



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 # 2019-032

ZONING/BUILDING APPLICATION

BCDC @ Charter.net
 Cody codyplante52@gmail.com
 RYAN CHASE @ valleyfloorsinc.com

Name of Landowner: BCDC
 Mailing Address: PO Box 852
 City/Town: Bradford State: VT Zip code: 05033
 Phone: 222-5456 Property Location/ 911 #: 0 Lower Plain
 Parcel ID #: 23-48-0202 Deed Reference: Book: _____ Page (s): _____ Ryan Chase

APPLICANT/CONTACT INFORMATION (Relationship to Landowner)
 Owner (If so, skip to site information) Lessee Contractor Under purchase contract
 Name of Applicant: _____ Mailing Address: _____
 City/Town: _____ State: _____ Zip Code: _____
 Company (if any): _____ Phone (Day): _____

SITE INFORMATION
 Nature of Project: Recreational fields for economic Dev. Zone: LPC Lot Size: _____

Building Length: _____ Width: _____ # of Stories: _____ Height: _____
 Number of Bed Rooms: _____ # of Full Bath _____ 1/2 Baths: _____ Total # of All Rooms: _____
 Setbacks: Road Right of Way: _____ Rear: _____ Side: _____ Side: _____
 Stream/Pond: _____ Road Frontage: _____ Amount of off Street parking: 50

Type of Water System: Public Drilled Well Shallow Well
 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# _____

 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.

NOTICE: ALL PROJECTS SHALL COMPLY WITH VERMONT ENERGY CODE PRIOR TO THE ISSUANCE OF A REQUIRED CERTIFICATE OF COMPLIANCE

BCDC
 Applicant Signature: Joseph Sampson Chair Landowner Signature: Joseph Sampson Chair Date: 10/23/2019
 Please attach a sketch of the property drawn to approximate 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.

Non- <input checked="" type="checkbox"/> Construction	\$30.00
Construction <600 Sq. Ft.	\$30.00
Construction >600 Sq. Ft.	\$50.00
Extraction	\$300.00
Site <input checked="" type="checkbox"/> Plan Review	\$75.00
Conditional Use	\$75.00
Combined Review	\$125.00 if both Planning & ZBA review project
Ap <input type="checkbox"/> s	\$75.00
Variance	\$75.00

LPC

Historic District review \$75.00

X RECORDING FEE

~~\$20.00~~ (REQUIRED WITH EACH APPLICATION)
\$38.00

TOTAL FEES: 210

PAYABLE TO: TOWN OF BRADFORD

FOR OFFICE USE ONLY:

PERMIT NUMBER: 2019-032 DATE RECEIVED: 10/23/19 AMOUNT RECEIVED: \$ 210.00

Zoning Administrator's Decision

Approved _____ Denied _____ Reason for Denial: _____

PC - site plan approval - 6-12

REFERRED to the PLANNING COMMISSION for REVIEW on: 10/23/2019

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

BA - C.U.P. needed 6-4

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
H. Paul Eerlejung

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



Falls View Dr

Plateau Acres W

Plateau Acres

Old Creamery Rd

Waits River Rd

Waits River Rd

Saddleback Rd

Lower Pin

Garden Ln

Market Ln

Carson Ln

I-91 N
I-91 S

Bradford Planning Commission
PO Box 339
Bradford, VT 05033

November 14, 2019

Bradford Community Development Corporation
PO Box 852
Bradford, VT 05033

Re: Permit Application:

Enclosed are the three pages we received from the Zoning Administrator (not including copies of the Bradford Zoning Bylaw).

Attached are minutes of our meeting on November 5, 2019 in which upon determination that the application was incomplete, we passed a motion to send the application back to you with request for completion of the application. Included are the pertinent section of the bylaw describing what is needed for a complete application

Please note that, as provided in the bylaw (Sec 6-8 i), the Commission may request additional information beyond what can be deemed a typically complete application in order for the Commission to adequately make a decision on the Site Plan. This request may occur at any time prior to the close of a hearing.

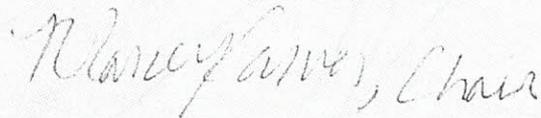
It is critical that a complete application is provided to the Commission in advance of warning for a hearing so that the public has adequate opportunity to examine the pertinent information.

In addition as this parcel is accessed by Route 5 which is a State Highway, according to state statute (24 V.S.A. 4416(b) the following is required before a Site Plan hearing will be scheduled.:

Whenever a proposed site plan involves access to a State highway, the application for site plan approval shall include a letter of intent from the Agency of Transportation confirming that the Agency has reviewed the proposed site plan and is prepared to issue an access permit under 19V.S.A Sec 1111, and setting out any conditions that the Agency proposes to attach to the section 1111 permit (Added 2003, No. 115 (Adj. Sess.), Section 95; amended 2013, No. 167 (Adj. Sess.), Section 29.

Once you have submitted a completed application to the Planning Commission along with a letter of intent for the access permit, the Planning Commission will set a date for Site Plan Review hearing.

Thank you.



Bradford Planning Commission

Cc: Paul Berlejung, Zoning Administrator
Codyplante52@gmail.com
Ryan.chase@valleyfloorsinc.com

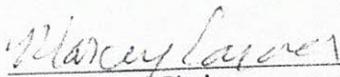
Planning Commission Minutes
Tuesday, November 5, 2019

Members Present: Marcey Carver, Ted Unkles, Sarah Pushee, and Ron Huntington
Absent: Monique Priestley
Clerk: Marcey Carver
Visitors:

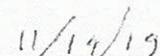
1. **Call to Order:** Carver opened the meeting at 7:05 p.m.
2. **Public Comment:** No comments.
3. **Determination of Completion of application #2019-032 to set for Site Plan Review. Motion** by Huntington to send letter to applicant indicating that the application does not contain the information specified in the town bylaw for complete application and site plan review as well as lacking a Letter of Intent as specified in 24 V.S.A 4416(b) Whenever a proposed site plan involves access to a State highway, the application for site plan approval shall include a letter of intent from the Agency of Transportation confirming that the Agency has reviewed the proposed site plan and is prepared to issue an access permit under 19 V.S.A. § 1111, and setting out any conditions that the Agency proposes to attach to the section 1111 permit. **Unanimously approved.**
4. **Minutes:** Motion by Unkles to approve the Minutes of October 8th with date correction. **Unanimously approved.**
5. **Correspondence:** Public Utilities Commission document related to Solar Array.
6. **Solar Array:** Motion by Huntington for Carver to speak with Bradford Solar at their request. **Unanimously approved.** Carver to file Intervenor status request for Planning Commission.
7. **TRORC Updated Regional Plan:** Carver indicated that she attended the TRORC meeting and again expressed the town's insistence in having all of the Lower Plain district a part of the Town Center future Land Use. She indicated that Hartford and Topsham also protested their respective towns' Future Land Use. The decision was to not move the regional plan to a vote but rather to have the TRORC staff meet with each of the towns to see if some sort of satisfactory agreement can be obtained.
8. **Zoning Bylaw:** Select Board moved to have a hearing on the draft bylaw with a slight expansion of the Lower Plain to include the parcel on the western side opposite the Tool Barn in the district. Carver indicated that the warning that was published in the Journal Opinion did not meet the state statutes for such a warning and expressed concern that this could potentially invalidate the bylaw. She felt strongly that a second properly warned hearing should be held.
9. **Expenses:** None.
10. **Other:** none

Meeting adjourned at 8:40 pm

Respectfully Submitted,
Marcey Carver
Clerk



Signature of Chair



Date of Approval

Bradford Zoning

From: Marcey Carver <mgc0526@gmail.com>
Sent: Friday, November 15, 2019 8:18 AM
To: Bradford Zoning; BCDC; Bud Haas
Cc: ryan.chase@valleyfloorsinc.com
Subject: Re: Drawings for BCDC application 2019-032

Thanks.

The Planning Commission has sent letter back to BCDC and copied Chase, Plante and you on this application.

These additional drawings are not sufficient to move forward to set a site plan review hearing.

Marcey

On Thu, Nov 14, 2019 at 4:38 PM Bradford Zoning <zoning@bradford-vt.us> wrote:

Marcey:

1. Attached are two drawings I received from Ryan Chase. The one is without and the other has the dugouts and backstop hand drawn in.
2. I can tell they are almost not readable after I scanned them in so I am leaving a copy of each on my desk.

Paul

Bradford Zoning

From: Bradford Zoning
Sent: Thursday, November 14, 2019 4:38 PM
To: Marcey Carver
Cc: ryan.chase@valleyfloorsinc.com
Subject: Drawings for BCDC application 2019-032
Attachments: Banwell drawing.pdf

Marcey:

1. Attached are two drawings I received from Ryan Chase. The one is without and the other has the dugouts and backstop hand drawn in.

2. I can tell they are almost not readable after I scanned them in so I am leaving a copy of each on my desk.

Paul

Bradford Zoning

To: Marcey Carver
Cc: 'Bud Haas'; bcdc@charter.net; ryan.chase@valleyfloorsinc.com
Subject: Site plan review, 0 Lower Plain, parcel no. 23-98-0202, The Old Carson Farm
Attachments: 2019-032.pdf

Marcey:

1. Attached is an application for a site plan review (and change of use permit) for the subject parcel.
 2. It is sufficient for the PC to begin the process of scheduling the application for a hearing/advertising/posting/notices.
 3. I told Ryan Chase the BCDC would need to supply to me as soon as possible and well before any hearing date a better site plan than the one forwarded here that I would then forward to you. It would include distances from lot lines, number of parking spaces, dimensions of the playing fields, etc., as well as other details as outlined in bylaws 6-8 and 6-12 so the PC can make a well informed decision on the request.
 4. If you need something else from BCDC notify me and I will notify them as you do not like ex parte conversations with applicants.
 5. If you need something from me let me know.
 6. I am copying Bud Haas as there will also need to be a Board of Adjustment hearing after the PC completes its review.
- Paul

Zoning Application Summary and Bullets

The BCDC proposes to utilize the back fields of the property located at 0 Lower Plain by building a sports and recreational area. This will consist of baseball, softball and soccer fields as well as running and biking paths. There will be one entrance off the existing residential driveway. The road will then run $\frac{3}{4}$ of the length of the property south along the property boundary. The parking spaces will be along the road as not to construct a large open parking lot.

- Bradford needs better and more recreational fields.
- Recreational activities are an economic stimulus.
- To attract and retain residents in town we need to provide good quality and easily accessible recreational activities for residents.
- Parents and children alike look at the recreational offerings of a community when making decisions on where to raise their family.
- This space will be utilized by residents and nonresidents.
- Tournaments will be held on these fields, bringing in nonresidents who will then contribute to local restaurants and other business sparking economic development.