

Contact the Zoning Administrator westfieldzoning@gmail.com or 802-715-3077 before submitting this form



TOWN OF WESTFIELD
 38 School Street
 Westfield, VT 05874
 Phone: 802.744.2484
 Fax: 802.744-6224
westfieldzoning@gmail.com
www.westfield.vt.gov

ADMINISTRATIVE USE ONLY	
55-# 10996	2023-14
Fee Rec'd/ Check # 12113123	Application Number 12113123
Date submitted to Town 12126123	Date Complete to ZA 1/10/24
Date Posted	Date to record

APPLICATION FOR ZONING PERMIT

- CONSTRUCTION (OR DEMOLITION)
 CHANGE OF USE
 LAND SUBDIVISION
 BOUNDARY LINE ADJUSTMENT
 AGRICULTURAL STRUCTURE (recording fee only)

Submit a plot or sketch to show locations of easements, rights-of-way, land alterations, waterways & wetlands, existing & proposed structures, water & sewage systems, driveways & roads.

APPLICANT	OWNER (if different)
Name: Peter Thoms	Name:
Address: PO Box 514 Montgomery Center	Address:
Email: py.thoms@gmail.com	Email:
Phone: 802-326-2130	Phone:

PROJECT INFORMATION

Project Location: Waldhof Drive, Westfield Zoning District: Agricultural REC. / RES.
 Current use: Residential Proposed use: Residential
 Warranty Deed Book 36 Page 526-527 Parcel ID: 04-242-81.8
 Abutting property owners: Olden View Investments, Michael, Carol, and Michelle Newhouse, Bryan Montgomery, Florence Altz
 Describe proposed development: Proposed is a 2-Lot subdivision. There is a proposed house and septic on Lot 1.

PROPOSED ADDITION OR NEW STRUCTURE INFORMATION

Proposed structure: NEW ADDITION REBUILD/RENOVATION
 Dimensions Length: _____ Width: _____ Height at peak: _____

Setback from	Edge of right of way	Rear boundary	Left boundary	Right boundary

I hereby certify the information in this application (including attachments) is true and correct. Any changes or revisions after issue, or misrepresentations will automatically void such permit.

Signature: *P. Thoms* Date: Oct 19 2023

Application/Permit #: 2023-14 Administrative Decision: Approved Denied

Permit approval is subject to the conditions specified below and is valid (except if appealed) beginning on: 1/10/24 and the project must be substantially commenced by 1/10/26
 Signed *[Signature]* Date of Decision: 12118123

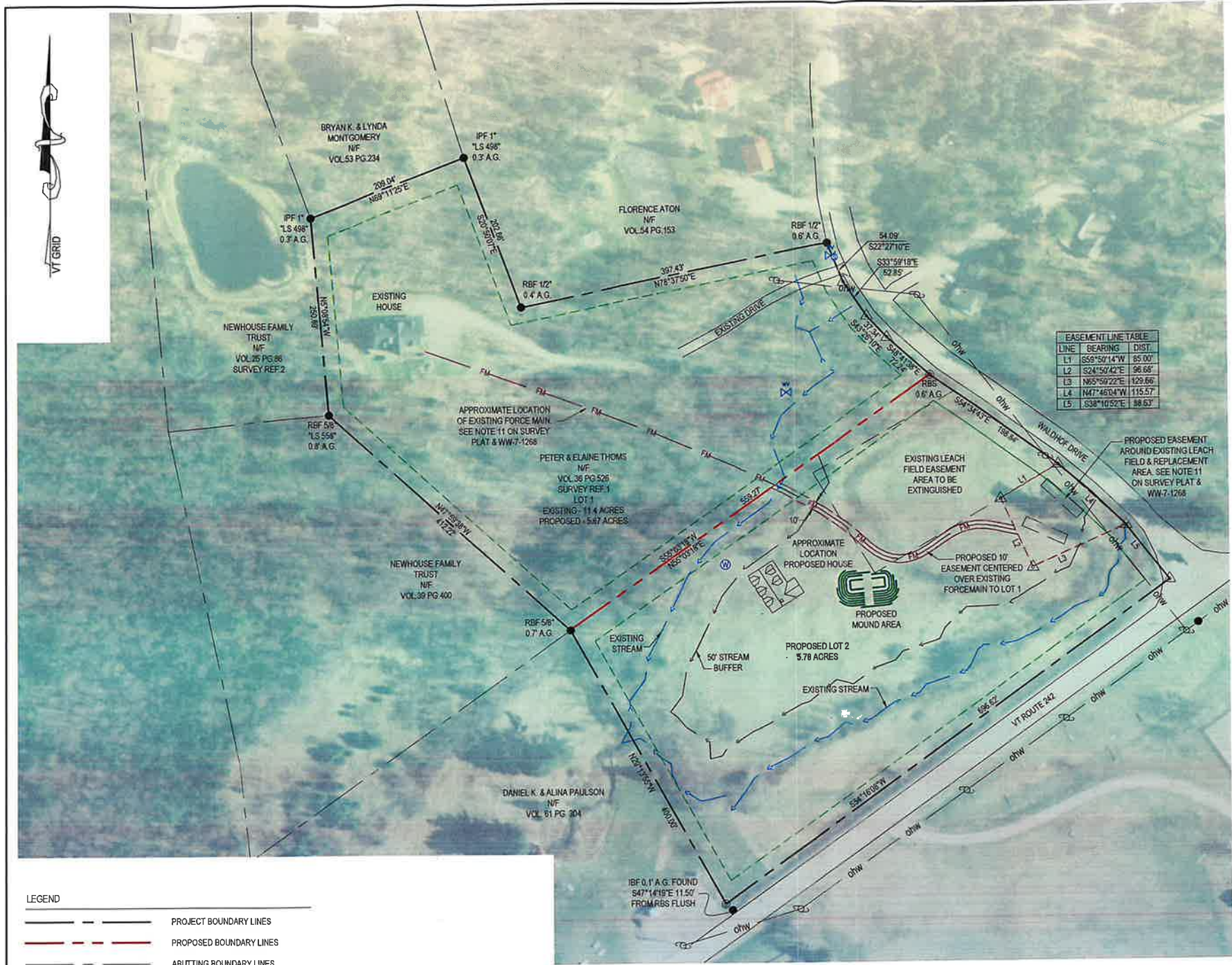
Must comply with all applicable State and Federal regulations. Contact a permit specialist 802-505-5367 to see if you need a potable water supply and wastewater permit regulated by the State of Vermont. All new construction projects are required to meet residential or commercial building energy standards under Act 89. Construction of a driveway on a State Highway requires an access permit from the Vermont Dept of Transportation. Construction of a driveway on a town road requires a permit from the Town Road Foreman. An E911 address is assigned after driveway is completed.

****An interested party may appeal any decision by the Administrative Officer, within 15 days of the date of such decision to the Zoning Board of Adjustment.****

Board hearing required: Y or N Date of hearing: _____ Board Decision: Approved Denied

Notes:

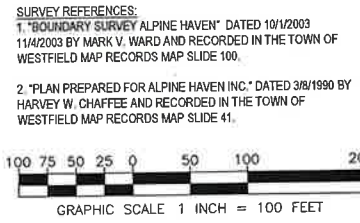
Town Clerk's Office, Westfield, Vermont 05874
 Received for Record 2-27, 2024
 At 9:45 o'clock A M. Recorded in
 Land Records Book 62 Page 161
 Attest: Karin Blawie, Assit Town Clerk



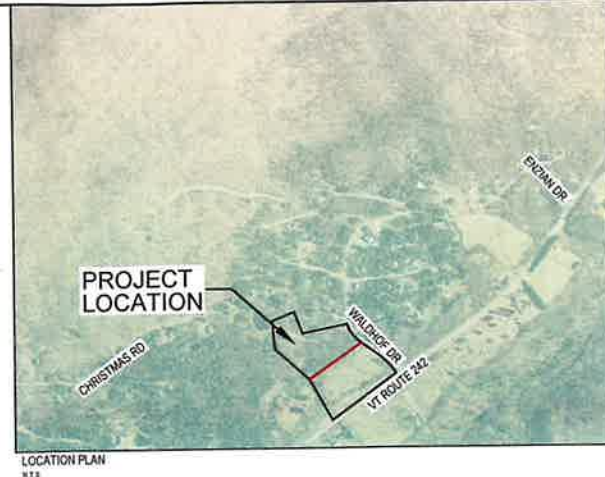
LINE	BEARING	DIST.
L1	S55°50'14"W	85.00
L2	S24°59'42"E	88.66
L3	N63°59'22"E	129.66
L4	N47°46'04"W	115.57
L5	S38°10'52"E	88.67

LEGEND	
	PROJECT BOUNDARY LINES
	PROPOSED BOUNDARY LINES
	ABUTTING BOUNDARY LINES
	PROPOSED EASEMENT
	BUILDING SETBACK LINES
	RBF REBAR FOUND
	IPF IRON PIPE FOUND
	RBS REBAR SET
	CALCULATED CORNER
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
N/F	NOW OR FORMERLY
	UTILITY POLE & OVERHEAD WIRES
	STREAM

ZONING DATA
 DISTRICT: RECREATIONAL - RESIDENTIAL
 MINIMUM DISTRICT STANDARDS:
 LOT SIZE = 1 ACRE
 FRONTAGE = 150'
 SETBACKS:
 ROAD = 50'
 SIDE = 20'
 REAR = 30'



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 V.S.A. § 1403.
 DATED THIS _____ DAY OF _____, 20____
 _____ L.S. 735



- SURVEY NOTES:**
- BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A TRIMBLE R12I GPS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.
 - NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
 - A SURVEY WAS COMPLETED IN AUGUST, 2023 USING A TRIMBLE R780 BASE, AND TRIMBLE R12I ROVER. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
 - ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.
 - THE RIGHT OF WAY WIDTH FOR VT ROUTE 242, OF 3 RODS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.
 - ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
 - ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M GERVAIS VTLS 735 AND ALL MONUMENTATION FOUND IS AS NOTED.
 - UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.
 - BARNARD AND GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.
 - THIS SUBDIVISION PLAT IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.
 - THE EXISTING LEACH FIELD AND ASSOCIATED COMPONENTS ARE SHOWN HEREON BASED SOLELY ON INFORMATION FROM PERMIT WW-7-1268 AND SITE PLAN FOR PETER AND ELAINE THOMS BY ROY HANCO, P.E.

RECEIVED FOR RECORD IN THE TOWN OF WESTFIELD
 THIS _____ DAY OF _____, 20____
 MAP BOOK# _____ PAGE# _____ SLIDE# _____
 AT _____ O'CLOCK _____ MINUTES _____ M
 AND RECORDED IN WESTFIELD, VERMONT
 ATTEST _____
 TOWN CLERK

PARCEL INFORMATION
 OWNER: PETER & ELAINE THOMS
 VOL. 36, PG. 526
 SPAN: 717-228-10481
 PARCEL ID: 04-242-81.5

DATE	DESCRIPTION	BY
REVISIONS		
 Land Surveying Water & Wastewater Environmental Consulting		
LANDS OF		PROJECT NO. 23044
PETER & ELAINE THOMS 113 WALDHOF DRIVE, WESTFIELD, VERMONT		DATE: 08-15-2023
TWO LOT SUBDIVISION SURVEY PLAT		SCALE: 1" = 100'
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW		SURVEY: SL, CJ
<input type="checkbox"/> SKETCH/CONCEPT	<input type="checkbox"/> PRELIMINARY	<input checked="" type="checkbox"/> FINAL LOCAL REVIEW
		DRAWN: AS
		CHECKED: MG
		DRAWING NO. PL-1
		SHEET 1 OF 1