

Town of Pomfret, Vermont
ZONING PERMIT APPLICATION

Permit No.

ZP26-13

489-154-10429

Parcel ID number

#1250

\$ 25,000

Est. cost of project

\$ 350.00

App. fee**

Applicant Birdseye Building Company

Address 3104 Huntington Road

Richmond, VT 05477

Email hello@birdseyevt.com

Street Address of Property 49 VT RTE 12

Property Owner (if not same as Applicant) William & Dana Pape

Address 881 Wayside Road EXT Woodstock VT 05091

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Phone Number (daytime)

Lot Size: 0.86 Acres

DESCRIPTION OF PROPOSED WORK

Description of proposed work (incl. dimensions): Planned conditional use change from farmstand/store to professional office. The housing will maintain it's current use as a rental property. The professional office is planned to be used as a satellite office for employees working in the Pomfret/Woodstock region. It is planned to house desk space and storage space for tools and materials in the basement. Scaffolding and similar equipment may be kept outside the office building in the rear. We would remove the small hoop house to use as a staging area or parking for small trailers. Minimal interior renovations would be required to set up desk space and we would change the signs per the attached mock-ups.

Closest distance between new structure/addition and the following property lines (as shown on sketch):

front/street: _____ ft. back: _____ ft. right: _____ ft. left: _____ ft.

Height: _____ ft. No. & type of farm animals for farm structures: _____

NOTICE: Permits must be approved a minimum of 15 days before commencing new use or construction. Use or construction authorized by this permit must be commenced within one year of issue unless delayed by ligation or permit expires.

ACTION OF THE ADMINISTRATIVE OFFICERID of zoning district: RD ID and classification of use: professional officeApplication is REFERRED to the ☒ ZBA or ☐ PC for the following review and approval:☐ Ridgeline ☐ Variance☒ Conditional Use ☐ Other: _____08 - 14 - 26 AO Signature: [Signature]**FINAL ACTION OF THE ADMINISTRATIVE OFFICER**
☐ APPROVED ☐ APPROVED with conditions noted ☐ DENIED ☐ NO PERMIT REQUIRED

Comments: _____

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 AO Signature: _____

WARNING: State permits may be required for this project. Call 802-885-8850 to speak to the State Permit Specialist before beginning construction.

**See current fee schedule. Make check payable to Town of Pomfret.

PROPERTY SKETCH

ZP26- 13

INSTRUCTIONS: Draw a lot outline and proposed construction within the lot showing distances to boundaries, existing buildings and location of roads, drives and parking. Show septic facilities and water supply for new residences. Indicate North on your sketch. Use another sheet or attach plans if appropriate.

SEE ATTACHED

CERTIFICATIONS OF APPLICANT AND/OR PROPERTY OWNER

PROPERTY OWNER: The undersigned property owner 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. Further, the undersigned authorizes the Administrative Officer access, at reasonable times, to the property covered by the permit issued under this application, for the purposes of ascertaining compliance with said permit.

[Signature]
Property Owner's signature

8/11/24
Date

APPLICANT (if not property owner): The undersigned applicant hereby certifies that ALL the information submitted on and with this application is true and accurate.

[Signature] *BSC*
Applicant's signature

5/12/26
Date

OFFICE USE ONLY

08 - 12 - 26
Received

\$350 08 - 12 - 26
Fee Paid or deposited

08 - 14 - 26
Application deemed complete

An applicant and/or interested person (as defined in 24 VSA §4464) may appeal any decision of the Administrative Officer to the Zoning Board of Adjustment (ZBA) within 15 days of the date of the decision. Said notice shall be in writing, mailed or delivered to the Clerk of the ZBA, and give the reasons for the appeal. Failure to appeal this decision may prevent any party from arguing against its elements in a future hearing or appeal. 24 VSA §4472.

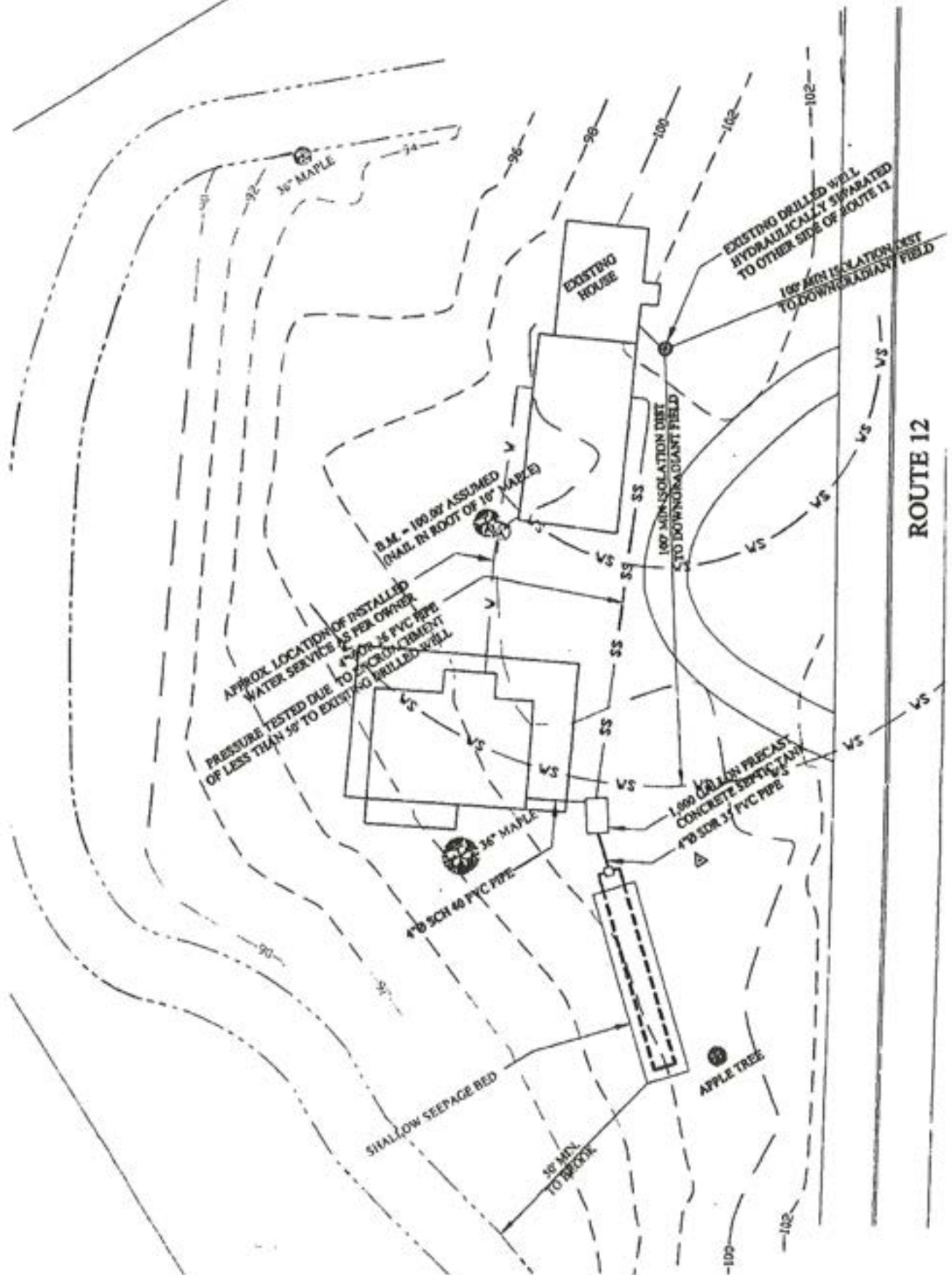
EXHIBIT B



EXHIBIT C



EXISTING SEPTIC AND WATER SITE PLAN
FOR REFERENCE





Natural Resources Atlas
Vermont Agency of Natural Resources

vermont.gov



LEGEND

Contours - LIDAR 1ft.

- Contour Line, Index Major
Contour Line, Index Minor
Contour Line, Intermediate Even
Contour Line, Intermediate Odd

Private Wells

- GPS Located
- Screen Digitized
- ESRI Address Matched
- Waterfall/Clarion
- Unknown Location Method
- Incorrectly Located

Parcels (standardized)

- Roads**
- Interstate
 - US Highway, 1
 - State Highway
 - Town Highway (Class 1)
 - Town Highway (Class 2,3)
 - Town Highway (Class 4)

State Forest Trail

- National Forest Trail
 Legal Trail
 Private Road/Drive
 Proposed Roads

Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas



DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

42.00 83.0 Meters

1" = 136 Ft 1cm = 16 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

83.0
0
WG5_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources



49 VT RT 12

Vermont Agency of Natural Resources

vermont.gov



50.0 0 25.00 50.00 Meters

1" = 82 Ft. 1cm = 10 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

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LEGEND

- LOMRs
- Political Jurisdictions
- Profile Baselines
- Cross-Sections
- Base Flood Elevations
- Levees
- Transect Baselines
- General Structures
- Flood Structure
- Bridge
- Dam, Weir, Jetty
- Other Structures
- Flood Hazard Boundaries
- Limit Lines
- SPMA / Flood Zone Boundary
- Flowage Easement Boundary
- Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- Parcels (standardized)
- Roads

NOTES

Map created using ANR's Natural Resources Atlas

POMFRET ZBA NOTICE OF HEARING

A public hearing before the Pomfret Zoning Board of Adjustment will be held on Thursday, September 24, 2026, at 6:30 PM at the Pomfret Town Offices, 5218 Pomfret Road, North Pomfret, Vermont, to hear the following:

Application #ZP26-13 by Birdseye Building Company to convert the farmstand/store at 49 VT Route 12 into a professional office.

The hearing will be preceded by a site visit at 5:30 PM.

This application is available for inspection at the Pomfret Town Clerk's Office, 5218 Pomfret Road, North Pomfret.

Participation in this local proceeding is a prerequisite to the right to make any subsequent appeal.

**Preston Bristow, Administrative Officer,
dated August 21, 2026.**

EXHIBIT H

Relevant Permits

On the Edge Farm – William & Dana Pape

49 VT Route 12

Pomfret Parcel #1250

Vermont Stream Alteration Permit for riverbank armoring
SA-1-0568 dated 8/31/2001

Town ZBA Variance approval for dwelling addition within highway setback
#04-03 dated 3/16/2004

Town ZBA Variance approval for barn addition within highway setback
#04-08 dated 6/8/2004

Town ZBA Conditional Use approval for sign exceeding 6 square feet
#05-06 dated 5/9/2005

Town ZBA Conditional Use approval for retail store/farmstand to sell home
and garden non-agricultural related items in addition to exempt farmstand
#05-15 dated 7/6/2005

State Wastewater Permit for retail store/farmstand
WW-3-1181 dated 8/11/2006

CERTIFICATE OF SERVICE ZONING BOARD OF ADJUSTMENT TOWN OF POMFRET

I hereby certify that I, Preston Bristow, sent a copy of the foregoing Pomfret ZBA Notice of Hearing dated August 21, 2026, regarding application #ZP26-13 by U.S. Mail, postage prepaid or electronic mail to each of the following parties:

- **Applicant:** Birdseye Building Company, Richmond, VT
hello@birdseyevt.com
- **Property Owner:** William & Dana Pape, Barnard, VT
dana.pape@icloud.com
- **Adjoiners:**
 - Christopher & Bailey Markwell, Pomfret, VT
baileymarkwell@gmail.com
 - ABRA LLC, Pomfret, VT *abracadabracoffee@gmail.com*
 - David Lewis, PO Box 535, Woodstock, VT 05091
 - Timothy & Emily Fox, 80 VT Route 12, Woodstock, VT 05091
 - Sarah Maynard, 27 Cross Road, Stamford, CT 06905
 - Peter & Patricia Stromblad, 3272 Barnard Road, Woodstock, VT 05091
 - USA, Appalachian National Scenic Trail, c/o Green Mountain Club *mflanigan@greenmountainclub.org*

Dated at Pomfret, Vermont, this 21st day of August 2026.



Preston Bristow, Administrative Officer
Town of Pomfret, Vermont