



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 #Z25-05

Street address: 3720 VT Route 14 S
Parcel number: 112011.000
Property owner: **One Life Communities**
Applicant: **Steve Axelrod**
Zoning District: **RA**
Date of issuance: **March 21, 2025**
Effective date of permit (if no appeal is taken): **April 20, 2025**

Project description: **3-lot subdivision.**

Specific condition(s) of permit: Approved by the Randolph Development Review Board with the following conditions.

- a. **Applicant to provide a final surveyor's plat to include the location of all existing and proposed utilities (electric, water, wastewater), Right Of Ways, and Easements (§506.C.2.c.xi.)**
- b. **Any lots that do not have approved VT State Waste Water approval must include notification to buyers.**
- c. **Within 180 days of the date of receipt of final subdivision approval, the subdivider shall obtain the required signatures and file a signed and certified mylar plat of the approved final plan in the Randolph land records in accordance with the requirements of the Vermont Plat Law (27 VSA Chapter 17), and provide one paper copy of the final plat to the ZA. The plat shall include signature blocks #2, 3 and 4 as shown in Appendix C of the Randolph VT Land Use Regulations, which shall be duly signed by the property owners and ZA prior to filing in the land records.**
- d. **Approval of subdivision plats not filed within 180 days shall thereupon expire. The ZA may extend the date for filing the plat by an additional 90 days, if final local or state permits or approvals are still pending.**
- e. **The revised deeds shall be received for recording by the Randolph Town Clerk within a year of the effective date of the zoning permit authorizing the lot line adjustment**

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 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 a Certificate of Compliance upon completion of this project. Applications are available on the Randolph website or in the Zoning office.
8. **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:
 - Vermont Agency of Natural Resources: [Vermont Permit Navigator](#) and/or contact Jeff McMahon, State Permit Specialist, at 802-477-2241
 - Vermont Division of Fire Safety: www.firesafety.vermont.gov or 888-870-7888.



March 21, 2025

Jeffrey D. Grout – Planning, Zoning and Grant Administrator