

TOWN OF POMFRET, VERMONT

CONDITIONAL USE PERMIT #ZP26-17

DATE ISSUED: October 9, 2026

PARCEL ID #: 1250

PROPERTY OWNER: William and Dana Pape

APPLICANT (if not owner): Birdseye Building Company

PROPERTY ADDRESS: 49 VT Route 12

BRIEF DESCRIPTION OF PROJECT: Convert an existing farmstead/store to professional office use.

CONDITIONS: The approved change in use of an existing farmstand/store to professional office is approved subject to the following conditions pursuant to a Memorandum of Decision by the Pomfret Zoning Board of Adjustment on Permit Application #ZP26-17 dated October 9, 2026, as follows:

1. The Proposed Development shall conform in all material respects to the Application materials including Applicant's submissions, plans, written representations to the ZBA and testimony. Any material change shall require further review and approval by the ZBA under the then-applicable regulations.
2. There will be no expansion to the mass or footprint of the existing retail/office building and existing residence.
3. The walk-in basement under the retail/office building may be used for small tool storage.
4. Larger equipment such as staging or a job trailer will be stored behind the retail/office building and out of sight.
5. There will be no workshop space or assembly or fabrication work on the property.
6. There will be no construction debris placed or stored on the property.
7. There will be no visible dust/smoke or discernable or objectionable noise or odor beyond the property line.
8. There will be no change in exterior lighting.
9. Business hours will be from 7 a.m. to 5:30 p.m. Monday-Thursday, but project managers may work after hours and on Fridays and weekends.
10. Work vehicles will not idle for longer than 5 minutes in a 60-minute period per Vermont law.
11. The applicant shall apply for and be granted a sign permit from the ZA before installing a new sign.
12. The Proposed Development shall conform to all applicable federal, state, and local laws, ordinances, and regulations, whether the same have been expressly referenced herein.
13. By acceptance of this Decision and the permit authorized herein, the applicant for itself, its successors, assigns and affiliates agrees to be bound by this Decision and the conditions and limitations described herein.

ADDITIONAL REQUIREMENTS

1. The permittee named above has been issued this zoning permit to perform all changes described on the permit application on file in the Pomfret Town Offices.

2. By acceptance of this permit without appeal, the permittee confirms and agrees for themselves and all successors and assigns that the permit and any conditions shall run with the land and will be binding upon and enforceable against permittee and successors and assigns.
3. This is a local permit and satisfies the zoning requirements only. Other permits may be required. You are advised to consult the Vermont DEC Permit Navigator at <https://dec.vermont.gov/permitnavigator> and complete the permit questionnaire.
4. **Notice:** The Memorandum of Decision by the Pomfret Zoning Board of Adjustment dated October 9, 2026, may be appealed to the Environmental Division of the Superior Court by an interested person who participated in the proceedings before the Zoning Board of Adjustment. Such appeal must be taken within 30 days of the date of the Decision, pursuant to 24 V.S.A. 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

Administrative Officer:



Preston Bristow
zoning@pomfretvt.us
802-457-3861 town office