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APPLICATION FOR ZONING PERMIT
Town of Maidstone, VT

For Administrative Use Only:

Date received: 7/6/26 Received by: Tammy Haas Application # 26-009

Fee Due for Application: $ 85.00 Fee received by: Tammy Haas Date: 7/6/26

A zoning permit is required prior to ALL land development, defined as the division of a parcel into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation, or landfill, and any change in the use of any building or other structure, or land, or extension of use of land (Bylaw §502 (1)). If the application is found to be complete, the Zoning Administrator will issue a decision within 30 days. Incomplete applications will not be processed.

Please note:
(1) According to §322 Initiation of Construction: Construction may not be initiated under a Maidstone zoning permit for projects requiring an Agency of Natural Resources Waste Water and Potable Water supply permit until such permit is issued by the Agency under 10 VSA Chapter 64.
(2) The property owner/applicant is required to post an approved building permit within view of the public right-of-way most nearly adjacent to the subject property until the Certificate of Project Completion has been issued.

1. Property Address: 2091 Westside Lake Rd Parcel ID#:_____ District:_____

PROPERTY OWNER (if more than one OWNER, attach separate sheet)	**APPLICANT (If DIFFERENT from OWNER)**
Name: (Please print) Joseph Mendola (JM+DS 2012 Revocable Trust)	Name: (Please print)
Mailing Address: PO Box 71	Mailing Address:
City: Guildhall State: VT Zip: 05905	City: State: Zip:
Email: joe@nainorwoodgroup.com	Email:
Phone: 603-496-4512	Phone:

DO NOT USE THIS PERMIT FOR:
Major Subdivision:_____ Right-of-Way for Property Access:_____ Conditional Use:_____ Curb Cut:_____
These require different Permit Applications, available at Town Hall or on the Town website at https://www.maidstone-vt.org/

2. Proposed Development (check all that apply):
Agriculture:_____ Home Occupation (please describe):_____addition_____ Driveway:_____
Minor Subdivision:_____ Dwelling, 1 or 2 Family:_____ Addition:✓ Renovation:_____ Relocation:_____
Dwelling, Accessory:_____ Accessory Use:_____ Change of Use:_____ Landfill:_____ Septic or Well:_____
*Heated/cooled structures must comply with VT Building Energy Standards: Residential Commercial
Hard copy of Energy Code Handbook requested: (Circle one) Yes No

3. Lot Size: 1.09 Road Frontage: 120 ft. Waterfront Frontage: 100 ft.
4. Dimensions of Building Project: Length: 18 ft. Width: 24 ft. Height: 18 ft.
Setback from Road: 100 ft. (setback from the lot boundary markers by the road)
Setback from Waterfront (mean water level): 130 ft. (for Lake and Pond Districts: Tables 210.3 and 210.4)
Setback from Property Lines, facing the property from front lot line (See Bylaw §702 Term Definitions):
Right Side: 15 ft. Left Side: 24 ft. Rear: _____ ft. ?

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5. General description of proposed project: 1st wooden stairs w/8 risers coming from driveway to house level 2nd 18'x24' addition to house for 2 bedrooms on footings (no foundation)

6. Copy of Plot Plan attached: (Circle one) Yes (No)
An accurate plot plan, drawn to scale, showing a detailed footprint of the proposed construction of the new building, addition, or accessory building, as it relates to property lines, road, and shoreline, must be submitted with this application. The drawing must include dimensions to finished grade. A certified survey plat is required for all subdivisions; the Mylar needs to be recorded with the Town Clerk within 30 days. No permit can be issued unless the Mylar is received. Applications for Signs must include a drawing of the proposed sign depicting the exact dimensions of the sign(s) and the installation location.

7. You may be required to obtain one or more State permits before you begin your project. Please contact the Community Assistance Specialist in the St. Johnsbury Department of Environmental Conservation office, ~~Jeffrey McMahon~~, to assist you in determining which State permits are required. Jeff may be contacted at (~~802) 477-2241~~, or by email at jeff.mcmahon@vermont.gov. Eric Deratzian = 802-505-3931

8. The Vermont Shoreland Protection Act, effective July 1, 2014, as well as Maidstone Zoning Bylaws, regulates any land development and/or change to land use within 250 feet of Maidstone Lake's mean water level, such as new construction, renovation, tree or vegetation removal, or additional parking/driveway(s). A State permit or Letter of Determination is required from the State of Vermont. It is strongly recommended that applications to the State be submitted at least 45 days before the proposed beginning date of the project. Please see the Zoning Page on the Town website or the Vermont Department of Environmental Conservation's Shoreland Permitting Page for further information and for Shoreland application forms. If you are unsure as to whether your project requires a Shoreland Permit or Shoreland Registration, please fill out the shoreland project worksheet. Call (802) 490-6200, or contact Laura Woods at laura.woods@vermont.gov, (802) 490-6100, for further information.

9. Copy of Shoreland Permit attached: (Circle one) Yes (No)
Attached is the Letter of Determination that no such permit is required: (Circle one) Yes (No)
If "No", please explain: _____

10. Copy of Vermont Wastewater System and Potable Water Supply Permit attached: (Circle one) Yes (No)
Attached is the Letter of Determination that no such permit is required: (Circle one) Yes (No)
If "No", please explain: over 130 ft. from water line

PROPERTY OWNER/APPLICANT: The undersigned property owner/applicant hereby certifies that the information on this application is true and accurate, consents to its submission, and understands that if the application is approved, the zoning permit and any attached conditions will be binding on the property. The undersigned acknowledges reading and understanding the Maidstone Zoning Bylaws and agrees to abide by these Bylaws, as they pertain to the property and the scope of development identified above. The undersigned acknowledges receiving the digital link to or hard copy of the Residential or Commercial Building Energy Code Handbook, if the proposed structure will be heated/cooled. Further, the undersigned authorizes the Zoning Administrator access, at reasonable times, to the property covered by the permit issued under this application, for the purposes of ascertaining compliance with said permit. The undersigned also authorizes the Listers access, at reasonable times, to the property for the purposes of appraisal.

Signature of Property Owner: Joseph Merrifield Date: 6/20/2026

Signature of Applicant (if not property owner): _____ Date: / /

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DECISION OF ZONING ADMINISTRATOR

Upon the basis of representations contained in this application and a field check by me on: 7/2/26, this application is hereby (Circle or check one):

__✓__ Approved _____ Denied _____ Referred to the Zoning Board or Planning Commission

subject to an appeal on or before: 7/20/26 Effective Date: 7/21/26 (at end of the 15 day appeal period)

Conditions set (if applicable): please read below

Reason for denial: _____

Reason for referral (Circle one): Subdivision: Yes or No Conditional Use: Yes or No Variance: Yes or No

Date: 7/6/26 Ben McKenzie (Name of Zoning Administrator) Ben M (Signature of Zoning Administrator)

Referred to Zoning Board (ZBA) or Planning Commission (PC) on: ___/___/___ (Date) Reason: _____

Date Posted By ZBA/PC: ___/___/___ Date Publicly Warned: ___/___/___ Hearing Date: ___/___/___

Date of Approval: ___/___/___ Date of Denial: ___/___/___ Final Appeal Date: ___/___/___

Decision Returned to Zoning Administrator on: ___/___/___ Zoning Administrator Signature: _____

Recorded by the Town Clerk: _____ (Name) _____ (Signature) _____ (Date)

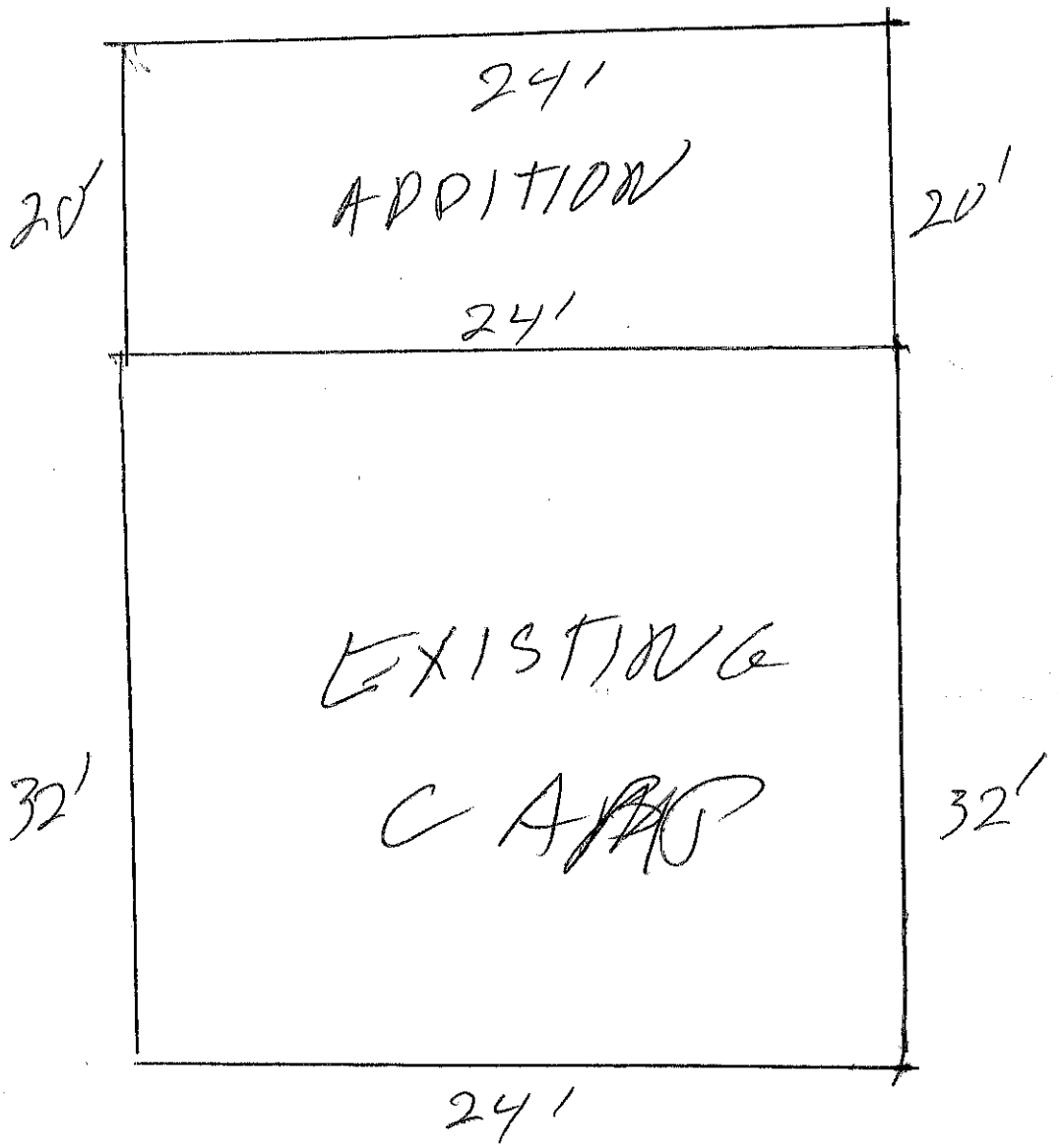
Maidstone Town Clerks Office
Received for Record
on 7-21-26 at 9:00 AM
and recorded in Book 42
and page 300 - 302 of Land
Records. Attest Town Clerk

Recorded in: _____

THIS PERMIT EXPIRES 2 YEARS FROM DATE OF APPROVAL

§502 (4): If the zoning permit is approved, all activities authorized by its issuance shall have substantially commenced within two years of its date of issue, or the zoning permit shall become null and void and reapplication to complete any activities shall be required. In the event that permitted activities have not substantially commenced, a one time, one year extension of the original permit may be applied for before the expiration of the original permit, subject to current application fees.

Your permit has been approved contingent upon verification that your wastewater septic system has been designed to accommodate the proposed additional bedrooms. Please provide documentation demonstrating that the septic system is adequately designed and permitted for the increased bedroom capacity.



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