



**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

**ZONING/BUILDING APPLICATION**

Name of Landowner: Nicola Anderson - Downstreet Mailing Address: 22 Keith Avenue Suite 100, Barre, VT 05641  
Phone : 802-922-5916 Property Location/ 911 #: 10 Railroad Way  
Parcel ID #: 09-57-0174 Deed Reference: Book: \_\_\_\_\_ Page(s): \_\_\_\_\_

**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: Modular home to be set on vacant lot Zone: Lower Plain Lot Size: 2.3 acres

Building: Length: 40' Width: 26' # of Stories: 1 Height: 13'6" above grade

Number of Bed Rooms: 3 Number of Full Bath Rooms: 1 1/2 Baths: 0 Total Number of All Rooms: 6

Setbacks: Road Right of Way: 25' from park road Rear: 19' Side: 15' Side: 15'

Stream/Pond: N/A Road Frontage: N/A Amount of off Street parking: 1

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 #: \_\_\_\_\_

\*\*\*\*\*  
***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: Nicola Anderson Landowner Signature: Nicola Anderson Date: 9/10/2020

Digitally signed by Nicola Anderson  
DN: cn=Nicola Anderson, o=Downstreet,  
ou, email=nanderson@downstreet.org,  
c=US  
Date: 2020.09.10 15:01:33 -0400

Digitally signed by Nicola Anderson  
DN: cn=Nicola Anderson, o=Downstreet,  
ou, email=nanderson@downstreet.org,  
c=US  
Date: 2020.09.10 15:02:00 -0400

***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.

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

TOTAL FEES: ~~\$80~~ 155

PAYABLE TO: TOWN OF BRADFORD

\*\*\*\*\*

FOR OFFICE USE ONLY:

PERMIT NUMBER: 20-covid19-34 DATE RECEIVED: 9/10/20 RECEIVED: \_\_\_\_\_

Zoning Administrator's Decision

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Reason for Denial: \_\_\_\_\_

REFERRED to the PLANNING COMMISSION for REVIEW on: 9/10/20

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 10/6/20 Site Visit 10/1/20 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



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PERMIT # \_\_\_\_\_

**ZONING/BUILDING APPLICATION**

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Phone : 802-922-5916 Property Location/ 911 #: 20 Railroad Way

Parcel ID #: 09-57-0174 Deed Reference: Book: \_\_\_\_\_ Page(s): \_\_\_\_\_

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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: Modular home to be set on vacant lot Zone: Lower Plain Lot Size: 2.3 acres

Building: Length: 60' Width: 14' # of Stories: 1 Height: 13'6" above grade

Number of Bed Rooms: 2 Number of Full Bath Rooms: 1 ½ Baths: 0 Total Number of All Rooms: 5

Setbacks: Road Right of Way: 18' from park road Rear: 10' Side: 13' Side: 15'

Stream/Pond: N/A Road Frontage: N/A Amount of off Street parking: 1

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 #: \_\_\_\_\_

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Applicant Signature: Nicola Anderson Landowner Signature: Nicola Anderson Date: 9/10/2020

Digitally signed by Nicola Anderson  
 DN: cn=Nicola Anderson, o=Downstreet, ou, email=nicolaanderson@downstreet.org, c=US  
 Date: 2020.09.10 14:57:48 -0400

Digitally signed by Nicola Anderson  
 DN: cn=Nicola Anderson, o=Downstreet, ou, email=nicolaanderson@downstreet.org, c=US  
 Date: 2020.09.10 14:58:14 -0400

**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.**

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- Occupancy Permit \$25.00
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- Combined Review \$125.00 if both Planning & ZBA review project
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- Variance \$75.00
- Subdivision (under 1 acre) \$50.00
- RECORDING FEE \$30.00 (REQUIRED WITH EACH APPLICATION)

TOTAL FEES: ~~\$80~~ 155. PAYABLE TO: TOWN OF BRADFORD

\*\*\*\*\*

FOR OFFICE USE ONLY:

PERMIT NUMBER: 20-covid19-33 DATE RECEIVED: 9/10/20 RECEIVED: \$80

Zoning Administrator's Decision

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Reason for Denial: \_\_\_\_\_

REFERRED to the PLANNING COMMISSION for REVIEW on: 9/10/20

REFERRED to the ZONING BOARD OF ADJUSTMENT for REVIEW on: \_\_\_\_\_

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Digitally signed by Nicola Anderson  
DN: cn=Nicola Anderson, o=Downstreet,  
ou=Downstreet, ou=Downstreet, email=nicolaanderson@downstreet.org,  
c=US  
Date: 2020.09.10 15:15:35 -0400

Nicola

Digitally signed by Nicola Anderson  
DN: cn=Nicola Anderson,  
ou=Downstreet, ou,  
email=nicolaanderson@downstreet.org,  
c=US  
Date: 2020.09.10 15:15:35 -0400

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TOTAL FEES: \$80 155!

PAYABLE TO: TOWN OF BRADFORD

\*\*\*\*\*

FOR OFFICE USE ONLY:

PERMIT NUMBER: 20-covid19-32 DATE RECEIVED: 9/10/20

RECEIVED: \$80 Rec'd

Zoning Administrator's Decision

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Reason for Denial: \_\_\_\_\_

REFERRED to the PLANNING COMMISSION for REVIEW on: 9/10/20

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PLANNING COMMISSION HEARING on 10/6/20 (Site Visit 10/1/20) Decision Date \_\_\_\_\_

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Signatures: \_\_\_\_\_ Selectboard \_\_\_\_\_ Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

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