

3-13-20
616 Coppermine Road
Corinth, VT 05039

Planning Commission
Town of Bradford
172 North Main Street
P.O. Box 339
Bradford, VT 05033

Regarding:

REQUESTING HISTORIC DISTRICT PLAN APPROVAL FROM PLANNING COMMISSION

Dear Planning Commission:

Attached you will find a Zoning /Building Application requesting your approval for replacing the old lead paint peeling wooden clapboards with vinyl siding.

We started this project prior to getting the Planning Commission's approval because we were of the understanding that as long as we were not changing the aesthetic look of the property that approval from the town was not required. We did not know that a "change of material type" required approval. It was brought to our attention this morning that we were misinformed. Note that there are over 30 Properties in the Village Historic District with vinyl siding, so we assumed our information was correct. ***(See Historic District Attachment Map showing properties Highlighted in Red that are sided with vinyl)***

Regardless, Our apologies to the Planning Commission for our assumption.

You should know that we did look into painting but the quote we got was considerably more than putting up vinyl due to all the EPA requirements of tenting the building for scraping and sanding when dealing in such close proximity to neighboring houses. Painting is really not financially feasible nor does it last. Furthermore, the vinyl Siding that we chose to put up is in keeping with the aesthetic look including a wood grain texture and of the same width to the weather of the original clapboards. It is also in keeping with all the other 30 + houses and businesses in the district with vinyl siding. Lastly, we are not changing out windows, the original ones remain.

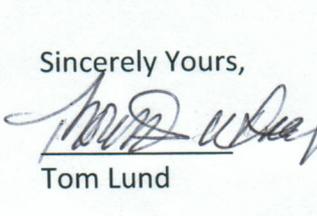
Being that there is currently 30 + properties (as shown in the attachments) that have vinyl siding *including houses adjacent and across the street of the subject property*, we hope you can see your way to approving our application as soon as possible as we are in contract to sell this house with an April 15th Closing date pending the Siding job being completed.

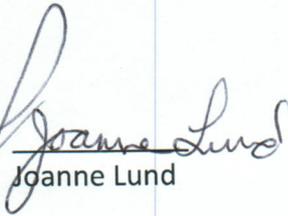
This is very important to us and the family whom are buying their first home. It is perfect for them. They are a young family, with 5 kids and a parent with mobility problems who wants to be able to walk to the village to shop. The father works at Pompanusic Mills.

We have worked our butts off to clean this place up from the nightmare we found ourselves in trying to evict tenants. We really are trying to transfer the property off to the next owner in much better condition than what we started with. We have continually had people stop by while we started the clean up and repair process complimenting us on how great it looks. We hope that you feel the same way.

Thank you

Sincerely Yours,


Tom Lund


Joanne Lund

**** Please refer to the attachments. Here you can see pictures and locations as shown in red on the Village Historic District Map of the properties with vinyl siding. (Note that not all are shown, there more but my camera died while taking the pictures.)**



Town of Bradford

172 North Main Street, PO Box 339, Bradford, VT 05033

Phone: (802) 222-4727/ Fax: (802) 222-3520/ E-mail: Zoning@bradford-vt.us

Website: www.bradford-vt.us

PERMIT # _____

ZONING/BUILDING APPLICATION

Name of Landowner: **Tom and Joanne Lund** Mailing Address: **616 Coppermine Road Corinth, VT 05039**

Phone :H: **439-6581** C: **802-661-8593** Property Location/ 911 #: **45 N. Main Bradford, VT**

Parcel ID #: **21-97-0141** Deed Reference: Book: **94** Page(s): **59-60**

APPLICANT/CONTACT INFORMATION (Relationship to Landowner)

Owner (If so skip to site information) Lessee Contractor under purchase contract

Name of Applicant: _____ Mailing Address: _____

Company (if any): _____ Phone (Day): _____

SITE INFORMATION

Nature of Project: **Residing 45 N. Main** Zone: **Village Residential/Historic** Lot Size: **.30**

Building: Length: **See Attached Assesor Card** Width: **4** # of Stories: **2.5** Height: **30ft**

Number of Bed Rooms : **5** Number of Full Bath Rooms: **3** 1/2 Baths _____ Total Number of All Rooms: **12**

Setbacks: Road Right of Way: **25** Rear: **50'** Side: **5'** Side:**5'**

Stream/Pond: NO Road Frontage: **58'** Amount of off Street parking: **6+ (includes (2) 2 car garages)**

Type of Water System: Public Single Well Multiple Wells

Type of Septic System:: Public Single Septic Multiple Septic

Septic Design on File: Yes No State Wastewater Permit # _____

New Curb Cut: Yes No New Driveway: Yes No Access Permit #: **Nothing on File**

Town of Bradford Access Permits require a separate application form. State Permits may also be required for your project. Please contact a state permit specialist at 802-476-0195 to determine whether you need any state permits.

I, the undersigned, request a zoning/building permit for the use and/or construction stated, to be issued on the basis of the representation contained in this application and any required submission materials. I fully understand that any incorrect or misleading representations may result in the permit becoming void and that legal action may be initiated by the Town of Bradford. I further understand that the permit may contain conditions with which I will be required to comply.

I agree to allow Town of Bradford personnel access to the property to review all aspects of this application. The below signed hereby agrees that the proposed work shall be done accordance with the application, plan, specifications and associated documentation and that the work shall conform to all applicable Town ordinances and regulations.

Applicant Signature: _____ Landowner Signature _____ Date: _____

Please attach a sketch of the property drawn to approximate to scale on a separate sheet showing the dimension of the lots, any existing and proposed structures, septic systems, water supply, driveways, right-of-way and utilities.

NOTE: The Zoning/Building Permit & Recording Fees are REQUIRED with each Application in addition to any other applicable fees listed below.

X	Non-construction	\$30.00
___	Construction <600 Sq. Ft.	\$30.00
___	Construction >600 Sq. Ft.	\$50.00
___	Occupancy Permit	\$25.00
___	Extraction	\$300.00
___	Telecommunication	\$500.00
X	Site Plan Review	\$75.00
___	Conditional Use	\$75.00
___	Combined Review	\$125.00 if both Planning & ZBA review project
___	Appeals	\$75.00
___	Variance	\$75.00
___	Subdivision (under 1 acre)	\$50.00
X	RECORDING FEE	\$30.00 (REQUIRED WITH EACH APPLICATION)

TOTAL FEES: \$135.00 PAYABLE TO: TOWN OF BRADFORD

FOR OFFICE USE ONLY:

PERMIT NUMBER: _____ DATE RECEIVED: _____ RECEIVED: _____

Zoning Administrator's Decision

Approved _____ Denied _____ Reason for Denial: _____

REFERRED to the PLANNING COMMISSION for REVIEW on: _____

REFERRED to the ZONING BOARD OF ADJUSTMENT for REVIEW on: _____

Planning Commission or Zoning Board of Adjustment Decision

ZONING BOARD OF ADJUSTMENT HEARING on _____ Decision Date _____

PLANNING COMMISSION HEARING on _____ Decision Date _____

REQUIREMENT OR COMMENTS: _____

Signatures: _____
Selectboard Zoning Administrator Date

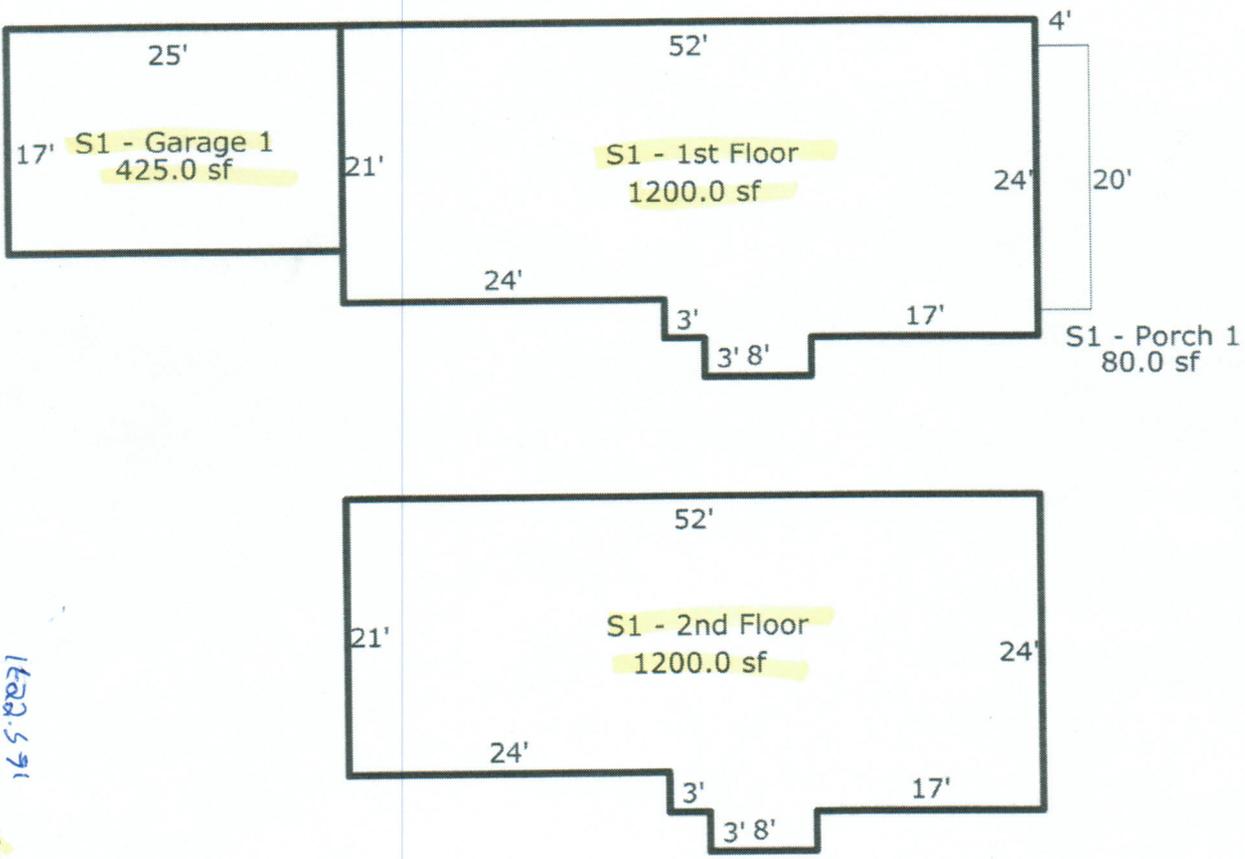
APPEAL RIGHTS: An interested person may appeal any decision by the Zoning Administrator to the Zoning Board of Adjustment in accordance with 24 VSA, Chapter 117, §4465, in writing, within 15 days of the date of such decision. The fee is \$75.00. An interested person who has participated in the municipal regulatory proceeding may appeal the decision rendered in that proceeding by the appropriate municipal panel (Planning Commission or Zoning Board of Adjustment) to the Environmental Court in accordance with 24 VSA, Chapter 117, §4471, in writing within 30 days of the date of such decision. If you fail to appeal a decision, your right to challenge the decision at some future time may be lost because you waited too long. You will be bound by the decision, pursuant to 24 VSA §447(d)

___ Applicant ___ Listers ___ Post ___ 911 Coordinator ___ ZA Copy

SKETCH/AREA TABLE ADDENDUM

SUBJECT	Property Address		
	City	State	Zip
	Owner		
	Client		
	Appraiser Name		

IMPROVEMENTS SKETCH



KS-5071
 1622.591
 ← *Garage*
Detached

Scale: 1" = 15'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	1200.00	158.0	1200.00
1FL2	S1 - 2nd Floor	1.00	1200.00	158.0	1200.00
GAR11	S1 - Garage 1	1.00	425.00	84.0	425.00
P/P11	S1 - Porch 1	1.00	80.00	48.0	80.00
Net BUILDING Area (rounded w/ factors)					2400

Comment Table 1	
Comment Table 2	Comment Table 3

97-169

0.52 AcC

93-133

0.49 AcC

97-161

0.86 AcC

93-125

0.49 AcC

97-153

0.35 AcC

97-147

0.28 AcC

Subject

97-141

0.30 AcC

97-144

0.22AcC

93-109

1.2 Ac

97-135

0.30 AcC

97-129

0.34 AcC

97-121

0.31 AcC

97-128

0.48 AcC

93-83

0.40 AcC

97-111

0.537 Ac

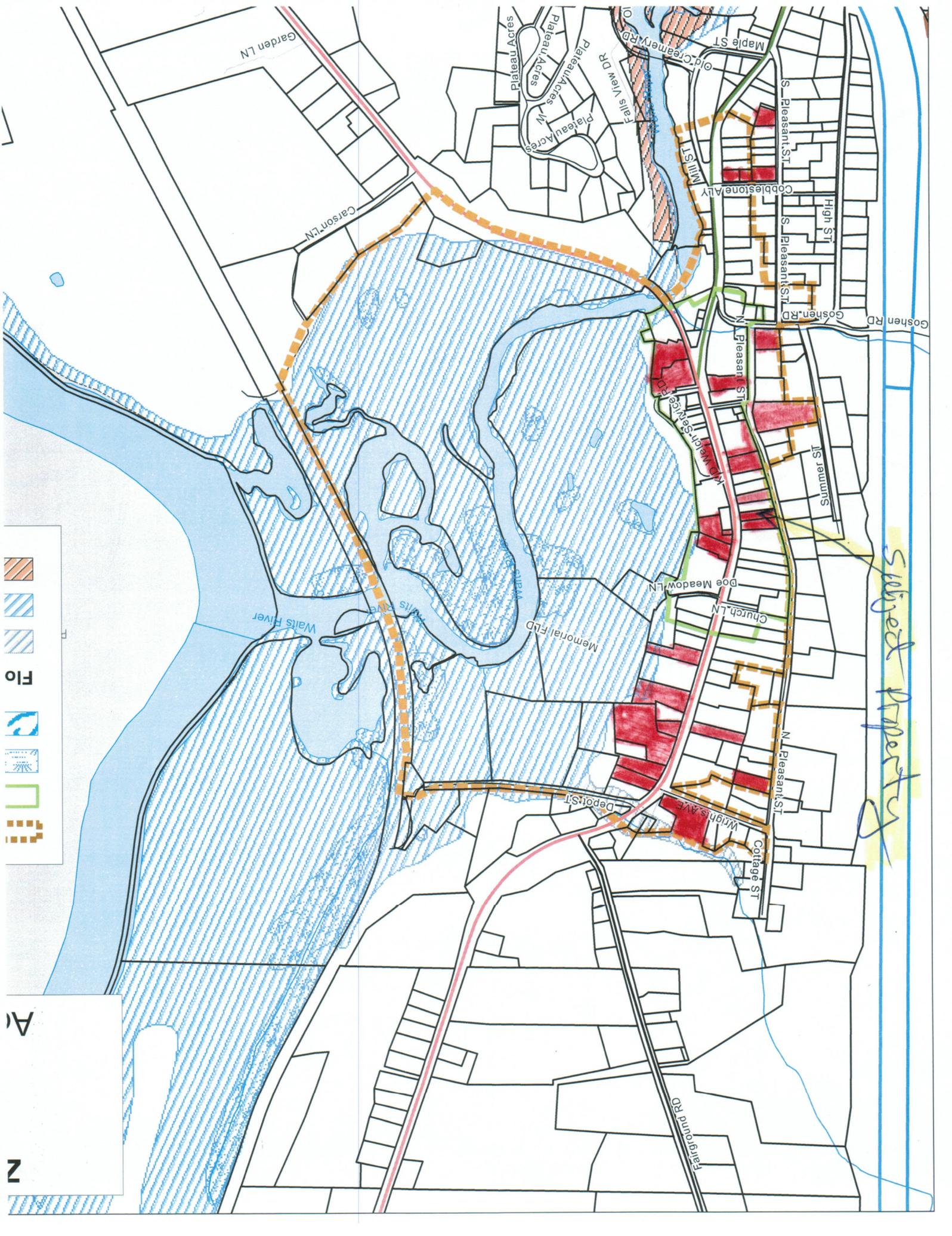
97-106

0.91 AcC

93-77

0.37 Ac





Subject Property

-  Red diagonal hatching
-  Blue diagonal hatching
-  Blue wavy line
-  Blue dotted pattern
-  Green dashed line
-  Orange dashed line

A
Z

