TOWN OF MAIDSTONE
CHARTERED 1761

APPLICATION FOR ZONING PERMIT

For Administrative Use Only:

Date received: 9/14/2026 Received by: Bob Chapman-Willis Application #_____

Fee for Application: $ 150.00 Fee received by: _____ Date: ___/___/___

ATF Fee: $ 50.00 (After the Fact fee – If construction has already begun)

Total Fees Due: $ _____

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 Wastewater and Potable Water supply permit until such permit is issued by the Agency under 10 VSA Chapter 64.

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) 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: 4472 Maidstone Lake rd Parcel ID: 04-098-028.000 District: _____

PROPERTY OWNER (if more than one OWNER, attach separate sheet)	APPLICANT (If DIFFERENT from OWNER)
Name: (Please print) Louis/Cheryl Goulet	Name: (Please print)
Mailing Address: 10 Greenfield Dr	Mailing Address:
City: Merrimack State: NH Zip: 03054	City: State: Zip:
Email: JonGoulet1911@Gmail.Com	Email:
Phone: 603-620-1062	Phone:

2. Proposed Development (check all that apply):

Agriculture:_____ Home Occupation (please describe):_____ 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: .56 acres Road Frontage: 152.39 ft. Waterfront Frontage: 90 ft.

4. Dimensions of Building Project: Length: 10 ft. Width: 20 ft. Height: 8 ft.

Setback from Road: 65 ft. (setback from the lot boundary markers by the road)

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Setback from Waterfront (mean water level): _____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: 85 ft. Left Side: 5 ft. Rear: 78 ft.

5. General description of proposed project: Shed

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, Eric Deratzian, to assist you in determining which State permits are required. Eric may be contacted at (802) 505-3931, or by email at eric.deratzian@vermont.gov.

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: _____

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.

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Signature of Property Owner: _____ Date: 9/14/26

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

DECISION OF ZONING ADMINISTRATOR

Upon the basis of representations contained in this application and a field check by me on: 8/15/26, 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: 9/30/26 Effective Date: / / (at end of the 15 day appeal period)

Conditions set (if applicable): _____

Reason for denial: Shed distance from sideline does not meet by-laws set back

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

Date: 9/14/26 Bruno McKenzie (Name of Zoning Administrator) _____ (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: / /

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.