



City of Barre, Vermont  
Office of Planning, Permitting & Assessing  
Services  
6 N. Main Street, Suite 7  
Barre, VT 05641  
(802) 476-0245 ~ [www.barrecity.org](http://www.barrecity.org)

**BARRE CITY DEVELOPMENT REVIEW BOARD AGENDA**  
Regular Hearing held on Thursday, January 4, 2024 ~ 7:00 P.M.  
City Hall Council Chambers

Hybrid Meeting (In-person and Virtual)

<https://us06web.zoom.us/j/84972830621?pwd=dzZCSnRZY3g4L1ZjOUVLYWsyYUwQT09>

**Meeting ID: 849 7283 0621 ~ Passcode: 445631**

Dial by your location: +1 929 205 6099 US (New York; long distance, charges may apply)

1. Call to Order 7:00 pm
2. Adjustments to the Agenda
3. Visitors and Communications
4. Old Business
  - Consideration of Minutes from December 7, 2023 Hearing
  - Consideration of Decision from December 7, 2023 Hearing
5. New Business

**Amy Rodger, 5 Brooklyn Street.** Seeks Flood Hazard Permit Appeal, Special Flood Hazard Area, R-12 Zoning District.

6. Deliberative Session
7. Roundtable – as needed
8. Executive Session – as needed
9. Adjourn

Participation Note: Under Chapter 117 Title 24 of the Vermont State Statutes, *participation in these proceedings is a prerequisite to the right to make any subsequent appeal.* You will lose the right to appeal the final decision unless you participate in the process by offering, through oral or written testimony, evidence or a statement of concern related to the application being reviewed. Oral testimony must be given at the public hearing. Written testimony must be submitted prior to the close of the public hearing.

**Development Review Board hearings are open to the public.**  
For questions about accessibility or to request accommodation, please call (802) 476-0245.

To be approved at the 1/04/2024 Hearing

**DEVELOPMENT REVIEW BOARD  
MINUTES FOR THE REGULAR HEARING  
THURSDAY, December 7, 2023  
DRAFT**

A regular meeting of the Barre City Development Review Board was held in person and video conference. The hearing was called to order by Chair, Linda Shambo (Ward I) at 7:03 pm. In attendance, participating on video or in person, were Board Members Ward I members Linda Shambo and Chrysta Murray; Ward II members Sarah Helman and Jayme Bauer; Ward III member Katrina Pelkey and At-Large members Jessica Egerton and Kendall Schmidt. Also, in attendance were Janet Shatney, Planning Director and Michelle La Barge-Burke, Permit Administrator. The Chair determined a quorum was present.

**Absent:** Ward III Member Colin Doolittle.

1. **Welcome New Members:** Chair Linda Shambo welcomed new members Chrysta Murray for Ward 1 and Kendall Schimdt for At-Large
2. **Adjustments to Agenda:** Linda Shambo, Chair requested that under New Business they discuss the DRB start time.
3. **Visitors and Communications:** None.
4. **Old Business:**

**Consideration of October 5, 2023 Minutes:**

- Motion to approve the minutes was made by Sarah Helman and seconded by Jessica Egerton, **motion carried unanimously.**

**Consideration of October 5, 2023 Decision:**

- Motion to approve the decision for 94 North Main Street was made by Sarah Helman and seconded by Jessica Egerton, **motion carried unanimously.**

5. **New Business:**

The Chair informed the applicant there was a quorum of the Board and 7 of 9 members present, and they had the option to postpone to allow more members to be present for a better outcome. Tyler Guazzoni, the property owner chose to proceed; he was sworn in for testimony.

**Tyler Guazzoni, 60 Circle Street.** Seeks Curb Cut Variance: R-4 Zoning District.

- Tyler Guazzoni stated there is a pre-existing access established from the Nichols Street side of the property prior to his purchase of the property.
- Tyler Guazzoni stated an addition was added for his mother's bedroom in the rear of the house.
- Tyler Guazzoni said he needs more parking because the existing driveway will only support 2 cars; his mom would need access to her room and parking.

Chair Linda Shambo asked if there were any questions from the board members. Members had no further questions.

To be approved at the 1/04/2024 Hearing

Chair Shambo informed the attendees that the Board will go into deliberative session after the hearing to make a decision. They can call the Permit Administrator, Michelle La Barge-Burke in the morning for the decision and they will receive a letter within two weeks.

8. **Deliberative Session:** Motion by Sarah Helman to go into deliberative session, seconded by Katrina Pelkey at 7:18 pm, with Chair Shambo inviting Michelle La Barge-Burke and Janet Shatney into the session, **motion carried unanimously.**

Motion by Sarah Helman and seconded by Katrina Pelkey to leave Deliberative Session at 7:21 pm, **motion carried unanimously.**

Motion by Jayme Bauer to approve application as presented and that the Zoning Administrator to approve any immaterial and non-substantial changes to the project without coming back to the DRB. Sarah Helman seconded, **motion carried unanimously 7-0-0.**

9. **Other Business:**

**Change of DRB start time**

- Chair Linda Shambo brought up changing the DRB Hearings from 7pm to 6pm.
- Jessica Egerton offered a compromise of 6:30pm
- Katrina Pelkey, Kendall Schimdt, Sarah Helman, Linda Shambo were okay with the compromised time.
- Chrysta Murray is fine with any time after 5:30pm.
- Jayme Bauer questioned if 7pm was better for public
- Jessica Egerton expressed concern about quality of presentation if more people decide to do online option to meet the suggested time.
- Sarah Helman noted we do offer online as a courtesy and if there was technical problems and members were online, it could mean a decrease in the quorum if they are unable to connect which could mean no meeting.
- Chrysta Murray said hybrid meetings are the way of the future and she works remotely and they have many people who attend meetings with slower internet but it works.

Motion to move the DRB Hearings to 6:30pm by Sarah Helman and seconded by Kendall Schimdt, **motion carried 6-1-0 with member Jessica Egerton voting against.**

**Nominations for Vice Chair**

- Jessica Egerton nominated Sarah Helman
- Sarah Helman accepted the nomination
- Chair, Linda Shambo asked for discussion- none taken
- Nomination was seconded by Katrina Pelkey

**Board Members voted unanimously for Sarah Helman as Vice Chair.**

To be approved at the 1/04/2024 Hearing

**10. Roundtable–**

- Jessica Egerton hoped everyone is well
- Sarah Helman wished everyone merry & happy holidays
- Jayme Bauer wished everyone Happy Holidays

**11. Executive Session: None.**

**12. Adjourn:** The meeting adjourned at 7:40 PM on motion from Sarah Helman seconded by Jessica Egerton, **motion carried unanimously 7-0-0.**

The open portions of this hearing were recorded on the video meeting platform.

Respectfully Submitted,

Michelle La Barge-Burke,  
Permitting Administrator



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**CITY OF BARRE, VERMONT  
DEVELOPMENT REVIEW BOARD  
HEARING: December 7, 2023  
NOTICE OF DECISION FOR 60 CIRCLE STREET**

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**I. INTRODUCTION and PROCEDURAL HISTORY**

1. This proceeding involves a request for a Curb Cut Variance approval from the Development Review Board (the DRB).
2. On November 2, 2023, Tyler Guazzoni (the “Applicant”) filed a City of Barre zoning application (the “Application”) and supporting documentation seeking approval for the proposed Curb Cut Variance , at 60 Circle Street (the “Project”). The owner of the subject property (the “Property”) is Tyler Guazzoni (the “Owner”).
3. The property is located at 60 Circle Street, tax map ID# 0360-0060.0000, SPAN # 036-011-12481. It is currently a single-family home, in the R-4 Zoning District, on 0.19 acres. The property is bounded by city streets and residential homes.
4. The December 7<sup>th</sup> , 2023 Hearing was warned 15 days before in the Wednesday, November 22, 2023 Times Argus issue per Vermont Statute 24 VSA §3105 (b)
5. On November 22, 2023, the Permit Administrator sent to adjoining property owners a copy of the agenda with memorandum notifying them of the public hearing on the Project’s request. A notice for posting of the December 7, 2023 hearing with memorandum was also sent to the Applicant and Owner on the same day.
6. A hearing of the DRB was held on December 7, 2023 in a hybrid format including in-person and digital participation. Present during the hearing were the following members of the DRB:

Linda Shambo, Chair	Sarah Helman	Jayne Bauer	Chrysta Murray
Jessica Egerton	Kendall Schmidt	Katrina Pelkey	

7. At the outset of the hearing, the DRB afforded those persons wishing to achieve status as an interested party an opportunity to participate as outlined in Vermont Statute 24 VSA §4465(b). The list of persons attending the hearing is included in the Application packet, and listed:

Tyler Guazzoni                      Owner/Applicant

8. A presentation of the application was provided by the Owner. All application documentation, including a staff report prepared by the Permit Administrator in connection with the consideration of the application, is on file in Barre City Hall.

## II. FINDINGS and CONCLUSIONS

Based on the application materials, testimony by the Owner, the DRB makes the following findings and conclusions.

1. The property is located in the R-4 Zoning District as described on the City of Barre's official Zoning Map and included in the Unified Development Ordinance (the "UDO", effective January 7, 2020).
2. Figure 4-2 of the UDO is Variance Review Criteria that the applicant must demonstrate the proposed variance meets.
3. The Permit Administrator's Staff Report to the DRB identifies those standards for variance and R-4 District standards, and describes the consistency of this request against those standards.
4. The DRB afforded those in attendance an opportunity to provide testimony or evidence during the public hearing to consider, prior to rendering a decision.
5. During the hearing, the following testimony was provided by the Owner/Applicant:
  - a. Currently, there is a pre-existing form of access to the property off from Nichols Street.
  - b. An addition was added to the home to allow the parent to have a bedroom and stay with the family.
  - c. The applicant is in need of more parking to include the mother's vehicle and access to the rear of the home where the addition was added.

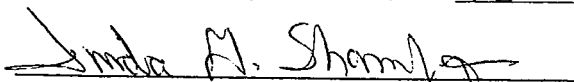
## III. DECISION and CONDITIONS

The DRB deliberated on the submission of the proposed variance. Based on the information presented in the application, at the hearing and discussed during deliberation, the DRB made the following motion:

***Approve Curb Cut Variance allowing a second curb cut off from Nichols Street.  
In addition, the DRB authorizes the Permit Administrator be allowed to approve any immaterial or non-substantial changes to the Variance without having to come back before the DRB for revision.***

The motion passed by a vote of 7 – 0 – 0 and is therefore **APPROVED**.

Dated at Barre City, Vermont, this 15<sup>th</sup> day of December, 2023.

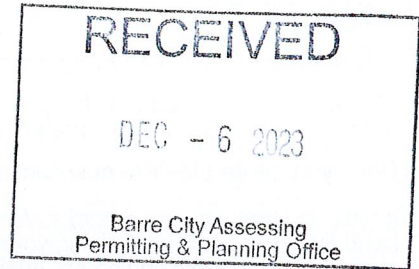
  
Linda Shambo, Chair

#### **IV. APPEAL RIGHTS**

The owner of the project property and interested persons have a right to appeal this decision, within 30 days of the date this decision is issued, to the Vermont Environmental Court, pursuant to 24 V.S.A. §4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.



**City of Barre, Vermont**  
 "Granite Center of the World"



**COVER SHEET**

Please provide all of the information requested in this application. Failure to provide all the required information may delay the process for obtaining a permit.

**PHYSICAL LOCATION OF PROJECT (911 address):** 5 Brooklyn St., Barre, VT

APPLICANT		PROPERTY OWNER (if different than applicant)	
Name	<u>Amy Rodger</u>	Name	<u>same</u>
Mailing Address	<u>5 Brooklyn St Barre, VT. 05641</u>	Mailing Address	
Daytime Contact Phone	<u>(802) 793-5757</u>	Daytime Contact Phone	
Email	<u>aholt@norwich.edu</u>	Email	

Mail all permit Materials to: **APPLICANT** or **OWNER** (circle one)

**PRESENT USE(S) OF PROPERTY**

Single Family  
  Single Family w/ADU  
  Duplex  
  Triplex (3-unit)  
  Quadplex (4-unit)  
  Multi-Family (5 or more units)  
 Comm/Mixed Use  
 Industrial  
 Institutional  
 Vacant Building  
 National Register of Historic Building?  
 Other:

**PERMIT(S) BEING APPLIED FOR UNDER THIS PROJECT**

Zoning Permit  
 Flood Hazard Permit  
 Building Permit  
 Electrical Permit  
 DRB Decision

**PROPOSED USE(S) OF PROPERTY**

Same as Existing  
 Additional Bedrooms? Y  N   
 New Principal Building  
 Any work within the City right-of-way? Y  N   
 Major Renovation to existing principal building  
 Any change in water or sewer service? Y  N   
 Accessory Structure >120 ft<sup>2</sup>  
 Removing Fill <10 cy<sup>2</sup>  
 Construction Cost Estimate: \$ \_\_\_\_\_  
 Adding Clean Fill <10 cy<sup>2</sup>  
 Parking Spaces added. How Many? \_\_\_\_\_  
 Subdivision  
 Boundary Line Adjustment  
 Other: \_\_\_\_\_

**PROJECT DESCRIPTION**

Repair Flood damage

*For Office Use Only:*

Zone Dist: \_\_\_\_\_ DRO? Y  N  HRO? Y  N  Flood Area Zone: \_\_\_\_\_ Fees Rec'd: \$ \_\_\_\_\_  
 Code Enforcement Review  
 Administrative Permit  
 Referred to the VTANR for Floodplain Review  
 Referred to the DRB  
 B \_\_\_\_\_ Z \_\_\_\_\_ F \_\_\_\_\_ E \_\_\_\_\_



**SITE PLAN**

Is a site plan attached showing existing and proposed conditions?  Y  N

The minimum requirements for a site plan are property lines, streets, existing and proposed structures, setbacks from property lines of proposed structures, scale, north arrow.

Does your project involve new construction, addition, alteration, renovation or repair to a structure?  Y  N

If yes, you may have to record a Vermont Residential/Commercial Energy Standards (RBES or CBES) Certificate in the Land Records prior to receiving your Building Certificate of Occupancy. Please contact Energy Code Assistance Center at (855) 887-0673 or on line at: <https://publicservice.vermont.gov/efficiency>.

**DISCLAIMER AND SIGNATURE**

The undersigned hereby requests a permit for land development as described in the Project Description and certifies that the information presented is true and accurate to the best of my knowledge, and understands that if the application is approved, any permits issued, and any attached conditions will be binding on the property.

I understand that permits run with the land, and that the compliance is ultimately the property owner's responsibility. I understand that if more information becomes available to staff, additional review and fees may be required. I also understand that this permit, if issued, will be deemed null and void in the event any material information upon which it is based is found to be incorrect or misrepresented.

Further, the undersigned authorizes the Permit Administrator and/or the Building Inspector access, at reasonable times, to the property covered by the permit issued under this application, for the purposes of ascertaining compliance with said permit.

<u>Amy Rodger</u> APPLICANT (print)	<u>Amy Rodger</u> APPLICANT (signature)	<u>1 Dec 23</u> DATE
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_____ PROPERTY OWNER (if different than Applicant-print)	_____ PROPERTY OWNER (signature)	_____ DATE
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This cover sheet is for a local City of Barre, VT permits only. Your project may also require State permits. You retain the obligation to identify, apply for, and obtain relevant State permits. For potential Dept. of Environmental Conservation permits, you are advised to visit the Permit Navigator Portal at <https://dec.vermont.gov/permitnavigator>; You are also advised that State construction permits may be needed, and to check with the Department of Public Safety, at (802) 479-4434 to determine what permits, if any must be obtained by that Agency; <https://firesafety.vermont.gov/buildingcode/permits>.

**Daniel & Pearle Butler**  
3101 Chelsea Rd  
Williamstown, VT 05679  
802-433-9862

6737  
59-9111/2116  
0

12-6 2023

PAY TO THE ORDER OF City of Barre, VT \$ 175.00

One hundred and seventy five <sup>00</sup>/<sub>100</sub> DOLLARS

One Credit Union  
South Barre, VT

FOR Amy Rodger appeal Pearle Butler

⑆ 211691114⑆ 786090765508⑈ 6737





**City of Barre, Vermont**  
*"Granite Center of the World"*

**RECEIVED**

DEC - 6 2023

Barre City Assessing  
Permitting & Planning Office

**ZONING PERMIT APPLICATION**

**Check all activities involved in this application:**

<input type="checkbox"/>	New Home or Garage Construction	<input type="checkbox"/>	Site Work
<input type="checkbox"/>	All other construction/addition/alteration	<input type="checkbox"/>	Pool (if greater than 20' wide or 5' in depth)
<input type="checkbox"/>	Accessory Structure, greater than 120 sq. ft.	<input type="checkbox"/>	Construction Job Trailer
<input type="checkbox"/>	Interior Renovation (adding a bedroom)	<input type="checkbox"/>	Permanent Sign
<input type="checkbox"/>	New apartment	<input type="checkbox"/>	Temporary Sign/Banner
<input type="checkbox"/>	Accessory apartment	<input type="checkbox"/>	Sandwich Board Sign
<input type="checkbox"/>	Deck – porch – steps – ramp – handicapped ramp	<input type="checkbox"/>	Home Occupation/Business
<input type="checkbox"/>	Change of Use	<input type="checkbox"/>	Boundary Line Adjustment/Subdivision
<input type="checkbox"/>	Demo in Historic District (needs DRB approval)	<input type="checkbox"/>	Parking Lot
<input type="checkbox"/>	Fence or Wall	<input type="checkbox"/>	Soil / Sand / Gravel Extraction
<input type="checkbox"/>	Temporary Structure	<input checked="" type="checkbox"/>	Dimensional Waiver/Appeal/Variance Request (DRB approval)
<input type="checkbox"/>	Temporary Certificate of Compliance	<input type="checkbox"/>	Certificate of Compliance
<input type="checkbox"/>	Other: _____		

**ESTIMATED COST OF PROJECT: \$ \_\_\_\_\_**

**Fee for starting work without a permit is \$150**  
*If work has begun prior to applying for and receiving a permit(s), you are in violation of City Ordinance and are required to pay \$150 after-the-fact fee in addition to the subtotal fee calculated at bottom.*

**ZONING APPLICATION FEES (check all that apply)<sup>1</sup>:**

**Cost of Residential Development:**

**Cost of Commercial Development:**

<input type="checkbox"/>	\$20	Residential 1-4 Units (\$1 - \$5,000)	<input type="checkbox"/>	\$50	Comm., Indus., Mixed Use, Res 5+ Units (\$1 - \$10,000)
<input type="checkbox"/>	\$40	Residential 1-4 Units (\$5,001 - \$10,000)	<input type="checkbox"/>	\$100	Comm., Indus., Mixed Use, Res 5+ Units (\$10,001 - \$25,000)
<input type="checkbox"/>	\$75	Residential 1-4 Units (\$10,001 - \$25,000)	<input type="checkbox"/>	\$200	Comm., Indus., Mixed Use, Res 5+ Units (\$25,001 - \$150,000)
<input type="checkbox"/>	\$100	Residential 1-4 Units (\$25,001 - \$150,000)	<input type="checkbox"/>	\$300	Comm., Indus., Mixed Use, Res 5+ Units (\$150,001 - \$350,000)
<input type="checkbox"/>	\$150	Residential 1-4 Units (\$150,000 +)	<input type="checkbox"/>	\$400	Comm., Indus., Mixed Use, Res 5+ Units (\$350,000 +)

**Specific Usage Costs (check in addition to above if they apply):**

<input type="checkbox"/>	\$40	Site Work	<input type="checkbox"/>	\$50	Subdivision Final Plat Approval
<input type="checkbox"/>	\$40	Permanent Signs	<input type="checkbox"/>	\$40	Boundary Line Adjustment
<input type="checkbox"/>	\$40	Sandwich Board Sign	<input type="checkbox"/>	\$40	Fences / Walls
<input type="checkbox"/>	\$30	Temporary Sign/Banner	<input type="checkbox"/>	\$30	Certificate of Compliance (project specific)
<input type="checkbox"/>	\$40	Change of Use	<input type="checkbox"/>	\$15	Temporary Certificate of Compliance (project specific; +\$10/mo up to an additional 12 mo.)
<input type="checkbox"/>	\$40	Home Occupation/Home Business	<input type="checkbox"/>	\$20	Temporary Structure
<input type="checkbox"/>	\$20	Subdivision Sketch Plan Approval	<input checked="" type="checkbox"/>	\$175	Development Review Board Fee

<sup>1</sup> If more than one category applies, the higher fee is required of all checked.

**FEE SUMMARY:**

Subtotal of Fees from above:	175.00
After-the-fact Fee (if applicable, \$150)	—
Required Land Record Recording Fee (DRB exempt from this recording fee)	\$ 15.00 *
<b>Zoning Permit Application Fee Total:</b>	<b>\$ 0.00</b>

175.00

\* Development Review Board Hearing Fee ONLY \$175 (no recording fee required)

City of Barre, Vermont  
Receipt of Payment for Permitting and Inspection Fees

Name: Daniel Butler Date: 12/6/2023

Property Address: 5 Brooklyn St

028-001-4030-430.4033	\$ <u>175.00</u>	Zoning, Flood, Building, Electrical Permits
015-001-4030-430.4060	\$ _____	Vacant Building Account
087-001-2000-250-0316	\$ _____	Prepaid Minimum Housing (May & June)
081-001-4030-430.4051	\$ _____	Rental Inspections Annual Fee
093-001-4030-430.4052	\$ _____	Delinquent Rental Inspections Annual Fee
159-001-4030-430-4059	\$ _____	Time of Sale Inspection Fee
132-001-4030-430-4056	\$ _____	Credit Card Fees
020-001-4030-430.4042	\$ _____	Recording @ \$11.00 each
021-048-4110-411.4109	\$ _____	Recording @ \$4.00 each
<b>Total Due</b>	\$ <u>175.00</u>	<b>Received by: <u>NYLB</u> CK# <u>6737</u></b>

12

City of Barre  
Date: 12/17/2023 Time: 09:41:24  
Client: SLC  
Account:  
Name: BUTLER DANIEL  
Comments: 5 BROOKLYN ST

Description	Amount
BUILDING PERMITS	175.00
Check Number:	6737

To whom it may concern,

My Name is Amy Rodger. I live at 5 Brooklyn Street in Barre, VT. I am writing today to request a variance from the Flood Hazard Area Regulations for the City of Barre (2010), specifically, section 3.02.D.1.a-e, pages 13 and 14. I am requesting a variance on the requirement that I raise my house 7.5 feet and fill in the basement. There is about a foot between the house and the bank that goes almost straight up to the street above. There is no way to get equipment in there to raise the house without digging and risking the integrity of the street above. This means my situation meets the criteria for a variance because there are unique physical circumstances or conditions, including irregularity, exceptional topographical, or other physical conditions peculiar to the particular property, and unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Flood Hazard Area regulation in the neighborhood or district in which the property is located. Because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the flood hazard area regulation. The authorization of a variance is therefore necessary to enable the reasonable use of the property. The unnecessary hardship has not been created by me. The variance, if authorized, will not alter the essential character Flood Hazard Area Regulations for the City of Barre of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, nor be detrimental to the public welfare. The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the flood hazard area regulation and from the city plan. Not raising the house 7.5 feet and not filling in the basement will not result in increased flood levels. The risk to the homes and streets above and adjacent to mine are good and sufficient cause for you to approve this variance. Failure to grant the variance will result in an exceptional hardship to me, I will lose my house because I cannot justify risking so many people nor spending this kind of money to accomplish this requirement. Granting the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimize the public, or conflict with other local ordinances, and the variance, (in fact it will prevent much of that) if approved it is the minimum necessary considering the flood hazard to afford relief. I have less than a half an acre. The house sits on .18 acres.

My home was impacted in the July flood. I was told I had to move my furnace, hot water heater, and electric panel out of my basement. Since there was no space upstairs, to do so required building a mechanical room in my garage which I was told required a permit. As a law-abiding citizen, I filed a permit. I was told it would have to go to the state and they may have additional recommendations.



A permit was issued on 09/22. I received said permit and thought I was good to go so I entered into contracts and began the work. I have put about \$100,000 into the house. I built a mechanical room so the electric panel, heat and hot water could be raised above the level of the flood waters per the new guidelines. I switched to propane heat as it is a cleaner fuel than fuel oil. I did all the right things and I did it without changing the footprint of the house a single millimeter. Imagine my shock when I received a new permit issued on 10/25 that said I had to raise the house 7.5 feet and fill in the basement.

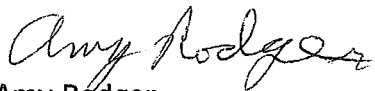
Beyond the physical problem that poses a threat to my street, my house, and the street and houses above mine, it would be fiscally irresponsible to do so. The house was built in the 1900s, it is not in an ideal location, it is taxed on ~\$88,000 and it would cost hundreds of thousands of dollars to do this. Furthermore, I don't even know if the house could sustain the lift.

If you do not approve this variance, you will be taking my home from me. I will be another statistic, a homeless veteran.

Again, I am requesting a variance on the requirement that I raise my house 7.5 feet and fill in the basement primarily due to safety concerns related to the geography of the property. The secondary reason is the personal hardship it will cause as I will lose the house.

Thank you for your time and consideration in this matter.

Thank you,



Amy Rodger  
5 Brooklyn Street  
Barre, VT 05641

5 Brooklyn Street

Amy Holt <ajkjee6@gmail.com>

Wed 11/8/2023 5:28 AM

To:Michelle La Barge-Burke <PermitAdmin@barrecity.org>

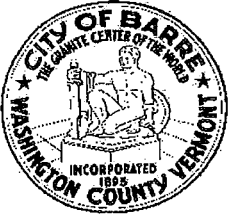
Cc:Amy Holt <aholt@norwich.edu>

Dear Michelle,

I am writing to appeal the request to raise my house at 5 Brooklyn Street in Barre 7.5 feet that was incorporated into my 10/25 permit. I have spent over \$96,436 in repairing the house already. At this point, I do not have the money to pay the mortgage off, nor to raise the building. I requested a design but a site visit has not happened yet. Please accept this as my appeal.

Thank you,  
Amy

Deadline for  
appeal was  
11/11/2023



City of Barre 6 N. Main Street Barre, VT 05641

**FLOOD HAZARD AREA DEVELOPMENT PERMIT**  
 Permit Number F23-000021

**APPLICATION INFORMATION**

**PERMIT FOR:** Residential **EST. COST:** \$173410.54  
**EFFECTIVE DATE:** 11/11/2023 **EXPIRATION DATE:** 11/11/2026 **TAX ID:** 0245-0005.0000  
**PHYSICAL LOCATION:** 5 Brooklyn Street  
 July Flood 2023: Reconstruct mudroom and garage front wall, add mechanical room for electrical panel and propane hot water heater and propane heater & add kitchen pantry all on first floor/garage area. Sump pump added to basement and where needed insulation, sheet rock and floor replacement  
**PROJECT DESCRIPTION**  
**CONDITIONS:** Refer to Agency of Natural Resources letter from the Floodplain Manager dated 10-26-2023

**APPLICANT:** Amy Rodger  
 5 Brooklyn Street ,  
 Barre, VT 05641  
**PHONE:** 802-793-5757  
**OWNER:** Amy Rodger  
 5 Brooklyn Street  
 Barre, VT 05641  
**PHONE:** 802-793-5757

CITY CLERK'S OFFICE  
 Received Nov 13, 2023 08:00A  
 Recorded in VOL: 428 PG: 295- 295  
 Of Barre City Land Records  
 ATTEST: Carolyn S. Dawes, City Clerk

**FEES**

Date	Type	Reference	ReceivedFrom	Amount
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**DECISIONS**

10/27/2023 PERMIT Approved

*Michelle La Barge-Burke* 10/27/23  
 Michelle La Barge-Burke DATE  
 Permit Administrator

Accompanying documents and plans submitted with the flood hazard area development permit application are part of this permit and are on file in the Planning and Zoning Office.

**ANY REQUIRED ZONING PERMITS HAVE BEEN APPROVED AND ARE IN EFFECT.**

Permission is hereby granted in accordance with the requirements of the Barre City Flood Hazard Area Regulations to proceed with the above project. There is an appeal period of 15 days from the date of approval during which time no construction or activity related to this approval may occur. Development requiring Zoning approval must commence construction within a 6 month period and must be completed within 3 years. The project associated with this application must be constructed or operated in accordance with the provisions of the application including associated plans and specifications. The applicant must notify the Permitting Office of any changes in the proposed plans.

**Please Note:** The applicant is responsible for determining property lines and meeting the required setbacks for development. The applicant retains the obligation to identify, apply for, and obtain relevant state permits. For potential Dept. of Environmental Conservation permits, the applicant is advised to visit the Permit Navigator Portal at <https://dec.vermont.gov/permitnavigator>; You are also advised that State construction permits may be needed, and to check with the Department of Public Safety, at (802) 479-4434 to determine what permits, if any must be obtained by that Agency.



**Vermont Department of Environmental Conservation**

Watershed Management Division

1 National Life Drive, Main 2

Montpelier, VT 05620-3522

*Agency of Natural Resources*

phone 802-828-1535

fax 802-828-1544

Michelle La Barge-Burke  
Permit Administrator - City of Barre  
[permitadmin@barrecity.org](mailto:permitadmin@barrecity.org)  
Barre City, Vermont  
(electronic communication)

October 26, 2023

Dear Michelle La Barge-Burke,

Thank you for sending (on 10/25/2023) the application materials for repairs at 5 Brooklyn Street due to flood damage in July of this year.

The application proposes repairs for damage over \$155,000 with other improvements totaling to \$173,410.54. The building is assessed (2022) at \$76,100. As such the flood impact to the structure meets the definition of Substantial Damage. Any work on the building must additionally include a proposal to elevate the lowest floor at least one foot above the Base Flood Elevation.

The structure at 5 Brooklyn Street is within the Zone AE Special Flood Hazard Area of the Stevens Branch. The Base Flood Elevation (BFE) at the site is roughly 609.4'. The Design Flood Elevation (DFE - one foot above the BFE) is roughly 610.4'. The grade at 5 Brooklyn Street is roughly at 603'. So the proposal needs to fill the basement and elevate the Lowest Floor of the structure to or above the DFE roughly seven and a half feet above grade.

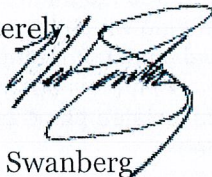
The area below the elevated structure needs to be above grade and can be elevated on posts, piles, stem walls or a foundation providing flood vents. The space can be used for parking, storage and building access.

A proposal including a design to elevate the structure will require an Elevation Certificate for the proposed construction drawings. Please let me know if you would like to meet at the site with the applicant to discuss options.

These comments are provided to the City of Barre as requested through Section 4.01 (F) and VSA §4424. Additional local, State or Federal permits may be required for this project. Where the community has additional, or more stringent standards, those standards apply.

Please let me know if you, or the applicant, have any questions.

Sincerely,



Ned Swanberg

Ned Swanberg, Central Vermont Floodplain Manager, CFM  
DEC River Corridor and Floodplain Protection Program  
[ned.swanberg@vermont.gov](mailto:ned.swanberg@vermont.gov) 802.490.6160  
[www.floodready.vermont.gov](http://www.floodready.vermont.gov)



**City of Barre, Vermont  
FLOOD PERMIT**

**PERMIT NUMBER: F23-000021**

**ISSUE DATE: 10/27/2023**

**EFFECTIVE DATE: 11/11/2023**

**THIS CERTIFIES THAT:**

**Amy Rodger**

**July Flood 2023: Reconstruct mudroom and garage front wall, add mechanical room for electrical panel and propane hot water heater and propane heater & add kitchen pantry all on first floor/garage area. Sump pump added to basement and where needed insulation, sheet rock and floor replacement**

**CONDITIONS: Refer to Agency of Natural Resources letter from the Floodplain Manager dated 10-26-2023**

**ADDRESS OF PARCEL:**

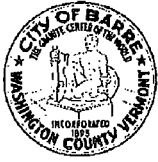
**5 Brooklyn Street**

Permission is hereby granted in accordance with the requirements and regulations of the Barre City Flood Hazard Regulations to proceed with the above project.

**THIS POSTER MUST BE DISPLAYED IN A CONSPICUOUS  
PLACE ON THE PREMISES, VISIBLE FROM THE  
STREET UNTIL 11/11/2023**

**FOR MORE INFORMATION CONTACT THE PERMITTING DEPARTMENT**

**City of Barre 6 N. Main Street Barre, VT 05641 (802) 476-0245**



CITY OF BARRE, VERMONT

FLOOD HAZARD PERMIT NOTICE

Dear Landowner/Applicant:

Flood Hazard permit # F23-000021 on parcel 5 Brooklyn Street has  
been approved for a project generally described as Reconstruct mudroom and garage front wall, add mechanical room for electrical panel and propane  
hot water heater and propane heater & add kitchen pantry all on first floor/garage area. Sump pump added to basement and where needed insulation, sheet rock and floor replacement

CONDITIONS: Refer to Agency of Natural Resources letter from Floodplain Manager dated 10-26-2023

It will become effective on November 11, 2023 after the expiration of the 15 day appeal period. During the appeal period you are **required by State Statute** VSA § 4449(a)(3) to display the enclosed Permit Notice Poster (blue card), on your property so that it can be read within view from the closest public right-of-way until the time for appeal of the permit has passed, until November 11, 2023.

**Failure to post the Permit Notice for the required time period shall make the permit null and void.**

As noted on the bottom of your Flood Hazard Permit and in Ordinance, development associated with your Flood Hazard permit **must commence construction within a 36-month period, and must be completed within 5 years**. If no work has been commenced within the first 36-month period, your permit is null and void, and you will need to reapply should you want to complete the project.

**NOTE**

It is the **applicant's responsibility** to contact those entities listed below **BEFORE** commencing your project included but not limited to new commercial construction, alterations, renovations, additions, demolition of public buildings or changes to the Wastewater System and Potable Water Supply Permit. These may be state required permits of which you are fully responsible for:

- State of Vermont Department of Public Safety's Division of Fire Safety at (802) 479-4434; and
- Please visit the online Permit Navigator to help answer state environmental permitting questions 24/7/365. Please check it out: <https://dec.vermont.gov/permitnavigator> .

*By acceptance of this flood hazard permit, you agree to the conditions and timelines set forth by permit, by City Ordinance and by State Statute, and affirm that you understand these requirements accordingly.*





WATERSHED MANAGEMENT DIVISION

RIVER CORRIDOR and FLOODPLAIN MANAGEMENT

## DEVELOPMENT REVIEW SUBMISSION CHECKLIST

24 VSA §4424: FLOOD HAZARD AREA

(D)(i) *Mandatory provisions. All flood and other hazard area bylaws shall provide that no permit for new construction or substantial improvement shall be granted for a flood or other hazard area until after both the following:*

- (I) *A copy of the application is mailed or delivered by the administrative officer or by the appropriate municipal panel to the agency of natural resources or its designee.*
- (II) *Either 30 days have elapsed following the mailing or the agency or its designee delivers comments on the application.*

Municipality Name: City of Barre, VTSubmittal Date: 10/25/2023

### **Required Documentation:** *(please include a copy of this checklist)*

To ensure this mandatory review by VT ANR is completed within the regulatory time frame, the following materials must be submitted, either as electronic files or as printed copies:

- Copy of local permit information is attached.*  
Copy of the local zoning permit application and any other relevant documentation that may have been included with the permit application that was submitted to the Town  
*Preliminary determination is the proposed development is in conformance with community's flood hazard regulations.*
- Preliminary determination by the community as to *whether or not* this proposed development is in conformance with the community's flood hazard regulations  
*See attachments for this description.*
- Thorough description of all proposed development within the Special Flood Hazard Area (SFHA) and within the ANR delineated Fluvial Erosion Hazard (FEH) Overlay Zone  
*See attached map.*
- Site Location Map – either an overview map of the site location generated from an internet application (i.e. Google or Bing) or a Vermont Natural Resource Atlas map  
*See attachments.*
- Sketch or site plans showing the following:
  - o Existing and proposed contours/elevations on the property in the same elevation datum as the most recent and effective NFIP Flood Insurance Rate Map (FIRM)  
*See attached FIRM.*
  - o Location and extent of any proposed fill and/or excavation for the project
  - o NFIP Floodway delineation and NFIP Floodway Fringe delineation boundary  
*See attached FIRM.*
  - o A scale bar, elevation datum conversions (where appropriate), and north arrow  
*See attached FIRM.*
  - o Clearly labeled features including relevant landmarks, roadway names, stream names, and existing and/or proposed buildings and proposed roads or driveways
  - o Proposed lowest floor (including basement) elevation for any structure in a SFHA  
*N/A: No structure is being built.*
- The elevation datum should be referenced to that of the most recent and effective (FIRM) or Flood Insurance Study (FIS) and noted as such on the sketch or site plans  
*Understood.*
- Copies of any previous correspondence with the VT ANR floodplain management section  
*No previous correspondence on file*



**\* Applications will be returned if all the required documentation is not submitted to ANR \***

*The federal definition (44 CFR §59.1) of 'development' in a flood hazard area is defined as any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. All 'development' must be clearly identified on the submitted documentation in order for ANR staff to complete their review of the project.*

**Additional Information:** (when applicable)

Fluvial Erosion Hazard (FEH) Zone or ANR delineated River Corridor (RC)

- a) Extent of the FEH or RC shown on either the site plan, a printout from the ANR Natural Resource Atlas (see links below) or on a map produced by an ANR River Scientist.

Stream Alteration Permit (SAP) or determination from River Management Engineer (RME)

- a) Copy of issued SAP or project related comments provided by the RME, if applicable.

**ANR Watershed Management Websites:**

Flood Hazard Management - [dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection](http://dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection)

ANR Natural Resource Atlas - <http://anrmaps.vermont.gov/websites/anra5/>

**River Management Section Contacts:**

River Management Engineers - [dec.vermont.gov/watershed/rivers/river-management#regions](http://dec.vermont.gov/watershed/rivers/river-management#regions)

River Scientists - [dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/river-scientists](http://dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/river-scientists)

**Submittal of Documents:**

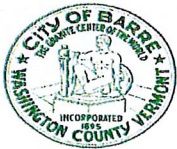
Municipal permit applications for flood hazard area development must be sent to the regional Floodplain Manager – [dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/floodplain-managers](http://dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/floodplain-managers)

Indicate when this project is on the local Board Hearing agenda: N/A at \_\_\_\_\_pm

Electronic version is online at:

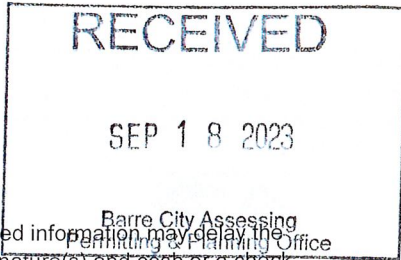
[dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/after-a-flood](http://dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/after-a-flood)





PERMIT APPLICATION FORM COVER SHEET
6 N. Main Street, Suite 7, Barre, VT 05641

Office: (802) 476-0245



Please provide all of the information requested in this application. Failure to provide all the required information may delay the process for obtaining a permit. Submit one copy of the completed application bearing original signature(s) and cash or a check made payable to the City of Barre. Please contact the State of Vermont Permit Specialist at 802-505-5367 for any required state permits.

PHYSICAL LOCATION OF PROJECT (E911 address):

5 Brooklyn St. Barre VT 05641

CONTACT INFORMATION (all correspondence will be with the Applicant unless otherwise specified)

APPLICANT Amy Rodger
MAILING ADDRESS 5 Brooklyn St Barre VT 05641

PROPERTY OWNER Amy Rodger
MAILING ADDRESS 5 Brooklyn St Barre VT 05641

PREFERRED DAYTIME CONTACT
[checked] Phone 802 793 5757
[ ] email

PREFERRED DAYTIME CONTACT
[ ] Phone
[ ] email

PRESENT USE(S) OF PROPERTY

- [checked] Single Family [ ] Single family w/access. Apt [ ] Duplex [ ] Multi-Family [ ] Mixed Use [ ] Vacant Land
[ ] Commercial/Industrial Bldg. [ ] Institutional [ ] Vacant Bldg. [ ] Other:

PROPOSED USE(S) OF PROPERTY

- [checked] Same as existing [ ] Other

PERMIT(S) BEING APPLIED FOR

- [ ] Zoning
[checked] Building
[checked] Flood Hazard
[ ] DRB Decision

DESCRIPTION OF WORK PROPOSED reconstruct fence add mechanical Rm + pantry
reconstruct mud room + garage front wall
remove + repta create mechanical Rm + pantry
Repair flood damage, roof, and bring to code
Sump pump in basement fuel to propane -> heat of hotwater
electrical in
pantry Mechanical Room

Applicant Received a Building Energy Code Handbook, if applicable for the project:

Date Received: Initials of Applicant:

The undersigned hereby certifies that the information on this application is true and accurate to the best of their belief, consents to its submission, and understands that if the application is approved, any permits issued, and any attached conditions will be binding on the property.

Further, the undersigned authorizes the Permit Administrator and/or the Building Inspector access, at reasonable times, to the property covered by the permit issued under this application, for the purposes of ascertaining compliance with said permit.

APPLICANT SIGNATURE Amy Rodger
PROPERTY OWNER SIGNATURE Amy Rodger

DATE 8-21-23
DATE 8-21-23

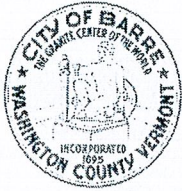
Applications must bear original signatures of the Property Owner of Record, or accompanying Agent for Owner form

All activities approved with a zoning/flood hazard permit from this application must commence within 1 year of issuance, and be completed in 3 years, or the permit will be considered null and void.

All activities approved with a building permit from this application must commence within 1 year of issuance, and be completed in 3 years, or the permit will be considered null and void.

For Office Use Only:
Zoning District: R12 [ ] D-1 [ ] D-2 [ ] Flood Hazard Area AE-FHA Fees Received: \$ WAIVED
[checked] Review by Building Official [ ] Referred to the DRB [checked] Referred to the VTANR for Floodplain Review [ ] Administrative Permit
Zoning Permit: Z - Bldg. Permit: B23-000095 Fld Haz Permit: F23-000021





# City of Barre, Vermont

"Granite Center of the World"

RECEIVED

SEP 18 2023

Barre City Assessing  
Permitting & Planning Office

Permitting Office in City Hall ~ 6 N Main Street, Suite 7, Barre, VT 05641

## FLOOD HAZARD AREA PERMIT APPLICATION

No development may be commenced in the Flood Hazard Area without a Flood Hazard Area Development Permit issued by this office.

No permit for development shall be granted for an application within the flood hazard area until after either thirty (30) days have elapsed following the submittal to the VT ANR Floodplain Manager, or the VT ANR delivers comments on the application.

### EXISTING USE OF THE PROPERTY:

Residential  Non-residential / Commercial

### ASSESSED VALUE OF THE STRUCTURE FROM THE CITY ASSESSOR'S OFFICE:

\$ 76,100 Year 2022

### COST OF CONSTRUCTION/IMPROVEMENTS TOTAL:

\$ 173,410.54

### IS A NFIP ELEVATION CERTIFICATE ON FILE?

Yes  No *property owner may have to submit a stamped and signed Elevation Certificate from a licensed professional.*

### FLOOD HAZARD PERMIT APPLICATION FEES:

<input type="checkbox"/> \$ 40.00 All new construction	<input checked="" type="checkbox"/> \$40.00 Substantial improvements *
<input type="checkbox"/> \$20.00 Non-Substantial improvements	<input type="checkbox"/> \$40.00 Certificate of Compliance (not project related)

\* A substantial improvement means any repair, reconstruction, or improvement of a structure, the cost of which either equals or exceeds \$50,000 or exceeds 50% of the market value of the structure, whichever is less, before the start of construction. This term includes structures which have incurred repetitive loss or substantial damage, regardless of actual work performed.

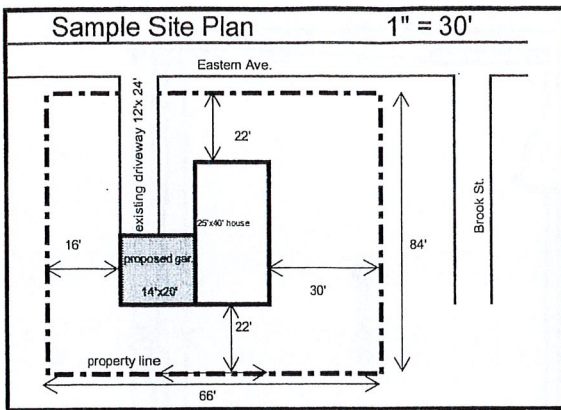
### FLOOD HAZARD PERMIT FEE TOTAL:

Subtotal application fee from above: \$ 0 + \$15 recording fee = \$ 0

The following activities are exempt from Flood Hazard Regulation:

- Normal maintenance and repair of an existing structure;
- Minor internal improvements within an existing structure which does not otherwise require a zoning or building permit and the cost of such improvement is less than \$500 in value;
- Demolition of structures; Farming; Forestry;
- Power generation and transmission facilities that are regulated by the VT Public Service Board; and
- Hunting, fishing and trapping on private lands. This does NOT include facilities supporting such activities such as firing ranges or rod and gun clubs.



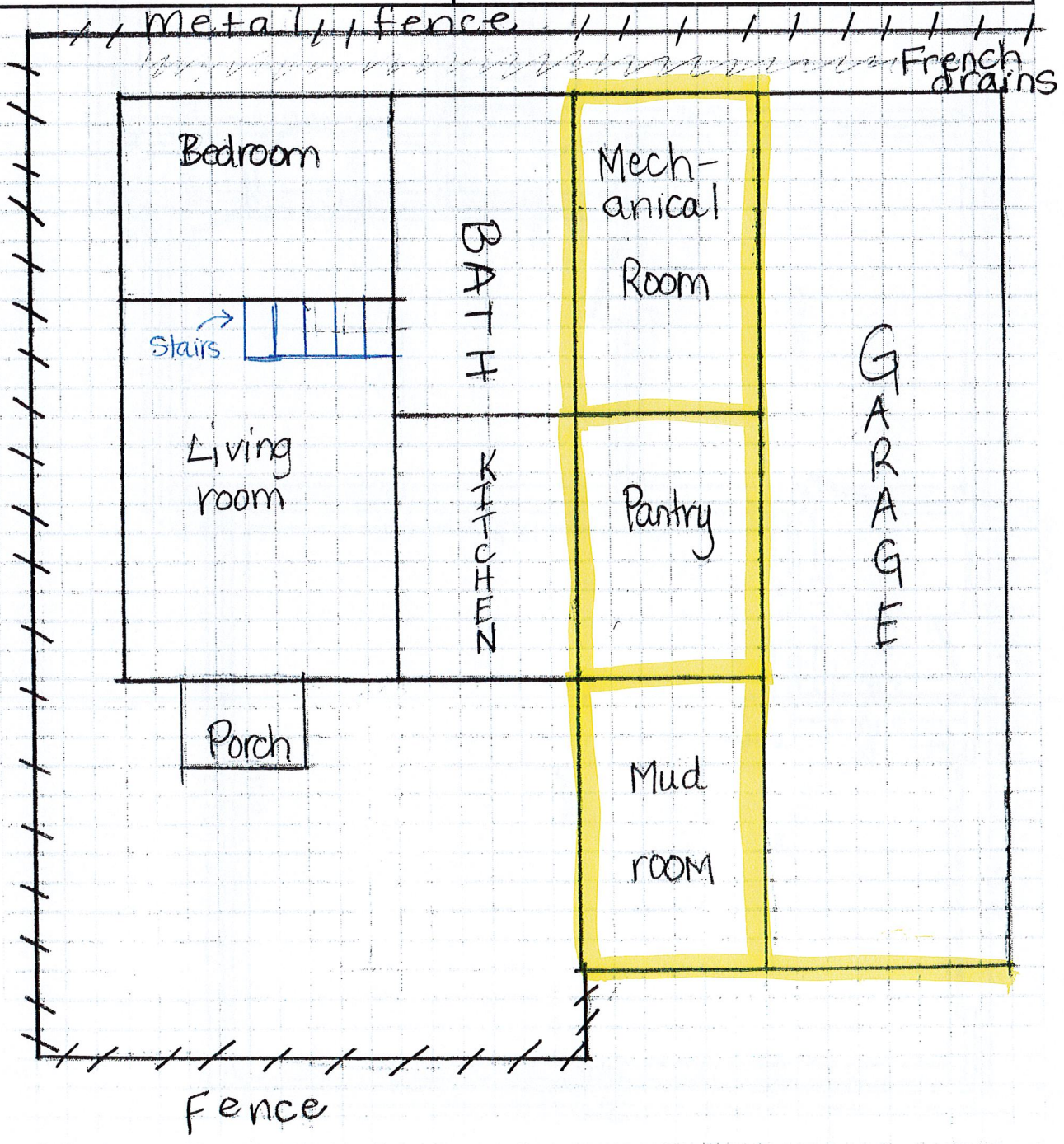


Provide a sketch below for your property and the proposed improvements for the following:

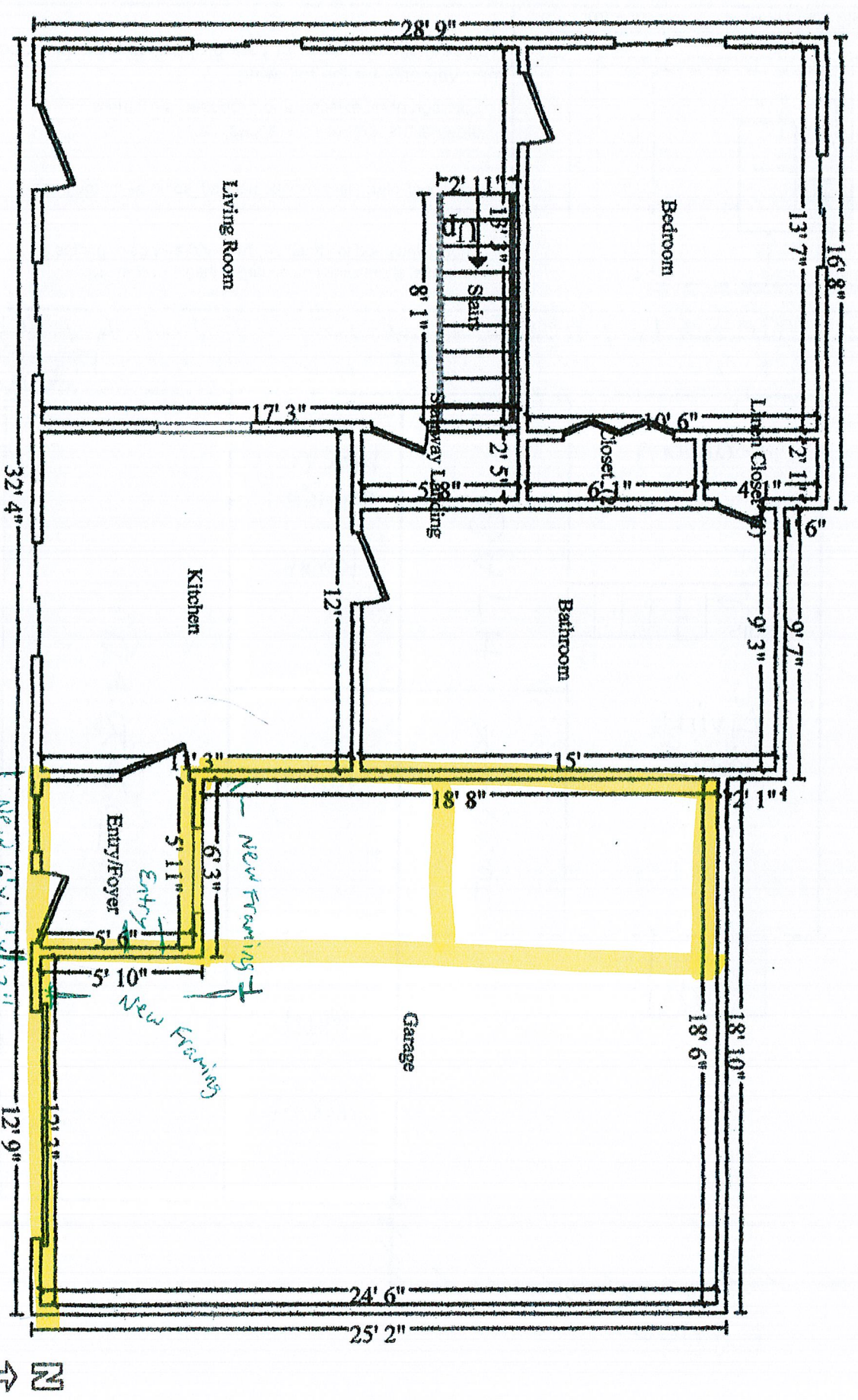
Location of all existing and proposed structures, dimensions, setback distances, etc.

Additional information may be needed, so be as thorough as possible.

Should you need to attach any further drawings or photos, additional sheets shall be no larger than 11x17 in size.







HOLT\_REPAIR

18' 9" New Framing, New Entry Main Level  
 Door, New Garage Entry  
 Door, Existing garage overhead door  
 8/18/2023  
 Page: 22





IMPROVEMENT DATA

0245-0005-0000 Property Class: 101  
BROOKLYN ST 005

PHYSICAL CHARACTERISTICS

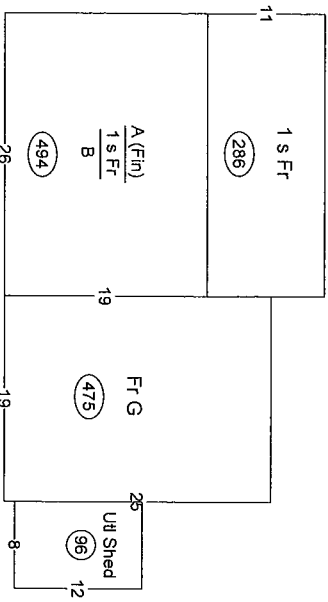
Style: Cape  
Occupancy: Single family  
Story Height: 1.0  
Finished Area: 1040  
Attic: 1/2 Finished  
Basement: 3/4

ROOFING  
Material: Asphalt Shingles  
Type: Gable  
Framing: Std for class  
Pitch: Not available

FLOORING  
Slab B  
Sub and joists 1.0, A  
Vinyl tile 1.0  
Carpet 1.0, A

EXTERIOR COVER  
Vinyl 1.0  
INTERIOR FINISH  
Drywall 1.0  
Paneling 1.0, A

ACCOMMODATIONS  
Finished Rooms 5  
Bedrooms 2



HEATING AND AIR CONDITIONING  
Primary Heat: Hot water - Oil  
Lower Full Part  
/Bsmt 1 Upper Upper

PLUMBING  
3 Fixt. Baths 1 3  
Kit Sink 1 1  
Water Heat 1 1  
TOTAL 5

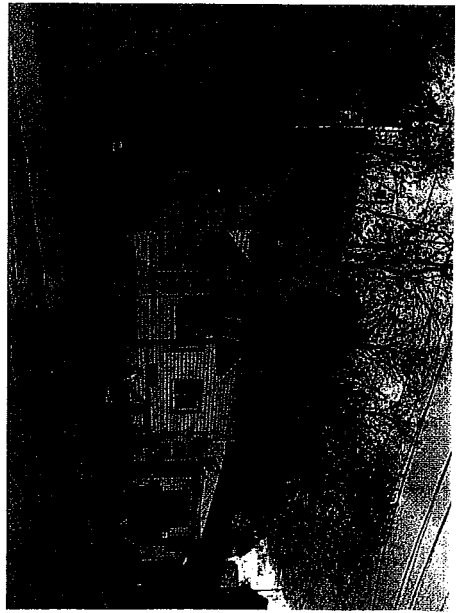
REMODELING AND MODERNIZATION  
Amount Date

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Year Eff	Cond	Base Rate	Feat-ures	Adj Rate	Size Area	Computed Value	Phys Depr	Market Adj	% Comp	Value	
D DWELL	0.00	D		0.00	1	Avg	1902	1902	AV	0.00	N	0.00	1768	92830	33	0	0	100	68420
G01 ATTGAR	0.00	G01		0.00	1	Avg	1902	1902	AV	20.83	N	22.92	19x 25	10890	33	0	0	100	7300
01 UTLSHD	1.00	01		1.00	1	Avg	1902	1902	AV	7.56	N	7.94	8x 12	760	50	0	0	100	380

(LCM: 110.00)



Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

76100

01/01/1900

01/01/1900

Neigh 7 P

TOTAL IMPROVEMENT VALUE

**GOOD DWELLINGS CONSTRUCTION  
LLC**

11 Bassett ST  
Barre, VT 05641 US  
+1 8027934265  
gooddwellingsvt@hotmail.com

**GOOD DWELLINGS  
CONSTRUCTION LLC**  
Building Your Vision

Quotation

ADDRESS Amy Roger  
QUOTATION 1033  
DATE 08/01/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Construction Materials	1	32,123.76	32,123.76
	Labor Slab work, excavation, and carpentry	1	22,000.00	22,000.00
	Waste Removal	1	2,500.00	2,500.00
	Equipment	1	10,625.00	10,625.00
	Fuel	1	1,000.00	1,000.00

Payment schedule and contract to come after quote is agreed upon. TOTAL **\$68,248.76**

Accepted By  
Accepted Date

**COLLINS ELECTRIC**  
**PO BOX 1186, BARRE, VT. 05641**  
**802-839-0111**  
**VT/NH Master Electrician**  
**[scott@collinselectricvt.com](mailto:scott@collinselectricvt.com)**

August 5, 2023

Quote #6612

To : AMY RODGER  
5 Brooklyn Street  
Barre, VT. 05641

Scope of work: As a result of flooding:

Quote for service upgrade, relocate new 200 amp 30 circuit panel to first floor, replace substandard connections in basement, new circuits to garage including water heater and boiler/furnace, upgrade to 200 amp, arc fault breakers on any new circuits, ID all circuits with panel legend, new surge suppressor and Range receptacle.

**Labor and material: \$11,331.00**

**Payment options:**

**Credit card: by Stripe, go to [collinselectricVt.com](http://collinselectricVt.com) web site click on " pay online" at bottom of page**

**Venmo: [@collinselectricvt](https://venmo.com/collinselectricvt)**

**PayPal: [@collinselectricvt](https://paypal.com/collinselectricvt)**

**Cash or check**

*Thank you for your business*





**IRVING ENERGY**  
**PROPOSAL AND SALES AGREEMENT**  
 85 Mechanic Street  
 Lebanon, NH 03766  
 Derrick Felch 603-380-6289  
 Toll Free 1-888-310-1924

<b>Proposal Submitted To</b>	Date of Proposal: September 1, 2023
Name: Amy Rogers	Account Number: 4059489
Street Address: 5 Brooklyn Street	Location of Job: 5 Brooklyn Street
City, State, Zip: Barre VT 05641	Barre 05641
Phone: 802-793-5757	Email:

We hereby submit this proposal to sell, install and place in operating condition at the described location, based on the specifications, terms and conditions set forth, the following equipment:

IBC SFC 199 COMBI HEAT AND HOT WATER BOILER  
 MODEL IBCSFC1991

**Specifications:**  
 Irving Energy proposes to remove and dispose of your old heating system and to install new wall hung IBC SFC199 COMBI boiler. We will be installing new water feed valve, backflow preventer, expansion tank, drip leg, gas shut off valve, isolation valves, drains, relief valve, close boiler electrical, close boiler gas supply, pipe and fittings to adapt to systems existing supply and return hydronic lines. We are removing the oil tank, we can pump it out but cannot credit for oil. When we spoke you were going to make use of the oil somewhere else. All work to be performed and completed to state and local code.

Estimated date of commencement of work:  
 Estimated date of completion of work:  
 See Appendix A for any additional specifications

**We propose to sell, install and place in operating condition, the equipment and materials in accordance with the specifications for the total sum of: \$ 16,344.00**

**Payment to be made as per the following selected payment option:**

Cash Sale                      30 day sale                      Wells Fargo Financing

                                                                                                                 See Wells Fargo Financing Document

**Down Payment                      \$ 8,172.00                      Balance Remaining                      \$ 8,172.00**

NOTE: This equipment proposal may be withdrawn by Irving Energy if not accepted within 15 days

**NOTICE OF RIGHT TO CANCEL**  
 You may cancel this transaction, without any penalty or obligation, within 3 business days from the date of acceptance. To cancel this transaction mail, deliver or fax a signed and dated notice of cancellation to Irving Energy:

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications, terms and conditions are satisfactory and hereby accepted. You are authorized to do work as specified. Payment will be made based on the selected payment method chosen above. I have read and agree with the attached terms and conditions. If I have selected 30 day sale or Wells Fargo Financing terms, I further acknowledge that financing options are contingent on credit approval, and I authorize you to obtain financial information from credit reporting agencies. My date of birth is (MM/DD/YYYY) : \_\_\_\_\_.

Date of Acceptance: \_\_\_\_\_ Signature \_\_\_\_\_

Signature \_\_\_\_\_ Derrick Felch  
 Irving Energy

NCIP811840-2023

POLICY NO

1/24/2023 - 1/24/2024

POLICY TERM

\$150,000.00

AMT OF BLDG COV AT TIME OF LOSS

# SWORN STATEMENT IN PROOF OF LOSS

NOT PROVIDED

INS CLAIM NO.

Noyle W. Johnson Insurance

AGENT

119 River Street

AGENCY AT

Montpelier, VT 05601

TO Trisura Specialty Insurance Company:

At time of loss, by above indicated policy of insurance, you insured the interest of Holt, Amy; 5 Brooklyn Street; Barre, VT 05641

against loss by Flood to the property described according to the terms and conditions of said policy and of all forms, endorsements, transfers and assignments attached thereto.

TIME AND ORIGIN A Flood loss occurred about the hour of Twelve o'clock AM.

on the 10 day of July, 2023 The cause of the said loss was

Stream, River, Lake Overflow

OCCUPANCY The premises described, or containing the property described, was occupied at the time of the loss as follows, and for no other purpose whatever:

Owner

INTEREST No other person or persons had any interest therein or encumbrance thereon except:

Northfield Savings Bank

1. FULL AMOUNT OF INSURANCE applicable to the property for which claim is presented is	\$150,000.00
2. ACTUAL CASH VALUE of building structures	\$221,554.70
3. ADD ACTUAL CASH VALUE OF CONTENTS of personal property insured	\$0.00
4. ACTUAL CASH VALUE OF ALL PROPERTY	\$221,554.70
5. FULL COST OF REPAIR OR REPLACEMENT (Building and Contents)	\$173,410.54
6. LESS APPLICABLE DEPRECIATION	\$17,925.45
7. ACTUAL CASH VALUE LOSS is	\$155,485.09
8. LESS DEDUCTIBLES	\$5,485.09
9. NET AMOUNT CLAIMED under above numbered policy is	\$150,000.00

The said loss did not originate by any act, design or procurement on the part of your insured, nothing has been done by or with the privity or consent of your insured to violate the conditions of the policy, or render it void; no articles are mentioned herein or in annexed schedules but such as were destroyed or damaged at the time of said loss, no property saved has in any manner been concealed, and no attempt to deceive the said insurer as to the extent of said loss, has in any manner been made. Any other information that may be required will be furnished and considered a part of this proof.

Subrogation - To the extent of the payment made or advanced under this policy, the insured hereby assigns, transfers and sets over the insurer all rights, claims or interest that he has against any person, firm or corporation liable for the loss or damage to the property for which payment is made or advanced. He also hereby authorizes the insurer to sue any such third party in his name.

The insured hereby warrants that no release has been given or will be given or settlement or compromise made or agreed upon with any third party who may be liable in damages to the insured with respect to the claim being made herein.

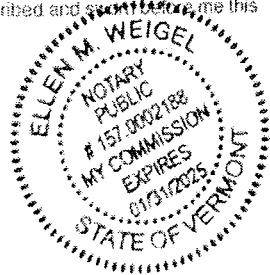
The furnishing of this blank or the preparation of proofs by a representative of the above insurer is not a waiver of any of its rights.

I declare under penalty of perjury that the information contained in the foregoing is true and correct to the best of my knowledge and belief.

State of Vermont Insured

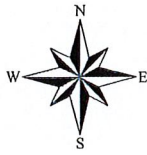
County of Washington Insured

Subscribed and sworn to before me this 18th day of August, 2023



Ellen M. Weigel Notary Public





# 5 Brooklyn Street

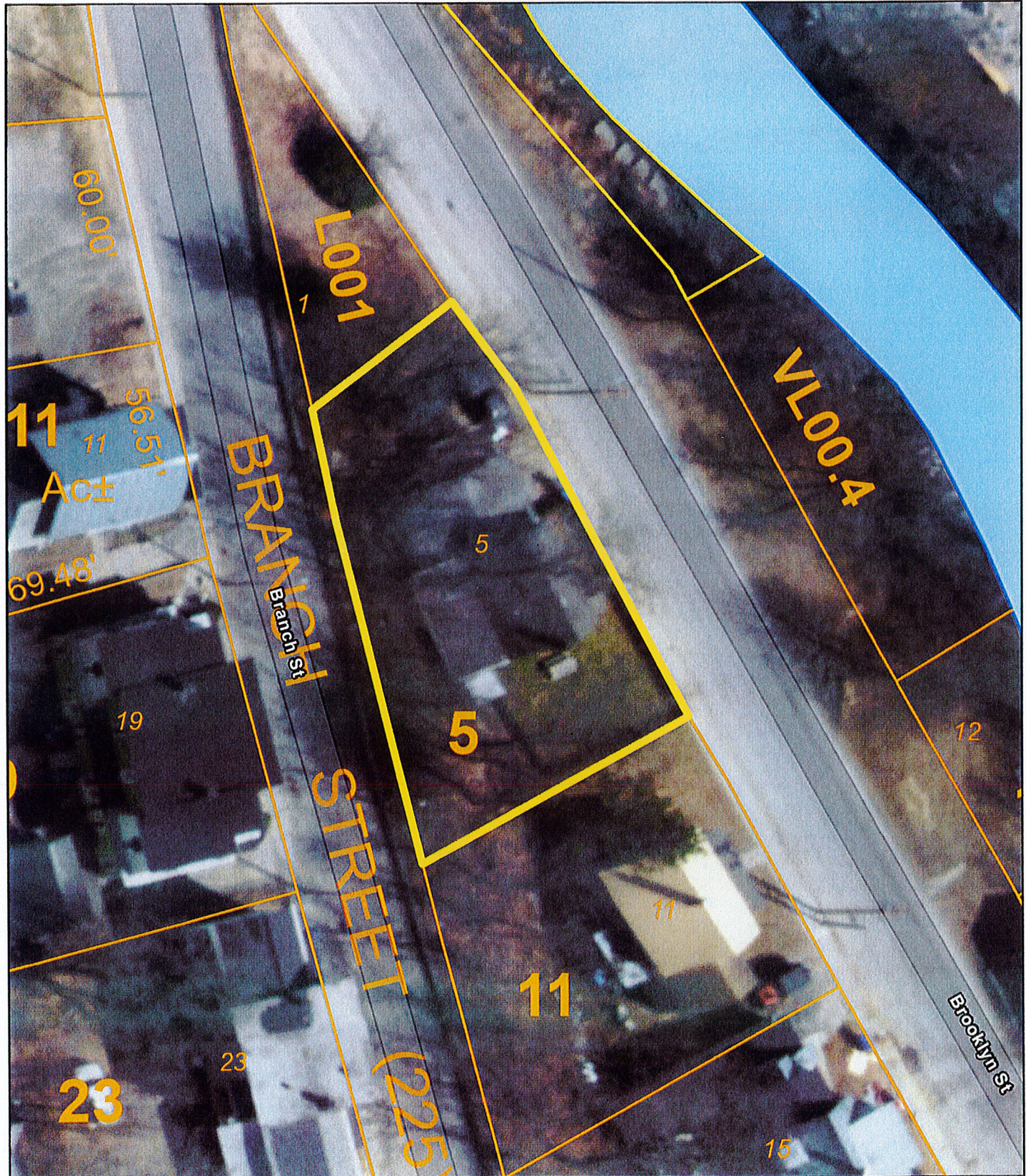
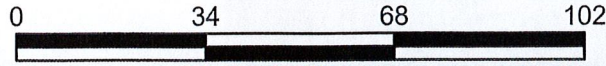
City of Barre, VT

1 inch = 34 Feet



[www.cai-tech.com](http://www.cai-tech.com)

October 25, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



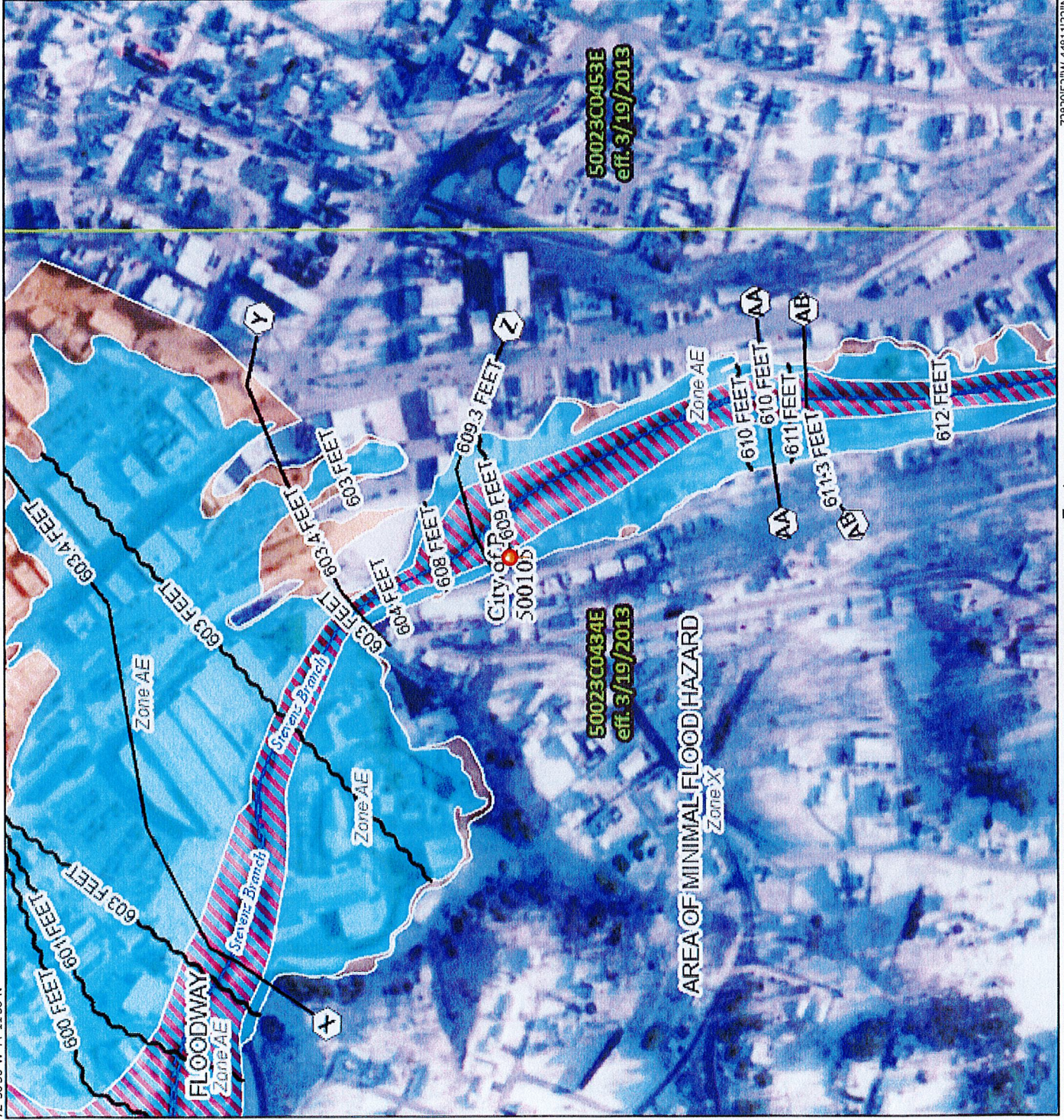




# National Flood Hazard Layer FIRMette



72°30'30"W 44°11'58"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li>Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li>With BFE or Depth Zone AE, AO, AH, AI, VE, AI</li> <li>Regulatory Floodway</li> </ul>	<p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li>0.2% Annual Chance Flood Hazard, A of 1% annual chance flood with average depth less than one foot or with drain areas of less than one square mile</li> <li>Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li>Area with Reduced Flood Risk due to Levee. See Notes, Zone X</li> <li>Area with Flood Risk due to Levee, Zone X</li> </ul>	<p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li>NO SCREEN</li> <li>Area of Minimal Flood Hazard Zone X</li> <li>Effective LOMRs</li> <li>Area of Undetermined Flood Hazard</li> </ul>	<p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li>Channel, Culvert, or Storm Sewer</li> <li>Levee, Dike, or Floodwall</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li>Cross Sections with 1% Annual Chan Water Surface Elevation 20.2 17.5</li> <li>Coastal Transect</li> <li>Base Flood Elevation Line (BFE)</li> <li>Limit of Study</li> <li>Jurisdiction Boundary</li> <li>Coastal Transect Baseline</li> <li>Profile Baseline</li> <li>Hydrographic Feature</li> </ul>	<p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li>Digital Data Available</li> <li>No Digital Data Available</li> <li>Unmapped</li> </ul>
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The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/25/2023 at 1:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.