



## TOWN OF RANDOLPH, VERMONT

### **Zoning and Planning Office**

zoning@randolphvt.org  
PO Drawer B • Randolph, VT 05060  
802.728-5433 x 13  
www.randolphvt.org

## ZONING PERMIT #Z23-86

Street address: **3720 VT Route 14 South, Randolph Center**  
Parcel number: **112011.000**  
Property owner: **One Life Communities, LLC**  
Applicant: **Steve Axelrod**

Date of issuance: **4/18/2024**  
Effective date of permit (if no appeal is taken): **5/6/2024**

**Project description: Conservation subdivision with 6 developable lots.**

### **Specific condition(s) of permit as stated in the Development Review Board Memorandum of Decision (MOD):**

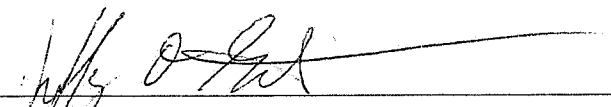
1. Applicant to provide a final surveyors plat to include the location of all existing and proposed utilities (electric, water, wastewater), Right Of Ways, and Easements (506.C.2.c.xi.)
2. Any lots that do not have approved VT State Waste Water approval must include notification to buyers.
3. As stated in 506.B.1.b.iii.D, the applicant shall provide a permanent conservation easement that is acceptable to the Town attorney, is recorded in all land records, and is referenced in all deeds conveying all or any part of the original parcel.

Pursuant to the Randolph Land Use Regulations ("Regulations") in effect at the time of application, the zoning permit for this project is hereby approved and issued under the requirements of the afore-mentioned Regulations and Chapter 117 of Title 24 of the Vermont Statutes Annotated, subject to the following:

1. The property owner(s) and applicant(s), if any, listed above, hereinafter referred to as the Permittees, have been issued this zoning permit to perform all work described on the permit application on file in the Zoning and Planning Office and as conditioned above (if any). If, during the course of construction, the work will be different from what is authorized, the Permittees shall contact the Administrative Officer for a determination of whether the alterations are permissible and to obtain a revised permit, if necessary.
2. In issuing this permit, the Administrative Officer has relied solely upon certification of the Permittees that the information submitted is true and correct. The validity of this permit may be questioned or appealed if it is determined that the project does not comply with the Regulations.
3. The permit is effective 16 days after issuance. Any decision of the Administrative Officer may be appealed to the Development Review Board by the Permittees or another interested party by filing a written notice of appeal with the Clerk of the Board within 15 days of the date of the decision. After this 15-day appeal period, the permit is final.
4. By acceptance of this permit without appeal, the Permittees confirm and agree for themselves and all assigns and successors in interest that the permit and any conditions of same shall run with the

land and will be binding upon and enforceable against Permittees and all assigns and successor in interest as allowed by state statutes. Further, by acceptance of this permit, the Permittees agree to allow the Administrative Officer access to the property covered by this permit, at reasonable times, for the purpose of ascertaining compliance with this permit and the Regulations.

5. This permit is authorization to undertake certain actions as stated in this permit and indicated on the application. The permit shall expire one year from the date it is issued if such action has not begun as evidenced by establishment of the use or the beginning of construction. The Permittees should contact the Administrative Officer if this timeframe cannot be met, as an extension may be allowed, upon request, in limited circumstances.
6. This is a local permit and satisfies the zoning requirements only. Other local permits may be required.
7. A **Certificate of Compliance** is required for all development under this permit. It shall be unlawful to use, occupy, or permit the use or occupancy of any land or structure, or part thereof created, until a certificate of compliance is issued by the ZA for this permit. Be sure to submit an Application for Certificate of Compliance upon completion of this project. Applications are available on the Randolph website or in the Zoning office.
8. If the structure for which you have received a zoning permit will be heated or cooled, your builder (or you, if you are the builder) must file a state Energy Code Certificate, or Owner/Builder Disclosure Statement, in the Randolph Land Records before a Certificate of Compliance can be issued.
9. Limited copies of the **Residential Building Energy Standards (RBES)** are available in the Randolph Zoning Office and additional information is available on this website:  
<https://publicservice.vermont.gov/efficiency/building-energy-standards/residential-building-energy-standards>
10. **CHECK TO SEE IF YOU NEED STATE PERMITS BEFORE STARTING YOUR PROJECT!**  
Contact the following Vermont Agencies to determine what state permits, if any, are required:
  - a. Vermont Agency of Natural Resources: [Vermont Permit Navigator](#) and/or contact Jeff McMahon, State Permit Specialist, at 802-477-2241
  - b. Vermont Division of Fire Safety: [www.firesafety.vermont.gov](http://www.firesafety.vermont.gov) or 888-870-7888.

  
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Jeffrey D. Grout - Zoning Administrator

April 18, 2024

Town of Randolph, VT  
**CERTIFICATE OF COMPLIANCE**

<u>Zoning Permit No.</u>	#Z23-86		
<u>Permittee:</u>	One Life Communities, LLC		
<u>Parcel Numbers:</u>	112011.000	<u>Street Location:</u>	3720 VT Route 14 South
<u>Brief Description of Work:</u>	Conservation subdivision with 6 developable lots		
<u>Description of Acceptable Deviations from Permitted Work:</u>	No deviations.		
<u>Conditions of C.C.:</u>	Any lots without VT approved water or waste water approval shall be notified.		

The buyer of any lot that has not been issued a potable water and wastewater permit shall be issued the following notice, "Notice to Owner/Buyer: Any person who owns this lot acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater disposal system and therefore this lot may not be able to be improved." This applies to Lot #5 and lot #6.

In accordance with §115 of the Randolph Land Use Regulations, this Certificate of Compliance is hereby issued. By such issuance, the Randolph Zoning Administrator acknowledges that the development authorized by the above-referenced zoning permit is in reasonable conformity with said permit and with the Randolph Land Use Regulations. The issuance of this Certificate of Compliance is not to be construed as certifying that the entire property is in compliance with the Randolph Land Use Regulations and the Town reserves the right to pursue future enforcement actions as necessary.

Administrative Officer: \_\_\_\_\_



Date: \_\_\_\_\_

7-17-2024