mailing Address: P.O. Box 849 - 4752 Main Street Wardsfield  
Telephone(s) Home: 802 496 2108 Work: \_\_\_\_\_ Cell: VT 05673  
E-Mail: \_\_\_\_\_

Physical Location of Property (E-911 Address)  
961 US Route 2 Middlesex VT 05602

Builder's Name: Northland Construction Phone: 802 496 2108  
Estimated Start Date of Construction:  
3/2020

**INSTRUCTIONS:**  
Please provide ALL OF THE INFORMATION REQUESTED IN THIS Application AND A SKETCH PLAN. Read the Zoning Bylaws and familiarize yourself with the requirements for building and development in the Town of Middlesex. Failure to provide all required information will delay the processing of this application. Submit one copy of the completed application and a check payable to the Town of Middlesex according to the fee schedule attached herein.

Vermont's Building Energy Codes – the Vermont Residential Building Energy Standards (VT-RBES) – are minimum standards of energy efficiency that apply to all new residential construction, renovations, alterations and repairs in Vermont. For more information, please refer to [http://publicservice.vermont.gov/energy\\_efficiency/rbes](http://publicservice.vermont.gov/energy_efficiency/rbes) or request a Vermont Residential Building Energy Code Handbook from the Town Clerk's Office.

**\*NOTE\* After March 1, 2015, an RBES Certificate must be recorded in the Middlesex Land Records in order to receive a Certificate of Occupancy. (30 V.S.A. §51)**

Middlesex Zoning Permit Application – Page 2

READ BELOW CAREFULLY AND SEE THE VERMONT STATE PERMITS SECTION ON PAGE 3 OF APPLICATION:

In accordance with 24 V.S.A. § 4446, no development or subdivision of land may begin in the Middlesex until all applicable municipal land use permits and approvals have been issued. The undersigned request(s) a zoning permit as described above, understanding that the permit will be voided and penalties imposed if the land development is not completed as described. The permit will be voided if development is not substantially commenced within one year from date of issue. The undersigned hereby applies on the basis of the representations contained herein, and to the best of his/her knowledge believes them to be true. The undersigned acknowledge(s) the Vermont State Permits notice on page 3 of this application.

ALL APPLICANTS AND LANDOWNERS MUST SIGN THIS APPLICATION.

100 PA  
Signature(s) of Applicant

1/13/2020  
Date

Michael R. Pelham  
Signature(s) of Landowners:

1/14/2020  
Date

Please Complete the following:

Year Property Acquired: 2018 Size of Property in Acres: 6.8 + 2.3 = 9.1 acres.

Frontage on Road(s) or Access by Rights of Way: 757 Ft

Existing Use of Property: Commercial / Retail

Proposed Use of Property:  
Commercial / Retail / office / Residential

Description of Proposed Project:  
Three Story Octagon shaped building

Does your project require an access permit? See cover page, bold type. Yes \_\_\_ No \_\_\_

Dimensions of Proposed Buildings		
Length <u>103'</u>	Width <u>100'</u>	Height: <u>34 ft</u>
Total Footprint Square Feet: <u>7,140</u>	<u>75 Ft from center</u>	
Setbacks from centerline of Rights of Way or Public Road(s): <u>135 of Road</u>		
Property Line Setbacks: Rear: <u>75</u>	Right side: <u>25</u>	Left side: <u>25</u>
Setbacks from Waterways/Streams/Ponds/Wetlands: <u>75 FT</u>		

Middlesex Zoning Permit Application – Page 3

For Use by Administrative Officer	
<input type="checkbox"/> Approved	} Date of Decision: _____
<input type="checkbox"/> Denied	
<input checked="" type="checkbox"/> Referred to Planning Commission	} Effective Date: _____
<input checked="" type="checkbox"/> Referred to Board of Adjustment	
Remarks and or conditions: _____	
Authorized Signature: _____ Date: _____	
Date of Approval or Denial by Planning Commission: _____	
Date of Approval or Denial by Board of Adjustment: _____	

**NOTICE: VERMONT STATE PERMITS**

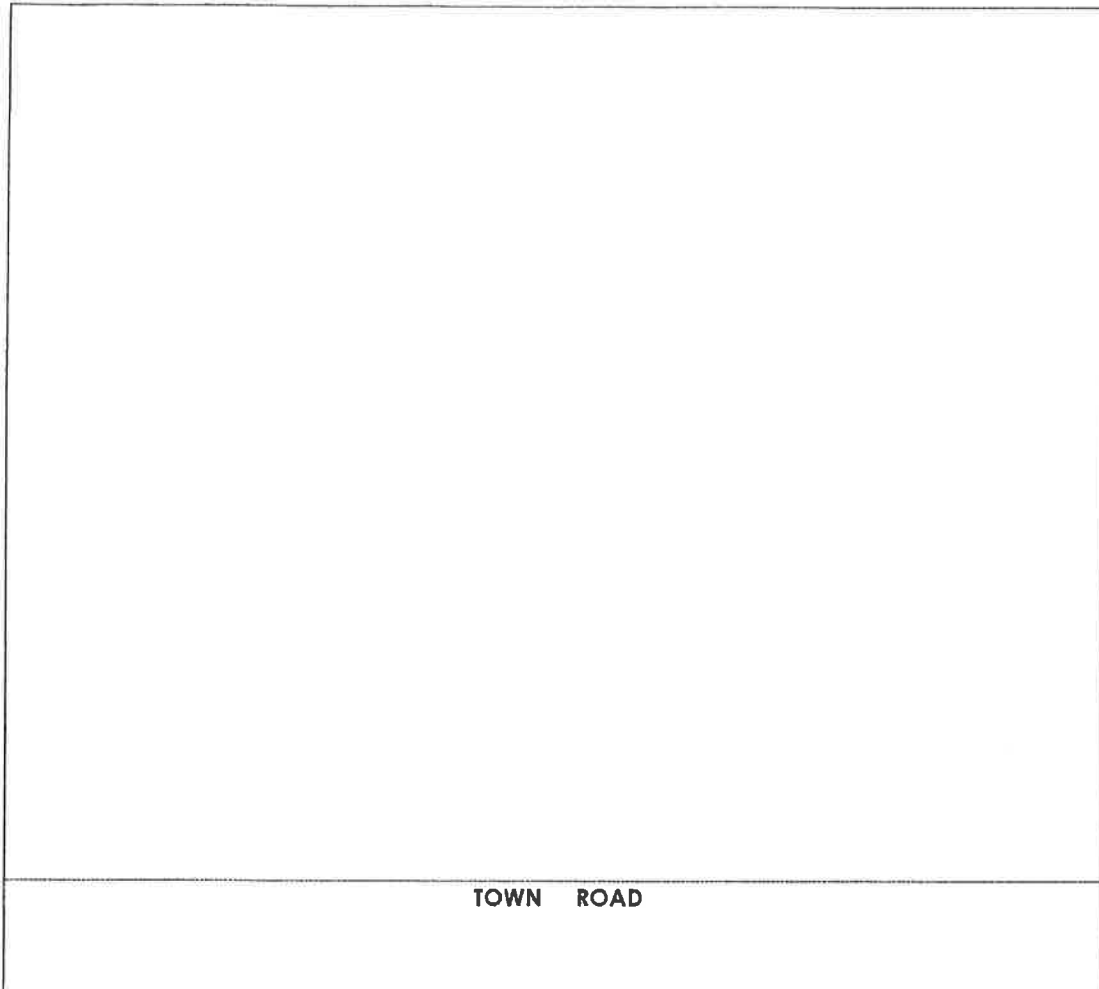
**Warning:** State permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 505-5367 to speak to Peter Kopsco, our region's state permit specialist, before beginning any construction, per 24 V.S.A. §4449 (e).

**Submission Requirements and Sketch Plan**

Please include a sketch with measurements and attach your project drawn to scale. List all information. You may use the space provided below or attach separate sheets.

- Dimensions of Lot
- Existing curb cuts and driveways
- Existing and proposed setbacks
- Dimensions of all structures
- Location of existing and proposed structures
- Property lines and dimensions
- Locations of waterways-streams-ponds-wetlands
- Easements and or rights-of-way
- Access to public roads, parking.
- Outside storage areas.
- Location of existing & Proposed water and waste-water systems

Rev: 8/2019



**ATTENTION:**

Updated 12/2016

**LANDOWNERS IN THE  
WASHINGTON COOPERATIVE TERRITORY**

Are you planning to build a new home, add new buildings, put an addition on your present home, install a pool, etc.?

Please take special notice not to infringe into the electric utility's Rights-of-Ways.

If you have any questions about possible infringement, **PLEASE** call

Washington Electric Cooperative at 223-5245 or 1-800-932-5245  
**before** you start your projects.

Rev: 8/2019

**Town of Middlesex:  
Zoning Permit Application Instructions and Fees**

Residential project or alteration/addition/accessory structure under \$25,000.....	80.00
Single-family dwelling, garage or other construction over \$25,000 .....	205.00
Commercial Project (new construction or alteration/addition) .....	330.00
Change of Use.....	80.00
Home Industry .....	130.00
Sub-Division Fees (per lot*).....	155.00/lot
Boundary Line Adjustment (separate application required).....	80.00
Appeal to Zoning Board of Adjustment or Planning Commission .....	105.00

\*"Per Lot" means the altered original lot plus each newly created lot

(Above fees include a \$15.00 recording fee.)

**Fees Double if Work Begun Before Permit Approval and 15-Day Appeal Period**

**A site-location map must accompany the permit, showing, in feet, all boundaries, dimensions of proposed building, distance to nearest property line and distance to centerline of nearest public road.**

Land or building development may NOT begin until 15 days after a zoning permit has been approved. The Zoning Administrator (ZA) must act on an application within 30 days of deeming it complete. If the ZA fails to take any action within those 30 days, the permit will be granted by default.

**NOTE: Vermont state permits may be required for your project. Please see page 3.**

If a permit is denied by the ZA, you may appeal to the Board of Adjustment. You must notify the Middlesex Town Clerk or ZA in writing, within 15 days of the date of the denial by the ZA.

The Board of Adjustment will schedule a hearing after an appeal has been filed in writing. The Board must make a decision on the appeal within 45 days after the hearing and within 90 days of having received the case. Failing this, the relief requested by the appellant will be granted by default.

**Applications requiring new driveways or new access to a public road must have an access permit approved by the Middlesex Road Foreman and Select Board; or by the Vermont State District Highway Engineer if access is required to a state road.**

An approved zoning permit will expire and become null and void within one (1) year from the date of issuance "if the permitted project has not been substantially commenced" and the ZA has not granted an extension.

**Town of Middlesex**

Mitch Osiecki, Zoning Administrator  
(802) 760-9674  
[MDXZONING@GMAIL.COM](mailto:MDXZONING@GMAIL.COM)

Town of Middlesex  
5 Church St  
Middlesex VT 05602

Received from: PLANETARY MATTERS  
02/25/2020 12:40:01  
SarahM  
Check 1533  
COMMERCIAL PROJECT

RSTR	RESTORATION	4.00
TC	TOWN CLERK FEES	11.00
ZONE	ZONING/HEARINGS	315.00
	TOTAL	<u>330.00</u>

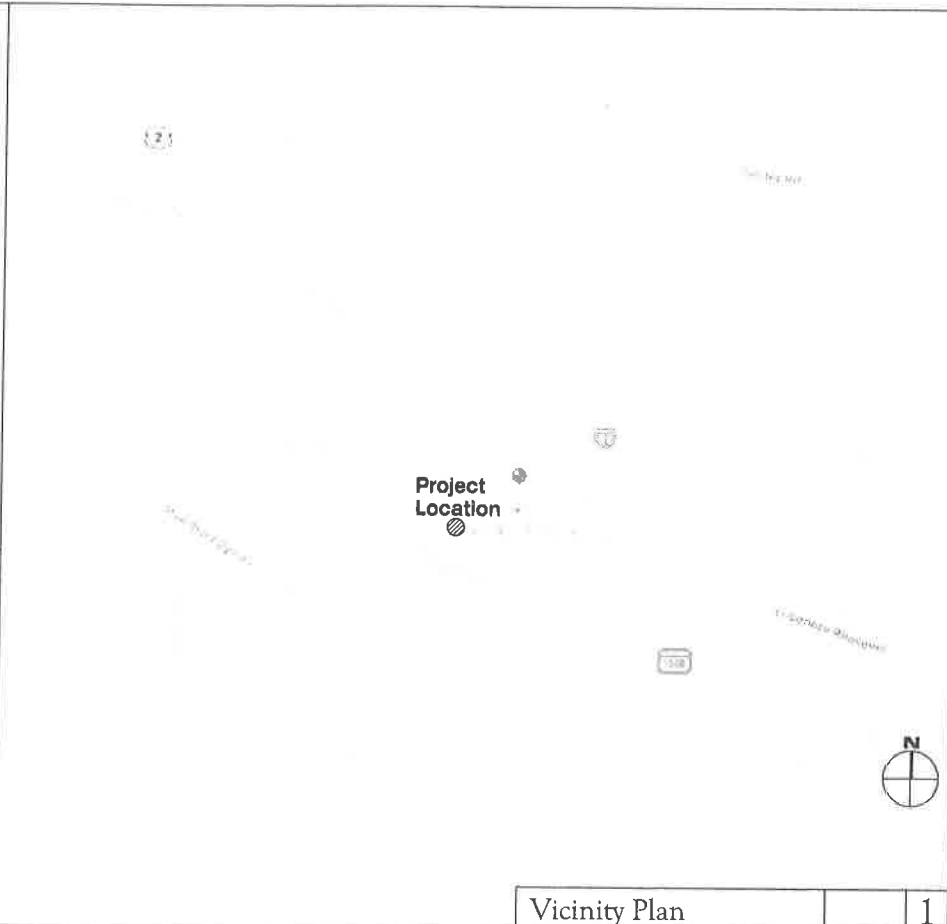
Check Number: 1533

Thank you

# Proposed Octagon Building at Camp Meade

Middlesex, Vermont

NorthLand  
Design & Construction  
P.O. Box 849  
4752 Main Street  
Waitsfield VT 05673  
802 496-2108



## Code Summary

### OCCUPANCY CLASSIFICATIONS:

PROPOSED: COMMERCIAL MIXED USE BUILDING OF MERCHANTILE (M), BUSINESS (B), SMALL RESTAURANT AND SMALL COMMUNITY SPACE (A-2 & A-3), AND RESIDENTIAL (R-3).

**ZONING DISTRICT:** VILLAGE DISTRICT TOWN OF MIDDLESEX

**PERMITTED USES:** DWELLING TWO FAMILY, BUSINESS OFFICE

**CONDITIONAL USES:** RESTAURANT, RETAIL, COMMUNITY SPACE.

**PROPOSED FOOTPRINT:** 7,140 SQFT

NOTE BASEMENT IS BELOW GRADE. WINDOWS AND DOORS PROPOSED ARE APPROXIMATELY 15% OF THE EXTERIOR WALL OF THE BASEMENT.

### PARKING (CAMPUS WIDE, SEE SITE PLAN)-

BUILDING NAME	PARKING ALLOCATION
RED HEN & RABBLE ROUSER	
EMPLOYEE PARKING	20
VISITOR PARKING	22
MONTPELIER MUD STUDIO	
EMPLOYEE PARKING	4
VISITOR PARKING	8
PROPOSED OCTAGON	
EMPLOYEE PARKING	8
VISITOR PARKING	20
FUTURE RESTAURANT	10
RESIDENTIAL	3 PARKING SPACES

PARKING ALLOCATION AMOUNT 95 PARKING SPACES PLUS (4) ACCESSIBLE PARKING  
TOTAL PROVIDED: 103 PARKING SPACES PLUS (2) EV CHARGING-STATIONS & (4) ACCESSIBLE PARKING SPACES

### PARKING NOTES-

- MONTPELIER MUD STUDIO CLASSES ARE TYPICALLY IN THE EVENING.
- TOTAL PARKING COUNT DOES NOT INCLUDE THE FORMER GAS STATION PROPERTY OR THE WHY ART HOUSE WHICH ARE OWNED AND OPERATED BY THE SAME LIMITED LIABILITY CORPORATION.

**NUMBER OF STORIES:** 03 PLUS BASEMENT

**OVERALL HEIGHT:** PROPOSED: 34 FEET TO TOP OF WIDOW'S WALK RAILING. IF REQUESTED A VARIANCE, A SLOPED ROOF WOULD BE TO A HEIGHT OF 41 FEET.

**ALLOWED HEIGHT PER ZONING:** 35 FEET

### SETBACK REQUIREMENTS:

FRONT: 75 FEET FROM CENTER LINE OF ROAD  
SIDE AND BACK: 25 FEET

**EXTERIOR PARKING AND BUILDING LIGHTING:** ALL NEW LIGHTING WILL BE LED FIXTURES CONNECTED TO A TIMER TO SHUT OFF AFTER HOURS. EXTERIOR LIGHTING WILL BE POSITIONED OR SHROUDED SO THAT ONLY PATHWAYS OR DRIVEWAYS ARE LIT AND WILL NOT EXTEND BEYOND THE PROPERTY LINE.

**WATER AND SEWER:** A CLASS III STATE APPROVED WATER AND SEWER SYSTEM EXISTS. THE CAMPUS WATER TREATMENT SYSTEM WILL BE RELOCATED TO THIS BUILDING. BELOW GRADE GREASE INTERCEPTORS WILL BE PROPERLY DESIGNED AS PART OF EACH TENANT'S FIT UP.

Project Location

Vicinity Plan



Drawn By: PS  
Checked By:  
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Planetary Matters LLC  
Camp Meade Octagon

961 US Route 2  
Middlesex VT 05602

### REVISIONS

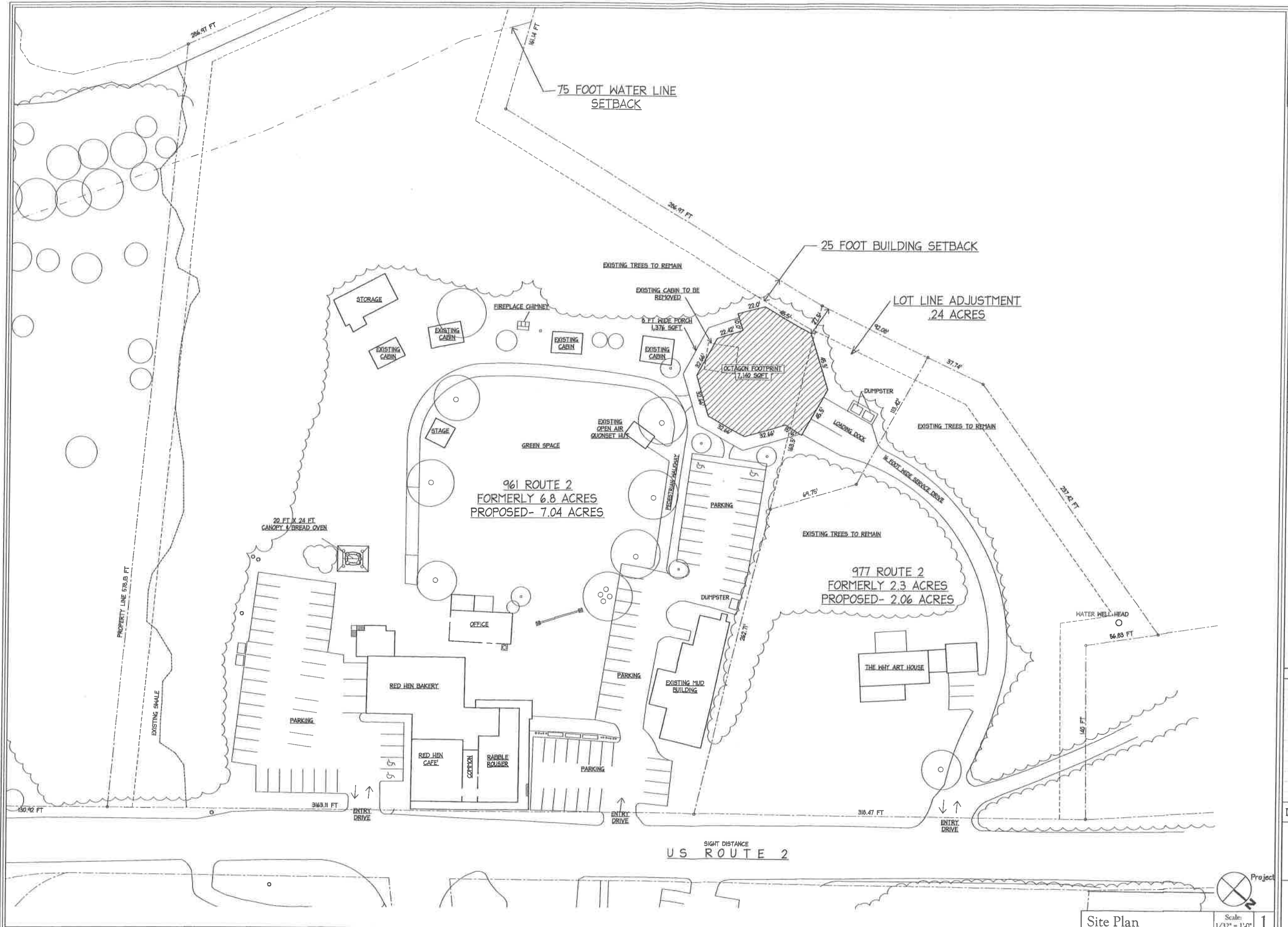
DATE: 1.27.2020

Cover Sheet

T1.1

## Drawing Index

- |      |                                    |
|------|------------------------------------|
| T1.1 | Cover Sheet/ Vicinity Plan         |
| C1.1 | Site Plan                          |
| A2.2 | Perspective Views with Widows Walk |
| A2.3 | Perspective Views with Sloped Roof |



Drawn By: PS  
Checked By:  
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Camp Meade Octagon

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Middlesex VT 05602

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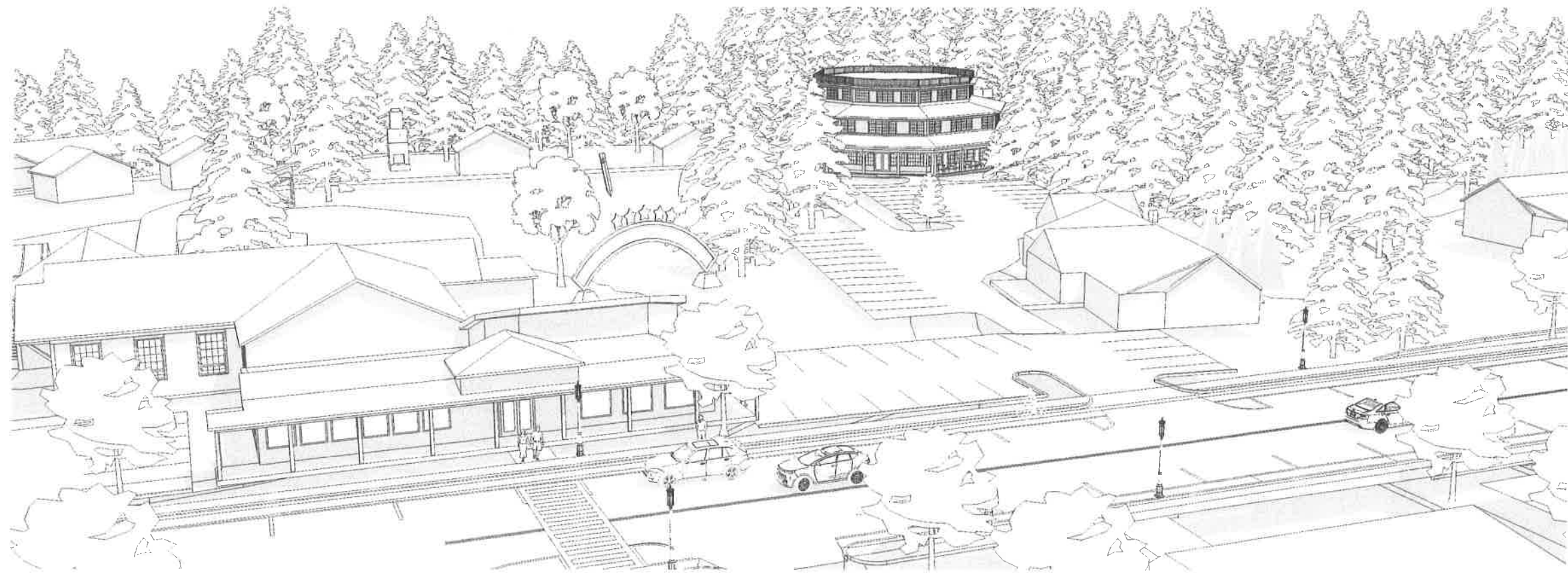
DATE: 1.27.2020

Site Plan

C1.1



NorthLand  
 Design & Construction  
 P.O. Box 849  
 4752 Main Street  
 Waitsfield VT 05673  
 802 496-2108



Birdseye View

Scale:  
 NTS 1

Drawn By: PS  
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 Camp Meade Octagon

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 Middlesex VT 05602

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 1.27.2020

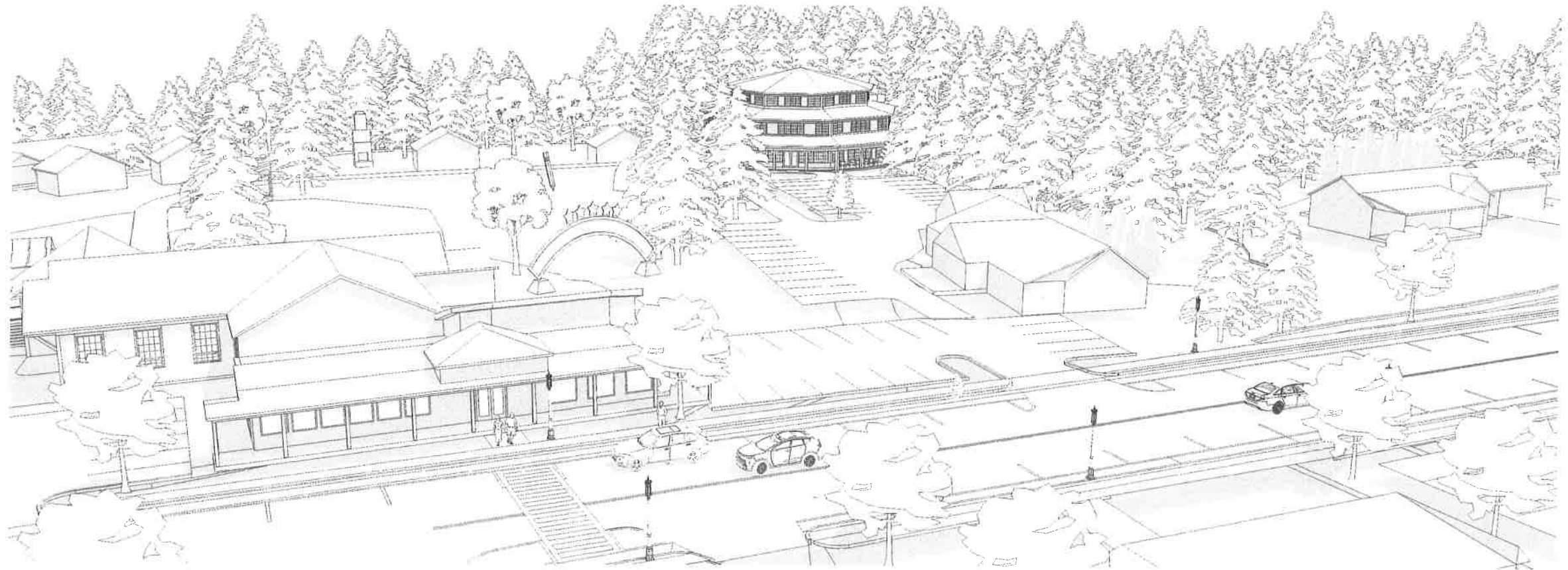
Elevation Views  
 Widow's Walk

A2.2



East Elevation View

Scale:  
 NTS 1



Birdseye View

Scale: NTS 1



East Elevation View

Scale: NTS 1

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REVISIONS

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Elevation Views  
Sloped Roof

A2.3