



WAITSFIELD DEVELOPMENT REVIEW BOARD MEETING AGENDA

Development Review Board Members

Duncan Brines
Chris Cook
John Donaldson,
Chair
Gib Geiger
Steve McKenzie,
Vice-Chair
Rudy Polwin
James Tabor

Planning & Zoning Administrator/ E911 Coordinator J.B. Weir

Town Administrator York Haverkamp

Town Clerk Jennifer Peterson

Treasurer Steve Lewis

**Waitsfield Town
Office**
4144 Main Street
Waitsfield, VT
05673
(802) 496-2218

Tuesday, April 22nd, 2025 @ 7:00pm
Meeting to be held in-person and via Zoom

**PUBLIC ACCESS TO THIS MEETING WILL BE AVAILABLE BOTH IN-PERSON
AT THE TOWN OFFICES OR REMOTE VIA ZOOM. TO PARTICIPATE
REMOTELY, PLEASE USE THE FOLLOWING LINK:**

<https://us02web.zoom.us/j/9190265312>

Meeting ID: 919 026 5312

Or call: 1 929 205 6099

1. CALL TO ORDER

2. REVISIONS TO AGENDA, IF ANY

3. PUBLIC FORUM

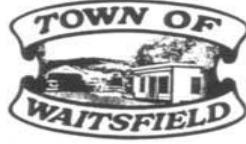
4. 4214-CU David & Marguerite Roberts at 124 Butternut Hill Rd., Waitsfield, VT. Applicants request conditional use approval to construct a 493 sq. ft. studio addition to an existing single-family dwelling. The parcel is identified as #29011.000 in the Agricultural-Residential District Agricultural Residential District, Flood Hazard Area Overlay, and the Fluvial Erosion Hazard Overlay.

5. APPROVAL OF MINUTES – January 14, 2025 & March 25, 2025

6. ADJOURNMENT

7. DELIBERATIONS

Documents related to the above item(s) are available for review in the Town Office, on the town website, and via email. Reasonable accommodations shall be provided upon request to ensure that the meeting is accessible to all individuals regardless of disability. Please contact the Planning & Zoning Office and at 496-2218 x4 for more information.



DEVELOPMENT REVIEW BOARD

STAFF REPORT by J.B. Weir for April 22, 2025 Meeting

Application #:	4129-CU
Land Owner:	David & Marguerite Roberts
Property Address:	124 Butternut Hill Road
Parcel Number:	29011.000 in the Agricultural-Residential District, Flood Hazard Overlay District, and Fluvial Erosion Hazard Overlay District
Meeting Dates:	April 22, 2025
Proposal/Type:	Construction of a 493 sq. ft. studio addition in Flood Hazard Area Overlay District and Fluvial Erosion Hazard Area Overlay District

A. GUIDING ORDINANCE and POLICY PROVISIONS

1. Town of Waitsfield Zoning Bylaws, as adopted March 2, 1971 and amended through January 8, 2024:
 - a. Table 2.07 Agricultural-Residential District
 - b. Table 2.10 Flood Hazard Area Overlay District
 - c. Table 2.11 Fluvial Erosion Hazard Area Overlay District
 - d. Section 5.03 Conditional Use
2. [Waitsfield Town Plan](#), as adopted on October 9, 2023.

B. MATERIALS SUBMITTED

1. On February 20, 2025, the applicants submitted a conditional use permit application #4214-CU, zoning permit application #4214, responses to General and Specific Review Standards, site plans, and a narrative of the project.
2. On March 28, 2025, the PZA included in the file feedback on the proposed addition from Regional Floodplain Manager, Ned Swanberg, along with an accompanying contour map.
3. On April 1, 2025, the applicants submitted a private appraisal of the property dated.
4. On April 15, 2025, the PZA included in the file a map of the subject property from the Flood Ready Atlas and an aerial image of the property from the Town tax map.

5. On April 15, 2025 the PZA included in the file a letter from Matt Montgomery of Vermont Compliance Monitoring. The letter was originally included as part of applicants' fall 2024 application but has details pertinent to the current proposal.
6. On April 16, 2025, applicants submitted a site plan concerning the conforming and nonconforming portions of both the existing and proposed structure (Sheet C 1, dated 4/16/2025).

C. PROPOSED FINDINGS OF FACT

1. The property is located at 124 Butternut Hill Road and the principal use is as a single-family dwelling. The parcel is identified as 29011.000 in the Agricultural-Residential District, Flood Hazard Overlay District, and Fluvial Erosion Hazard Overlay District
2. Per applicants' recent appraisal, the existing home consists of a first floor of 768 sq. ft. and a basement floor (with bedroom) of 400 sq. ft. Accordingly, the total square footage of finished living space is approximately 1,168 sq. ft.
3. Applicant proposes to construct a 495 sq. ft. studio addition. The addition is proposed within the Flood Hazard Overlay District and Fluvial Erosion Hazard Overlay District (see below for FHO and FEHO analyses).

Nonconforming Structure Analysis

4. As proposed the studio addition satisfies the front, side and rear yard setbacks as delineated for the underlying zoning district (Agricultural-Residential) in Table 2.07.
5. The closest point of the existing portion of the home – the overhang of the upper floor - to the riverbank is approximately 24 feet. As proposed, the new studio addition would be setback an additional 11 feet (approx.) from the end of the upper floor overhang, or approximately 35 feet from the riverbank at its closest point.
6. Per section 3.12 of the Zoning Bylaws, the required buffer strip to the Mad River would be at a minimum 50 feet, as the distance is determined by the average grade of the land adjacent to the streambank. Per the site plans submitted, the proposed studio addition is to be no closer to the riverbank than the existing home.
7. Pursuant to Section 3.08 (A) (3), a nonconforming structure may be enlarged or expanded in a manner which increases the degree of noncompliance provided the expansion or enlargement: (a) does not increase the total volume or area of the nonconforming portion of the structure in existence prior to March 5, 2002 by more than 50%; (b) does not, after May 17, 2010, increase the total footprint of a structure within the Fluvial Erosion Hazard

Area Overlay District by more than 500 square feet or 50% of the existing footprint of the principal structure, whichever is greater (see Table 2.11 and Section 5.03F); (c) does not extend the nonconforming feature/element of a structure beyond that point which constitutes the greatest pre-existing encroachment; and (d) complies with all conditional use standards.

8. Applicants have provided a breakdown of the existing structure with regard to square footage both conforming (outside the 50-foot riparian buffer) and nonconforming (within the 50-foot riparian buffer). Applicants have also provided the same information with regard to the proposed addition.
9. Of the existing structure, approximately 890 sq. ft. of the existing 1, 168 sq. ft. structure is within the riparian buffer and thus deemed nonconforming. (Therefore, approximately 278 sq. ft. of the existing structure is conforming.) As proposed, of the 493 sq. ft. studio addition, approximately 268 sq. ft. would be situated within the riparian setback and would therefore constitute nonconforming space. (Resulting in the remaining 225 sq. ft. of studio conforming to the 50-foot setback.) Therefore, applicants' proposal satisfies the standard under Section 3.08 (A) (3) (a), as the additional 268 sq. ft. of nonconforming space is just over a 31% increase is well under the 50% threshold.
10. The project is within the Fluvial Erosion Hazard Overlay District. Pursuant to subsection b above, the addition cannot increase the total footprint of a structure within the Fluvial Erosion Hazard Area Overlay District by more than 500 square feet or 50% of the existing footprint of the principal structure, whichever is greater. Applicants proposed addition is 493 sq. ft., thereby satisfying this standard.
11. As proposed, the studio addition is further away from the riverbank than the existing home, and therefore does not extend the nonconforming feature/element of a structure beyond that point which constitutes the greatest pre-existing encroachment. Subsection c above is satisfied.
12. The project as proposed complies with all conditional use standards. The criterion of Section 3.08 (A) (3) (d) is satisfied.

Flood Hazard Overlay & Fluvial Erosion Hazard Overlay Analysis

13. As noted above, applicants propose to construct a 493 sq. ft. studio addition within the Flood Hazard Overlay District and Fluvial Erosion Hazard Overlay District.
14. Applicant submits that the existing house and proposed studio addition are perched on a ledge well-above the Mad River and well-above any flooding that has occurred over the last 40 years. Applicant further submits that the property has had some flooding over the

years, but that this flooding is attributable to water coming over from Butternut Hill Road. Applicant submits that when this flooding occurs, the water flows around the home and follows a natural swale that leads directly back to the river.

15. Per email correspondence from Regional Floodplain Manager Ned Swanberg, he confirms that the proposed studio addition is within the Waitsfield Fluvial Erosion Hazard Area (FEHO), immediately bordering the SFHA and Floodway, and within the extent of the mapped 0.2% flood hazard.
16. Neither a survey nor an Elevation Certificate has been provided. Accordingly, Mr. Swanberg submits that if any portion of the existing home (including supports) touch the ground below the Base Flood Elevation (BFE) of ~763 feet, then the entire structure is to be considered within the high-risk Special Flood Hazard Area. This has been confirmed by Matt Montgomery from Vermont Compliance Monitoring who has analyzed the existing structure at the behest of the applicants. Per his letter as submitted, “the steel supports on the riverside face of the home and some supporting posts for the southern deck are anchored to bedrock below the BFE of 763 feet. He adds that the bottom foot or so of the lowest floor is also within the SFHA. Accordingly, the existing structure is within the high-risk SFHA.
17. All development within the FHO shall be subject to the provisions of Section 5.03 (E), as well as any applicable requirements of the underlying zoning district.
18. Pursuant to Section 5.03 (E) (15), Substantial improvements to existing structures for residential purposes, including expanded or replacement manufactured (mobile) homes, and accessory dwellings *shall be elevated such that the lowest floor (including the basement) is [at least one foot] above the base flood elevation*, to be documented in as-built condition through submission of a FEMA Elevation Certificate. Applicants have not completed a survey nor submitted an Elevation Certificate.
19. Pursuant to Section 7.03 (Flood Hazard and Fluvial Erosion Hazard Area Regulation Definitions), a “Substantial Improvement” is defined as: “Any repair, reconstruction, or improvement of a structure, the cost of which, over three years, or over a period of a common plan of development, cumulatively equals or exceeds 50% of the market value of the structure either (a) before the improvement or repair is started or (b) if the structure has been damaged, and is being restored, before the damage occurred...” Per Mr. Swanberg, “If the value of proposed labor and materials exceeds 50% of the value of the building, then the proposal would be considered a *Substantial Improvement*, and the structure must have its lowest floor level elevated to at least one foot above the BFE [Base Flood Elevation].”

20. Pursuant to Section 5.03 (E) (19), A small accessory structure that has a total footprint of 500 square feet or less and represents a minimal investment need not be elevated to the base flood elevation, provided the structure: (a) shall be used only for parking or the storage of non-hazardous materials, as specified in the permit and conditions of approval; (b) shall be designed to have low flood damage potential; (c) shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters; (d) shall be firmly anchored to prevent flotation which may result in damage to other structures; (e) shall have a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one-foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters; and (f) shall have service facilities such as electrical and heating equipment elevated or flood proofed to at least one foot above the base flood elevation.
21. Given that applicants do not contest the location of the structure as within the SFHA, an Elevation Certificate is moot and will not be completed. Furthermore, given that the existing steel supports for the home are anchored into the bedrock, raising the home to be a foot above the BFE is not feasible.
22. Accordingly, applicants propose to construct the 493 sq. ft. addition for a total cumulative cost not to exceed the threshold of 50% the market value of the existing home.
23. Per Town of Waitsfield lister records, the current listed value of the home is \$147, 700 (dated 2006). Applicants have, however, undergone a recent private residential appraisal which has been submitted to the Town Assessor for approval. Dated December 16, 2024, a full private appraisal report is included in the packet. The market value of the home has been deemed \$424, 000 (not including land). Per email correspondence from the Town Assessor, Mary Jane Potter (dated 4/16/2025), applicants' private market appraisal is acceptable as "more representative of current values."
24. Should the Town of Waitsfield Assessor accept this appraised market value of \$424, 000, then the cumulative 3-year expenditure on constructing the addition cannot exceed \$212, 000. Otherwise, the addition would constitute a "Substantial Improvement" and would only be allowable if the entire structure was elevated one foot above the BFE. *Per Mr. Swanberg, the Board should condition any approval on the submission of a signed contractual estimate and approved appraisal values.* If the receipts for labor and materials come in at less than 50% (immediately or cumulatively over 3 years) then the proposed addition would not be deemed a Substantial Improvement.

25. With regard to the Fluvial Erosion Hazard Area Overlay District, the existing structure and proposed additions are subject to the standards of Table 2.11 of the Zoning Bylaws. Table 2.11 (D) (a) requires that no new accessory structure or addition to an existing principal structure in this district shall further reduce the minimum setback distance from the stream established by existing structures on the lot, as measured horizontally from the top of the stream bank (or slope) to the point of the structure nearest to the stream. Accordingly, the proposed studio addition can be no closer to the riverbank than the existing home. Per applicants plans as submitted, the proposed studio addition is to be set back farther away from the riverbank than the existing home.
26. Pursuant to Table 2.11 (D) (c), The total combined, cumulative footprint of all accessory structures within the FEHO constructed on a property after May 18, 2010 shall not exceed 500 square feet or 50% of the existing footprint of the principal structure, whichever is greater. Per applicants plans as submitted, the proposed studio addition is 493 sq. ft., thereby satisfying this standard.
27. Pursuant to Table 2.10 (C), an accessory structure less than 500 sq. ft. in area is allowable in the FHO if in association with uses listed as permitted or conditional in the underlying zoning district, subject to conditional use review under Section 5.03 (E). A single-family dwelling is a permitted use in the underlying Agricultural-Residential zoning district and the proposed 493 sq. ft. addition meets the threshold size.
28. Pursuant to Section 5.03 (E) (3), the proposed development is not prohibited within the FHO.
29. Pursuant to Section 5.03 (E) (6), the Board shall consider the following: (a) the danger to life and property due to increased flood heights or velocities caused by encroachments; (b) the danger that materials may be swept onto other lands downstream or to the injury of others; (c) the ability of proposed water supply and sanitation systems to prevent disease, contamination and unsanitary conditions under conditions of flooding; (d) the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on individual owners or residents; (e) the importance of the services provided by the proposed facility to the community; (f) the necessity to the facility of a waterfront location; (g) the availability of alternative locations not subject to flooding for the proposed use; (h) the safety of vehicular and emergency access to the property in times of flood; (i) the expected heights, velocity, duration, rate of rise, and sediment transport of flood waters expected at the site; (j) the costs of providing governmental and public facilities and services during and after a flood event; and (k) other such factors as are relevant to the purpose of these regulations.
30. Pursuant to Section 5.03 (E) (7), All development within Special Flood Hazard Areas shall be: (a) reasonably safe from flooding, (b) adequately drained to reduce exposure to

flood hazards, and shall be (c) located to minimize conflict with changes in stream channel locations over time and the need to intervene with such changes.

31. Pursuant to Section 5.03 (E) (8), Structures within Special Flood Hazard Areas shall be:
(a) designed, operated, maintained, or modified and adequately anchored to prevent flotation, collapse, release or lateral movement of the structure during the occurrence of the base flood, (b) constructed with materials resistant to flood damage, (c) constructed by methods and practices that minimize flood damage, (d) constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding, and (e) accessible by dry land during a base flood occurrence.
32. There was a site visit at the subject property at 2:00pm on Tuesday November 26th.
33. A public hearing will be held on Tuesday, April 22nd, 2025. Notice was sent to *The Valley Reporter* on March 28, 2025 and it appeared in the April 3, 2025 issue of *The Valley Reporter*. Abutting property owners were sent notice on March 28, 2025.

David and Marguerite Roberts
124 Butternut Hill Road,
Waitsfield Vermont.

The house that the Roberts live in on Butternut Hill Road was built in the late 1960s or early 1970s. It is built on top of a vertical ridge of ledge that overlooks the Mad River just to the north and west of the Butternut Hill trestle Bridge.

The house has a main floor that cantilevers off the spine of ledge under the center of the house on the front and back (east to west). There is a lower floor on the river side end of the house, this floor was originally suspended from the floor above. Since that time vertical steel supported have been installed from below

Like many of the homes originally built in that time frame in the Mad River, its energy systems have been upgraded over time.

The original house has two small 9' x 9' bedrooms on the upper floor and one bedroom in the lower level that has no door but is 9' x 14' on one end and on the other end is a 14' x 9' area that includes the stairs and a shower area. In between these two areas is a small bathroom.

The upper floor has one room that acts as the living area, dining room and kitchen, but no substantial storage area.

The Roberts have owned the house a number of years, are retiring and selling the house that they raised their kids in, downsizing dramatically. They would like to add a studio room on the north side of the main floor and move the existing bathroom into the proposed studio space. The proposed studio space will give them the room they may need to work independently and quietly from any other family members who may be visiting, or just one another.

The main floor of the house is approximately 10' above elevation 763, and 32' above the waterway as of last fall.

Town of Waitsfield Conditional Use Permit Application

Town of Waitsfield, 4144 Main Street, Waitsfield, Vermont 802-496-2218

(Please complete both front and back portions of this form and submit to the Zoning Administrator)

Owner/Applicant: DAVID ROBERTS Telephone #'s: 351-201-9598
(If not owner, letter from owner authorizing agent status is required.)

Mailing Address: 4752 MAIN ST. WAITSFIELD VT 05673

Location of Property: 124 BUTTERNUT HILL RD. Parcel ID #: 29011.000

Flood Hazard Zone? NO Area/Acreage of Lot: 2.5

Proposed use, activity, construction, etc. (check applicable item):

- | | |
|--|---|
| <input type="checkbox"/> Access approval (see 3.02) | <input type="checkbox"/> Adaptive re-use of historic barn (see 4.02) |
| <input type="checkbox"/> Building height extension (see 3.06) | <input type="checkbox"/> Change to a non-conforming use (see 3.08.B) |
| <input type="checkbox"/> Commercial water extraction (see 4.04) | <input checked="" type="checkbox"/> Expansion of existing conditional use |
| <input type="checkbox"/> Expansion of non-conforming structure (see 3.08.A) | <input type="checkbox"/> Extraction of earth resources (see 4.05) |
| <input type="checkbox"/> Flood hazard area review (see FHA Overlay District) | <input type="checkbox"/> Home business (see 4.06.B) |
| <input type="checkbox"/> Mixed Use (see 4.07) | <input type="checkbox"/> Mobile home park (see 4.08) |
| <input type="checkbox"/> Non-residential parking in front yard (see 3.09.A) | <input type="checkbox"/> Parking or loading waiver (see 3.09.C) |
| <input type="checkbox"/> Public facility (see 4.10) | <input type="checkbox"/> Telecommunication facility (see 4.11) |
| <input type="checkbox"/> Unspecified parking approval (see Table 3.1) | <input type="checkbox"/> Other _____ |

Please describe the proposed change: ADDING A STUDIO ROOM

☒ Please attach one 11"x17" maximum site plan and all other documentation as may be required in Article V, Section 5.3.
Bring one set of 18"x 24" or larger site plans to the meeting.

☒ Please provide the names of adjacent property owners (use additional sheet if needed) and stamped addressed envelopes for each.

SEE ABUTTERS LIST

(Please complete the next page of this form.)

Please note that this application does not automatically qualify you for a state permit.
Contact the Permit Specialist at 802-476-0195.

I represent that the information in the application is true and that I am authorized to file this application.

Signature:  Date: _____

Please print: LIAM QUINCAN

Office Use Only

Application Number: 4214-CU Date Referred: 3/28/15
(from Zoning Application)

Zoning District: A2-R5 / F170 / F270 Curb Cut Required: no

Meeting date(s): 4/22/15

Decision: _____

General Standards. According to Article V, Section 5.03 of the Waitsfield Zoning By-Law, the Development Review Board (DRB) shall determine and rule that such proposed conditional use will not adversely affect the following general standards. Please respond to each of the following:

A. The capacity of existing or planned community facilities:

This is a pre-existing residence that will continue as such. The addition will add a studio room for the owners to be able to paint, and practice instruments adjacent to the relatively open small living, dining and kitchen, space. There will be no increase in demand for community services or facilities.

B. The character of the area affected:

The character of the existing neighborhood, is residential. The new studio space will not have an adverse effect on the character of the neighborhood. This will become the owners primary residence.

C. Traffic on roads and highways in the vicinity:

The traffic on roads will not be increased

D. Any land use or land development regulations or ordinances of the town of Waitsfield then in effect:

The home is a pre-existing (since the end of the 60's or early 70's) house that will continue to be used as a residence.

E. Utilization of renewable energy resources.

The existing house has propane heat which is planned to be replaced with heat pumps. The level of insulation will be increased so the overall heating load is reduced.

Note: Each zoning district and many of the proposed uses have specific standards that must be met for a conditional use permit. Attach additional sheets as necessary.

Specific Standards. In addition to the General Standards above, the DRB shall consider whether the following standards are applicable to the application due to site conditions and/or the scale and intensity of the proposed use. Please respond to the following as applicable; use additional sheets as necessary:

1. Protection of natural resources (see Section 5.03.D.1.).

The existing house and proposed studio are perched on a ledge that is well above the Mad River. The property has had some flooding from water coming over Butternut hill road. The elevation of the main house is well above any flooding that has occurred over the last 40 plus years.

2. Design and location of structures (see Section 5.03.D.2.).

The design of the additional studio is to continue the existing contemporary flat roof construction with wide roof over hangs. See plans

2.a. Village Residential and Village Business District standards (see Section 5.03.D.2.a.)

N/A

2.b. Irasville Village District standards (see Section 5.03.D.2.b.)

N/A

2.c. Agricultural-Residential and Commercial Lodging District standards (see Section 5.03.D.2.c.)

There is no impact to farm land or the over all landscape

2.d. Route 100 and scenic roads standards (see Section 5.03.D.2.d.)

The home at 124 Butternut Hill Rd. is invisible from route 100

3. Traffic and pedestrian circulation (see Section 5.03.D.3.).

The existing house and proposed studio are perched on a ledge that is well above the Mad River. The property has had some flooding from water coming over Butternut hill road. The elevation of the main house is well above any flooding that has occurred over the last 40 plus years.

4. Parking, Transit & Service Areas (see Section 5.03.D.4.).

N/A

5. Stormwater management (see Section 5.03.D.5.).

There have been a couple of instances where the Mad River has come over the Butternut Hill Road. When this happens the water flows around the house and follows a natural swale that leads right back to the river.

6. Lighting (see Section 5.03.D.6.).

Exterior lighting will be down lighting.

7. Landscaping and screening (see Section 5.03.D.7.).

The house is pretty well screened and some additional screening will be planted at the pre-existing driveway.

8. Water and wastewater systems (see Section 5.03.D.8.).

There will be no change to the existing well and septic system as there are no additional bedrooms to the home.

9.a. Performance standards: Fire and explosion (see Section 5.03.D.9.a.).

N/A

9.b. Performance standards: Vibration (see Section 5.03.D.9.b.).

N/A

9.c. Performance standards: Noise (see Section 5.03.D.9.c.).

N/A

9.d. Performance standards: Odor (see Section 5.03.D.9.d.).

N/A

9.e. Performance standards: Emissions and air pollution (see Section 5.03.D.9.e.).

N/A

9.f. Performance standards: Heat (see Section 5.03.D.9.f.).

The heating system is presently propane fired and will be replaced with heat pump technology.

9.g. Performance standards: Direct glare (see Section 5.03.D.9.g.).

There will be motion detector lighting where the car parking will be and will be down
cast other exterior lights will be down cast from beneath the roof over hangs

9.h. Performance standards: Indirect glare (see Section 5.03.D.9.h.).

There should be no indirect glare.

9.i. Performance standards: Liquid and solid wastes (see Section 5.03.D.9.i).
Pre-existing no change

10. Utilities (see Section 5.03.D.10.).

Utilities will remain largely as they have been with some reduction of fossil fuels,
the kitchen range is propane.

Additional Narrative or Background. You are invited to use the space below to provide additional background, information, or other details about your proposal that is not provided elsewhere on your Zoning Permit application form or this Conditional Use application form.

See Attached Narrative.

TOWN OF WAITSFIELD, VERMONT

4144 Main Street, Waitsfield, VT 05673

APPLICATION FOR A ZONING PERMIT

802-496-2218; Fax: 802-496-9284

Application #: 4214 Date Received: 3/14/25 Fees: Zoning 125
 Parcel #: 29011.000 Zoning District: Ag Res 1 (FAO) FHO DRB: 265
 Special Zoning Areas: FHO, FHO Newspaper: _____
☐ Approved (or ☐ Denied) by ZA on _____ Total: 390 ✓
☒ Referred to DRB because Flood Area
 Meeting Date(s): 4/22/25
 Decision: _____
 Comment: _____

Owner: DAVID + MARGUERITE ROBERTS Phone: _____
 (If not owner, letter from owner authorizing agent status is required) E-mail: _____
 Mailing Address: 124 BUTTER NUT HILL RD. Easements? _____
 Location of Property (E-911 address): _____ Flood Plain? _____
 Existing Use and Occupancy: RESIDENCE Wetlands? _____
 Name of Business (if applicable): _____ Public Building? _____

Application is made to

- ☐ erect ☐ one family dwelling
☐ repair ☐ commercial/bus
☐ alter ☐ light industrial
☒ extend ☐ accessory building
☐ remove ☐ industrial
☐ change use ☐ sign
☐ other ☐ other

Site Plan

- ☒ Enclosed
☐ On next page
 (Show dimensions listed
 below on the site plan)

Roads: (some have restrictions)

- ☐ Private ☒ Town ☐ State
☐ Scenic Route 100
 Description of proposed use and/or structure: STUDIO SPACE ☐ Not Applicable

Type of Construction:

- Foundation: _____
 Exterior Walls: _____
 Roofing: _____
 Estimated Cost of Construction:
250,000

Lot Size/Acreage of Lot: 2.5 ACRES Frontage along Road: 300'
 (i.e., 100x200; 20,000 sq.ft.; ½ acre, etc.)

After construction of the proposed structure, what will the setback be on the
 Front Side (from road centerline): 9.8' Left Side: 15.4'
 Right Side: 5.8' Rear: 32.1'
 Nearest streambank/riverbank/pond: 3.6' % grade/slope from development to bank: _____

Existing Structures/Use:

RESIDENCE
 Existing square footage: 960 UPPER 385 GROUND (1345) Total: _____
 Height of tallest structure: 19'

Proposed Structures:**Proposed use:** (ie, garage, shed, barn, etc.)

STUDIO Height: _____; 1st floor: _____ 2nd floor: 493 3rd floor: _____ Total: _____
 Height: _____; 1st floor: _____ 2nd floor: _____ 3rd floor: _____ Total: _____
 Height: _____; 1st floor: _____ 2nd floor: _____ 3rd floor: _____ Total: _____

Total proposed square footage:493 SF

Building Coverage %: _____ (perimeter of floor space including porches, balconies, roof overhangs > 30")

Lot coverage %: _____ (all ground cover including driveways, walkways, etc.)

Parking spaces have: _____ need: _____

THIS SECTION PERTAINS ONLY TO THOSE REQUESTS REQUIRING CONDITIONAL USE REVIEW BY THE DEVELOPMENT REVIEW BOARD:

(Refer to Sections 5.2 and 5.3 of the Waitsfield Zoning Bylaws)

1. Application Requirements (5.2)
2. Conditional Use Review Criteria: Submit responses to each of the review criteria listed.
3. Stamped addressed envelopes for all abutters (list below)

.....
.....
.....
.....

THIS SECTION PERTAINS TO THOSE REQUESTS FOR DIMENSIONAL VARIANCE AND THEREFORE DEVELOPMENT REVIEW BOARD REVIEW:

(Refer to Section 6.5 of the Waitsfield Zoning Bylaws)

1. Submit narrative with application.
2. Stamped addressed envelopes for all abutters (list below)


.....
.....
.....
.....

Other facts for the Development Review Board to consider:

No Certificate of Occupancy/Compliance shall be issued for any use and/or structure unless constructed and completed in conformity with the representations contained in the application for the zoning permit.

The undersigned hereby applies for a Zoning Permit to be issued on the basis of the representations contained here, and to the best of his/her knowledge believes them to be true.

PLEASE NOTE THAT THIS APPLICATION DOES NOT AUTOMATICALLY QUALIFY YOU FOR A STATE PERMIT. CONTACT THE STATE PERMIT SPECIALIST AT (802) 476-0195.

Signature..........Phone(s).....351 201 9598.....Date.....2/12/25.....
Please print your name legibly.....DAVID Roberts.....

If this request is to be reviewed by the Development Review Board, then the completed application must be received 25 days in advance of the meeting.



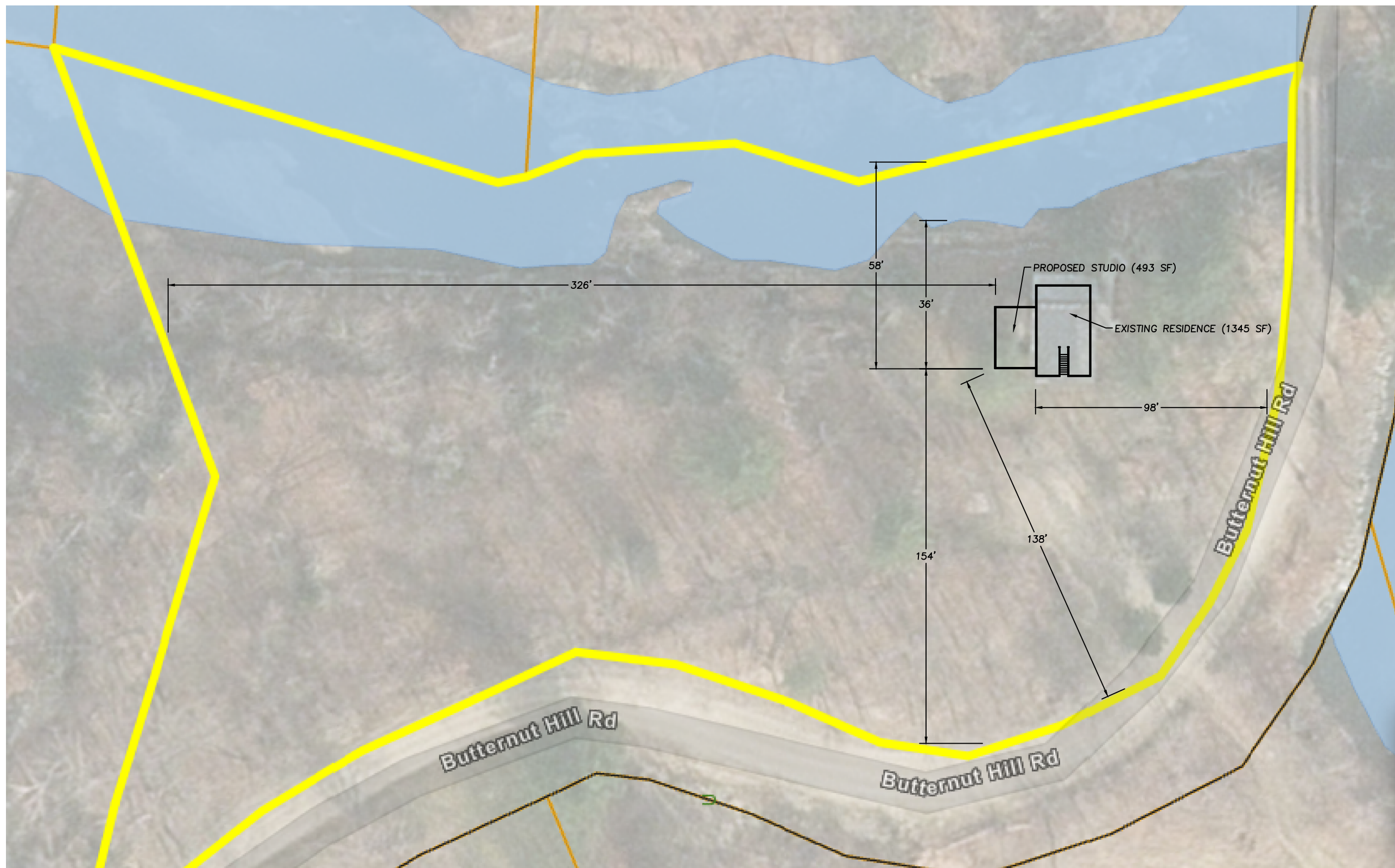
NORTHLAND DESIGN
& CONSTRUCTION
4752 MAIN STREET
WAITSFIELD, VT

ROBERTS Proposed Addition

DATE:
02.20.2025

PAGE:

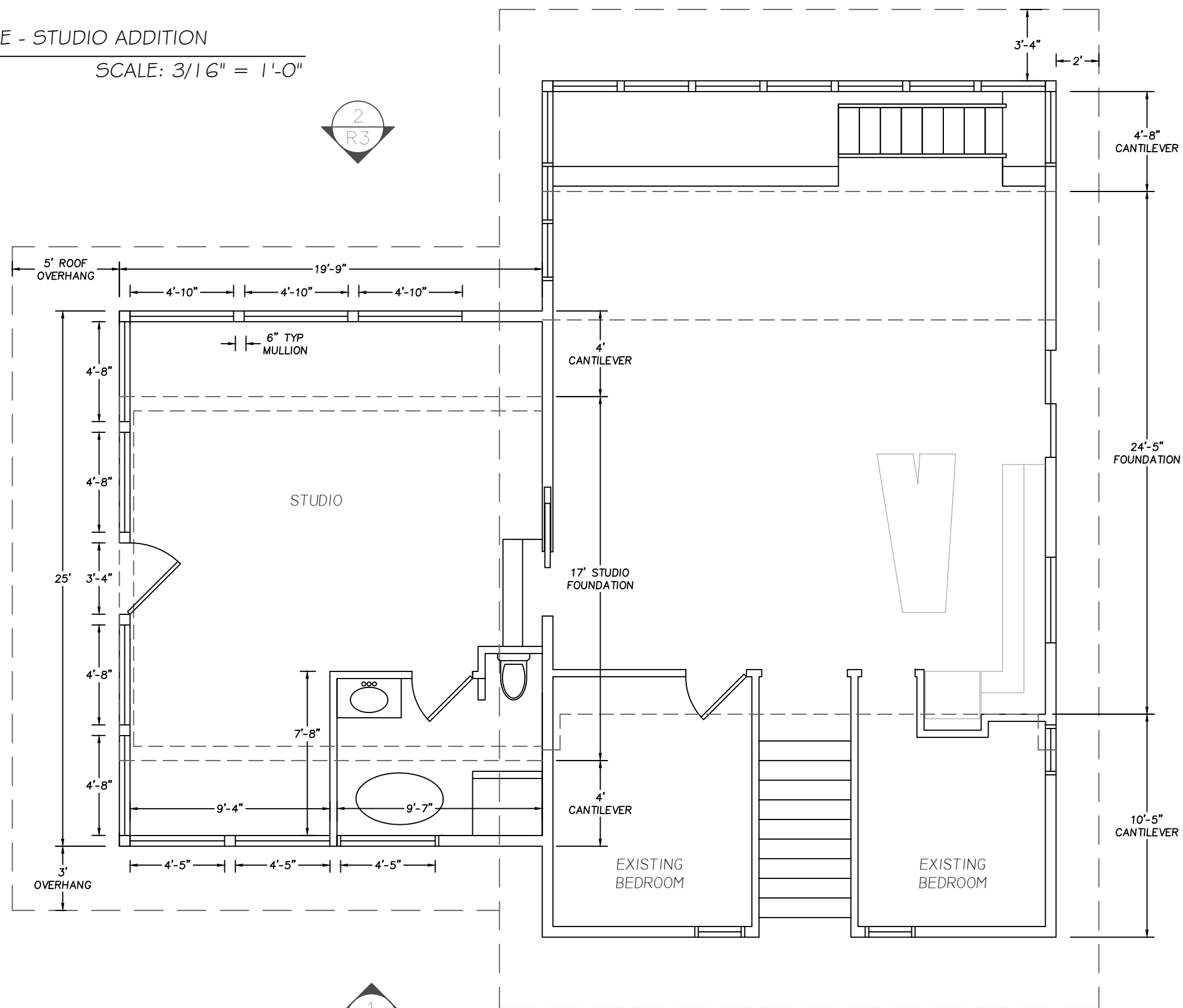
R4



1) ROBERTS ADDITION - SITE SETBACKS
NO SCALE

1) ROBERTS RESIDENCE - STUDIO ADDITION

SCALE: 3/16" = 1'-0"



NORTHLAND DESIGN
& CONSTRUCTION
4752 MAIN STREET
WAITSFIELD, VT

ROBERTS
Proposed Addition

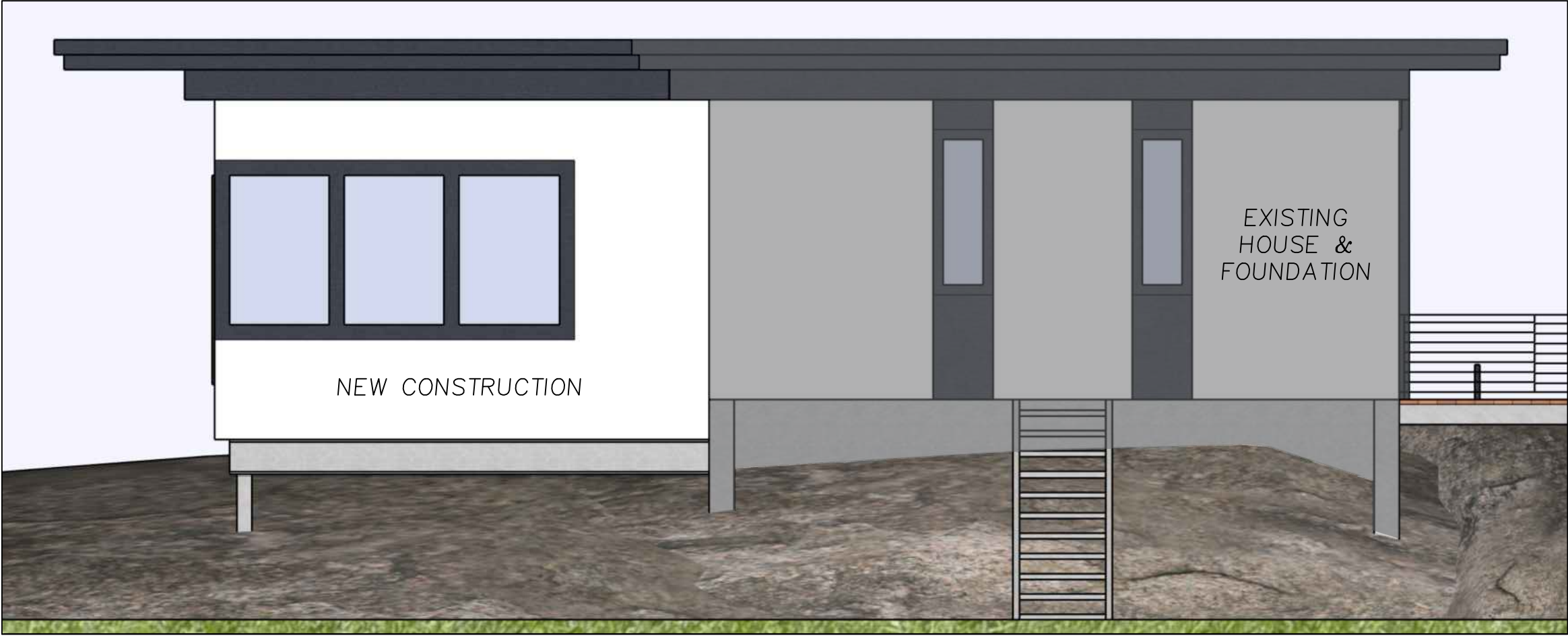
DATE: 02.20.2025

PAGE:

R



NORTHLAND DESIGN
& CONSTRUCTION
4752 MAIN STREET
WAITSFIELD, VT



1) ROBERTS ADDITION - ELEVATION 1
SCALE: 1/4" = 1'-0"

ROBERTS
Proposed Addition

DATE:
02.13.2025

PAGE:

R2



NORTHLAND DESIGN
& CONSTRUCTION
4752 MAIN STREET
WAITSFIELD, VT



1) ROBERTS ADDITION - ELEVATION 2
SCALE: 3/16" = 1'-0"



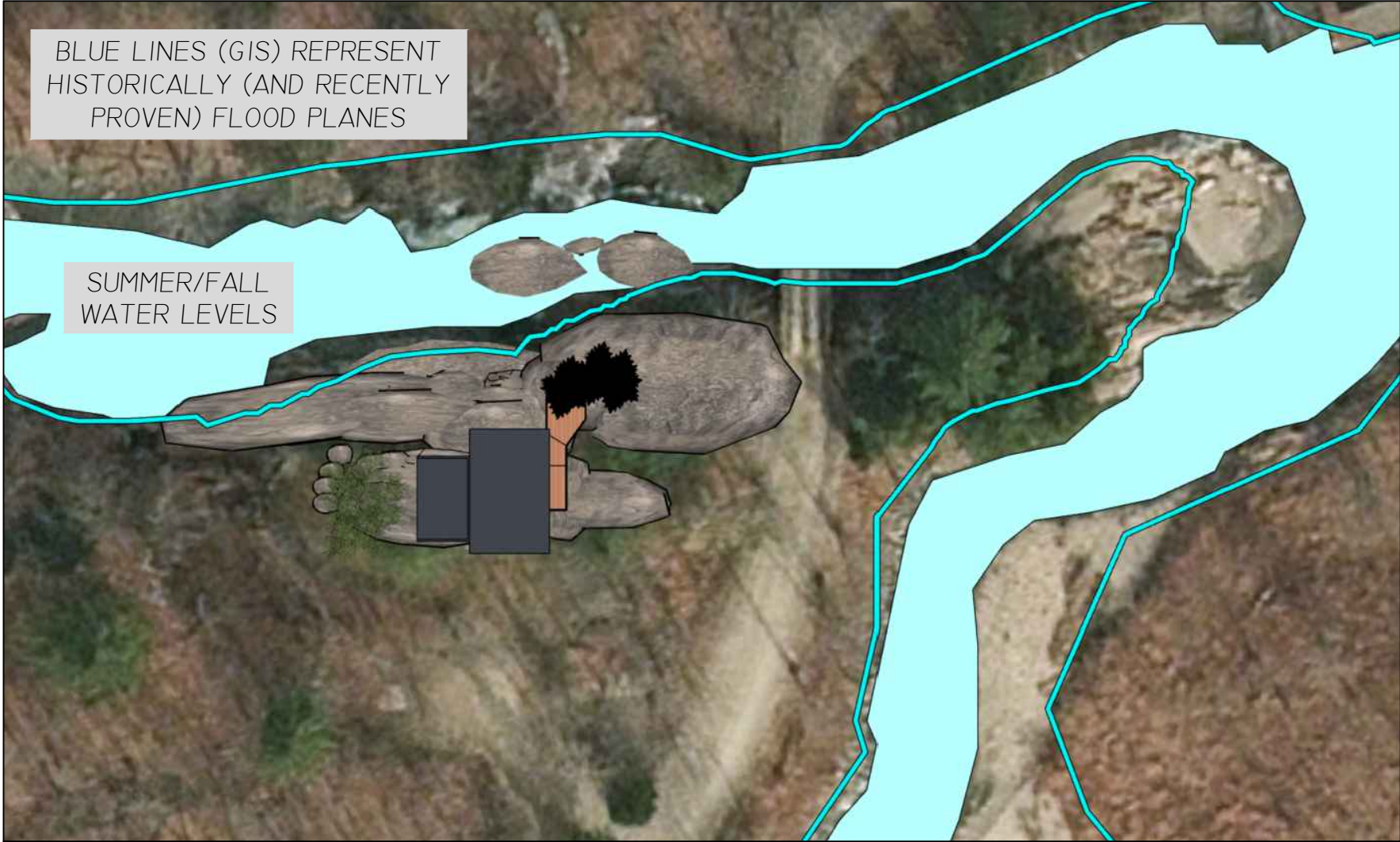
2) ROBERTS ADDITION - ELEVATION 3
SCALE: 3/16" = 1'-0"

ROBERTS
Proposed Addition

DATE:
02.13.2025

PAGE:

R3

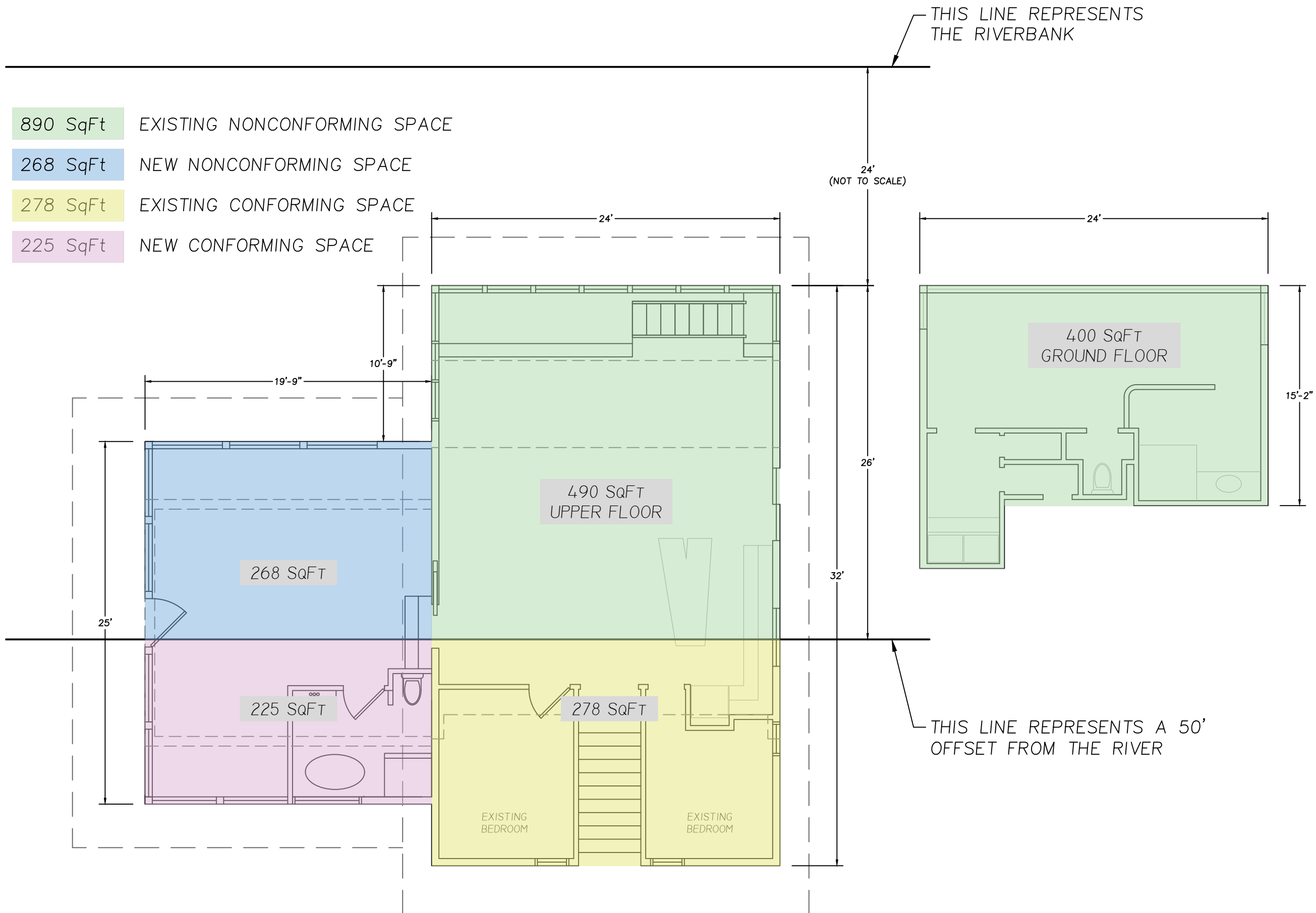


NORTHLAND DESIGN
& CONSTRUCTION
4752 MAIN STREET
WAITSFIELD, VT

ROBERTS
Proposed Addition

DATE:
02.13.2025

PAGE:
R4



NORTHLAND DESIGN
& CONSTRUCTION
4752 MAIN STREET
WAITSFIELD, VT

ROBERTS Proposed Addition

DATE:
4.18.2025

PAGE:
C1

From: [Swanberg, Ned \(he/ki\)](#)
To: pza@gmavt.net
Cc: [Yip, Tessa \(she/her\)](#)
Subject: RE: 124 Butternut Hill Road, Waitsfield
Date: Friday, March 28, 2025 3:01:27 PM
Attachments: [124 Butternut Hill Road Atlas w 763 BFE contour.pdf](#)

Hello JB, Thank you for sending the application.

The proposed addition in the Fluvial Erosion Hazard Area of less than 500 square feet, and no closer to the channel, is acceptable under the Waitsfield FEHO standards.

A survey or Elevation Certificate was not provided, however, the location is within the Special Flood Hazard Area by elevation. The attached map [124 Butternut Hill Road Atlas w 763 BFE contour.pdf](#) shows the Base Flood Elevation as approximately 763' NAVD 88 (highlighted in blue) and overlaying the structure such that any portion of the structure that touches the grade below that elevation is considered within the SFHA.

The caution here is the proposed value of the work for the addition, and the threshold for the determination of Substantial Improvement. If the value of proposed labor and materials exceeds 50% of the value of the building, then the proposal would be considered a Substantial Improvement, and the structure must have it's lowest floor level elevated to at least one foot above the BFE.

What is the current valuation for the building itself (not including the land)?

I currently see an assessed value of \$156,700.

The application estimates the value of the improvements as \$250,000.

As such, this would clearly be a Substantial Improvement.

If the value of the building has been recently appraised (and accepted by the town lister) please let me know what that value is.

Please request a signed contractual estimate and approved appraisal values to be sure it doesn't inadvertently get too close or exceed the level of a Substantial Improvement. SI is calculated as a rolling cumulative value over three years, or by common plan of development, so that is an important item for the applicant to be mindful of.

Thank you,
Ned

Ned Swanberg (he/ki) CFM
Vermont Flood Hazard Mapping Coordinator | Regional Floodplain Manager
802-490-6160 ned.swanberg@vermont.gov
bit.ly/fema-map-update
bit.ly/model-regulations
bit.ly/flood-manager
bit.ly/floodatlas
www.floodready.vt.gov

From: pza@gmavt.net <pza@gmavt.net>
Sent: Friday, March 28, 2025 12:12 PM
To: Swanberg, Ned (he/ki) <Ned.Swanberg@vermont.gov>
Subject: 124 Butternut Hill Road, Waitsfield

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Hello Ned. I hope all is well with you.

The Roberts have revised their plans and now seek to build a 493 sq. ft. studio addition only in the FHO/FEHO here in Waitsfield. This was the site you visited with me last fall.

Please see the attached updated application for your review and feedback. The hearing is set for April 22.

Best,

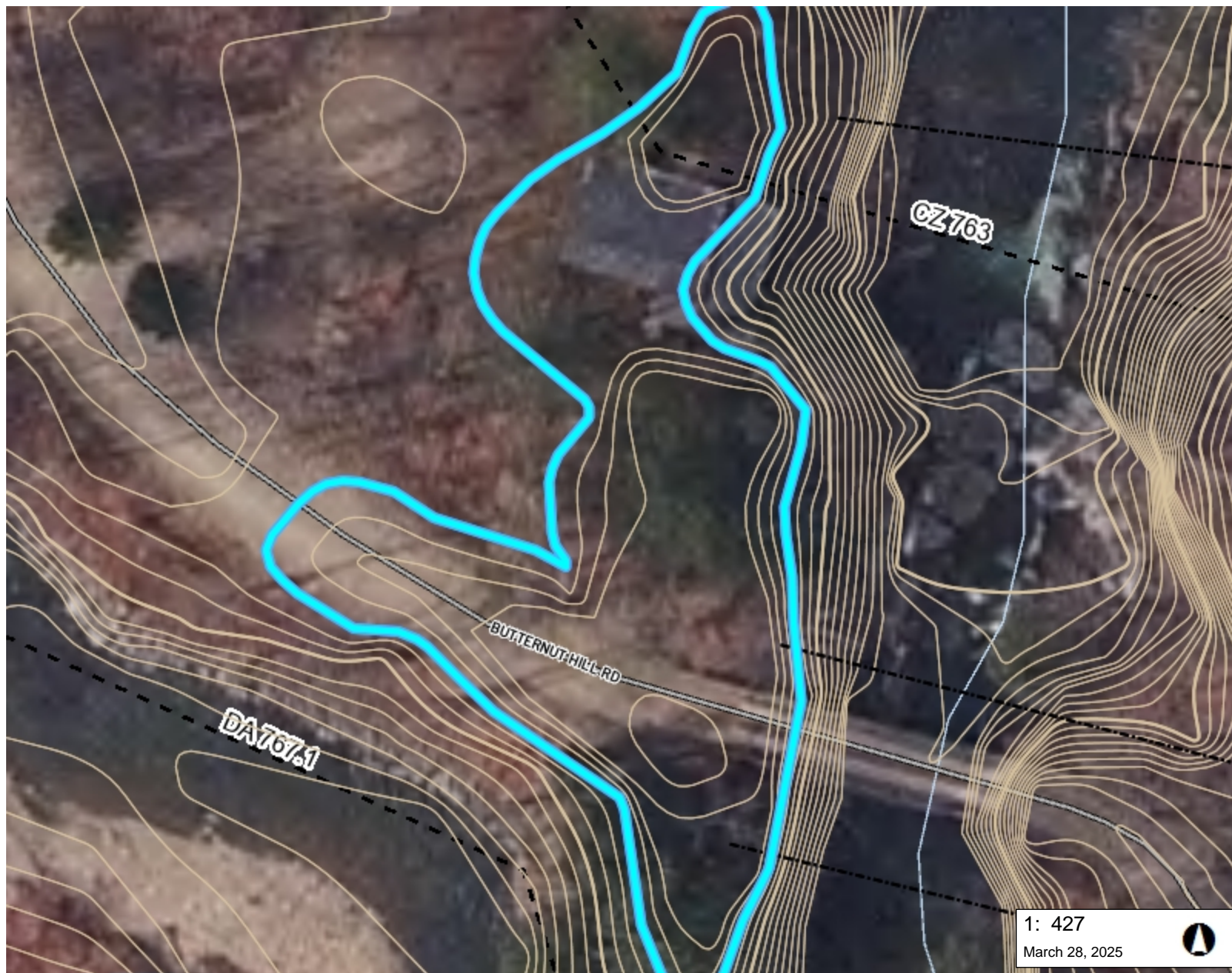
J.B Weir

Planning & Zoning Administrator
E911 Coordinator
(802) 496-2218 ext. 4
Hours: M-F 9:00 – 4:30



LEGEND

- Base Flood Elevations
- Contours - LiDAR 1ft.
 - Contour Line, Index Major
 - Contour Line, Index Minor
 - Contour Line, Intermediate Even
 - Contour Line, Intermediate Odd
- DFIRM X-Sections
- Stream
 - Stream
 - Intermittent Stream
- Town Boundary



1: 427

March 28, 2025



22.0 0 11.00 22.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

1" = 36 Ft. 1cm = 4 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION









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.

NOTES

Map created using ANR's Flood Ready Map



LEGEND

-  DFIRM Floodways
- Flood Hazard Areas (Only FEMA)**
 -  AE (1-percent annual chance flood)
 -  A (1-percent annual chance floodpl)
 -  AO (1-percent annual chance zone feet)
 -  0.2-percent annual chance flood ha
- Stream**
 -  Stream
 -  Intermittent Stream
-  Town Boundary



1: 1,710

September 17, 2024



87.0 0 44.00 87.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

1" = 142 Ft. 1cm = 17 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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.

NOTES

Map created using ANR's Flood Ready Map

Russ-

Thanks for having us look at the Roberts property at 124 Butternut Hill Road. What a unique building and an amazing location.

See the attached plan sheets that I marked-up based on the field survey by VT Contours. The Base Flood Elevation (BFE) of 763 feet is highlighted throughout the investigated area. It provides a good visual of the river's approximate flow around the existing structure at this flood stage.

The steel supports on the riverside face of the home and some supporting posts for the southern deck are anchored to bedrock below this regulatory threshold. If the east elevation rendering you provided accurately depicts existing conditions, the bottom foot or so of the lowest floor is also within this flood zone. So to answer the main question posed by the town's zoning administrator: Yes, the building is within the designated high risk 'Special Flood Hazard Area'.

However, the constriction of the main channel at the town road crossing then an immediate and significant widening of the channel downstream of the bridge along with a steep slope keep flood flows relatively low in the vicinity of the building. The overflow channel immediately upstream and west of the home provides additional flow capacity which further lessens the risk that the home would be inundated.

The nature of the building's construction would make it difficult to elevate that lower level and bring the entire structure into compliance. The work you described to me should pose no additional flood hazard risk compared to the existing conditions though.

As discussed on site, the small shed recently placed in the west side overflow channel should be moved and located above the BFE. That building is at risk of becoming a legitimate flood hazard to downstream infrastructure.

Hope this helps. Let us know if you need anything else.

Best,

m-

Matt Montgomery

PERMIT SPECIALIST / WETLAND SCIENTIST

mmontgomery@compliancevt.com

802.363.6288

VT Compliance Monitoring, LLC

PO Box 242 Bristol, VT 05443



29024.000

992

29011.000

99215.200

Butternut Hill Rd

99215.100

FROM: The Valuation Group 4 Summit Street Essex Jct., VT 05452 Telephone Number: (802) 878-6456 Fax Number:	<h2 style="text-align: center; margin: 0;">INVOICE</h2> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <th style="background-color: #cccccc;">INVOICE NUMBER</th> </tr> <tr> <td style="text-align: center;">124ButternutHill Rd</td> </tr> <tr> <th style="background-color: #cccccc;">DATE</th> </tr> <tr> <td style="text-align: center;">12/16/2024</td> </tr> <tr> <th style="background-color: #cccccc;">REFERENCE</th> </tr> <tr> <td>Internal Order #: 124ButternutHill Rd</td> </tr> <tr> <td>Lender Case #:</td> </tr> <tr> <td>Client File #:</td> </tr> <tr> <td>Main File # on form: 124ButternutHill Rd</td> </tr> <tr> <td>Other File # on form:</td> </tr> <tr> <td>Federal Tax ID:</td> </tr> <tr> <td>Employer ID:</td> </tr> </table>	INVOICE NUMBER	124ButternutHill Rd	DATE	12/16/2024	REFERENCE	Internal Order #: 124ButternutHill Rd	Lender Case #:	Client File #:	Main File # on form: 124ButternutHill Rd	Other File # on form:	Federal Tax ID:	Employer ID:
INVOICE NUMBER													
124ButternutHill Rd													
DATE													
12/16/2024													
REFERENCE													
Internal Order #: 124ButternutHill Rd													
Lender Case #:													
Client File #:													
Main File # on form: 124ButternutHill Rd													
Other File # on form:													
Federal Tax ID:													
Employer ID:													
TO: Mr David Roberts 124 Butternut Hill Rd Waitsfield, VT 05673 Telephone Number: Fax Number: Alternate Number: E-Mail:													
DESCRIPTION													
<table style="width: 100%;"> <tr> <td style="width: 50%;"> Lender: Purchaser/Borrower: Property Address: 124 Butternut Hill Rd City: Waitsfield County: Washington Legal Description: Book 121, Page 396 </td> <td style="width: 50%;"> Client: Mr. David Roberts State: VT Zip: 05673 </td> </tr> </table>		Lender: Purchaser/Borrower: Property Address: 124 Butternut Hill Rd City: Waitsfield County: Washington Legal Description: Book 121, Page 396	Client: Mr. David Roberts State: VT Zip: 05673										
Lender: Purchaser/Borrower: Property Address: 124 Butternut Hill Rd City: Waitsfield County: Washington Legal Description: Book 121, Page 396	Client: Mr. David Roberts State: VT Zip: 05673												
FEES													
	AMOUNT												
Full Appraisal	525.00												
SUBTOTAL	525.00												
PAYMENTS													
	AMOUNT												
Check #: Date: Description: Check #: Date: Description: Check #: Date: Description:													
SUBTOTAL													
TOTAL DUE	\$ 525.00												

RESIDENTIAL APPRAISAL REPORT

Property Address: 124 Butternut Hill Rd		City: Waitsfield		State: VT		Zip Code: 05673	
County: Washington		Legal Description: Book 121, Page 396		Assessor's Parcel #: 099215100			
Tax Year: 2024		R.E. Taxes: \$ 7,818		Special Assessments: \$ 0		Borrower (if applicable):	
Current Owner of Record: Mr. David Roberts et al		Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing					
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input checked="" type="checkbox"/> Other (describe) Residential		HOA: \$ 0		<input type="checkbox"/> per year <input type="checkbox"/> per month			
Market Area Name: Butternut Hill		Map Reference: 29011000		Census Tract: 9557.00			
The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)							
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective							
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input checked="" type="checkbox"/> Cost Approach <input checked="" type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)							
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)							
Intended Use: Municipal action. Application for a 16' x 24' one story addition.							
Intended User(s) (by name or type): Owners / Municipality							
Client: Mr. David Roberts et al		Address: 124 Butternut Hill Rd, Waitsfield, VT 05673					
Appraiser: Edward Lacroix		Address: 4 Summit St, Essex Jct., VT 05452					
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)		One-Unit Housing PRICE \$ (000) AGE (yrs) 300 Low 1 1,200 High 60 700 Pred 45		Present Land Use One-Unit 30 % 2-4 Unit 1 % Multi-Unit % Comm'l % 69 %	
Change in Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * * To:							
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The market is experiencing the interest rates at approximately 6.15% - 6.55% fixed rate with 0-2 points for a 30 year conventional mortgage. Recently activity has slowed slightly with less demand and less multiple bids & slightly longer exposure time. More active listings, pointing to a possible market bubble. 50% other land use is agricultural and vacant. See MC form.							
Dimensions: Unknown Site Area: 2.50 ac							
Zoning Classification: Ag- Res. hgt.		Description: 1 ac min; 90' frnt; sb; 75' frnt; 25' s & r sb; 35' Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning					
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)							
Actual Use as of Effective Date: Residential				Use as appraised in this report: Residential			
Summary of Highest & Best Use: Continued residential.							
Utilities Public Other Electricity <input checked="" type="checkbox"/> <input type="checkbox"/> Gas <input type="checkbox"/> <input checked="" type="checkbox"/> Water <input type="checkbox"/> <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> <input checked="" type="checkbox"/> Storm Sewer <input type="checkbox"/> <input checked="" type="checkbox"/>		Provider/Description Propane Private On Site Private On Site None		Off-site Improvements Type Street Gravel Curb/Gutter None Sidewalk None Street Lights None Alley None		Public Private <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Topography Level to sloping down to river Size Average Shape Trapezoidal Drainage Adequate View B; Woods; Wtr		Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)					
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 50023C0389E FEMA Map Date 3/19/2013							
Site Comments: No adverse easements, encroachments, or other adverse conditions noted or disclosed at time of inspection. Residential location with site bordering the river. See addendum for private road comments. No municipal water or sewer.							
General Description # of Units 1 <input type="checkbox"/> Acc. Unit # of Stories 1 Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> Design (Style) DT1.0; Cont. <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons. Actual Age (Yrs.) 59 Effective Age (Yrs.) 15		Exterior Description Foundation Conc/Gd Exterior Walls VertWd/Gd Roof Surface Membrane/Cov Gutters & Dwnspts. None Window Type MtlCsmnt/Avg Storm/Screens Mesh/Avg		Foundation Slab None Crawl Space None Basement 400 sf Sump Pump <input type="checkbox"/> None Dampness <input type="checkbox"/> None Settlement None Infestation None		Basement <input type="checkbox"/> None Area Sq. Ft. 400 % Finished 400 Ceiling DW Walls DW Floor HW Outside Entry Yes	
Heating Type Rad/HotAir Fuel Elec/Gas Cooling Central None Other None		Interior Description Floors HW/Avg Walls SR/Avg Trim/Finish WD/Avg Bath Floor CT/Avg Bath Wainscot FG/Avg Doors WD/Avg		Appliances Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/>		Attic <input checked="" type="checkbox"/> None Stairs <input type="checkbox"/> Drop Stair <input type="checkbox"/> Scuttle <input type="checkbox"/> Doorway <input type="checkbox"/> Floor <input type="checkbox"/> Heated <input type="checkbox"/> Finished <input checked="" type="checkbox"/>	
Amenities Fireplace(s) # 0 Patio None Deck Side Porch None Fence None Pool None Wtr River		Woodstove(s) # 0		Car Storage <input type="checkbox"/> None Garage # of cars (4 Tot.) Attach. 4 Detach. 4 Blt.-In 4 Carport 4 Driveway 4 Surface Gravel			
Finished area above grade contains: 4 Rooms 2 Bedrooms 1.0 Bath(s) 768 Square Feet of Gross Living Area Above Grade							
Additional features: Original electric baseboard heat supplemented by gas fired wall furnaces. Roof not viewed due to angle and snow cover.							
Describe the condition of the property (including physical, functional and external obsolescence): C4; Kitchen remodeled; No deferred maintenance.							

File No.: 124ButternutHill Rd

Data Source(s):	TnRcds, CRS Data, PrimeMLS
-----------------	----------------------------

Date: _____ months prior to the above dates.

Source(s):

Date:

Source(s):

SALES CO

☐ The Sales Comparison Approach was not developed for this appraisal.

Summary of Sales Comparison Approach	See addendum. Any size variance of 25% or more between the subject and comparables has no
--------------------------------------	---

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

File No.: 124ButternutHill Rd

3/2007

File No.: 124ButternutHill Rd

SALES COMPARISON APPROACH

Supplemental Addendum

File No. 124ButternutHill Rd

Borrower					
Property Address		124 Butternut Hill Rd			
City	Waitsfield	County	Washington	State	VT Zip Code 05673
Lender/Client					

Purpose and Function of this appraisal:

The purpose of this appraisal is to estimate the market value of the subject property as defined by the Federal National Mortgage Association (Fannie Mae), the Federal Home Loan Mortgage Corporation (Freddie Mac) and the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA). I have performed this appraisal in accordance with the requirements of Title XI of the Financial Institution Reform, Recovery and Enforcement Act of 1989, (12 U.S.C. 3331 et seq.) and any implementing regulations.

The intended user of this appraisal is the Owner/Client. The intended user is to evaluate the property that is the subject of this appraisal for asset valuation, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser. Data pertinent to the appraisal are contained within the appraisal file at the appraiser's office. The intended use of this report is to establish value for a divorce. The engaged appraiser acknowledges a full understanding of the competency provision and ethics provision set forth in USPAP. The level and depth of analysis of this report is consistent with the complexity of the subject property and the marketplace in accordance with the best industry standards and policies.

Scope of Work and the Appraisal Process:

This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Practice for an Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The appraiser is not responsible for unauthorized use of this report.

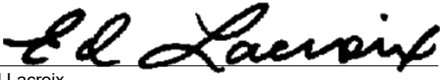
The appraisal report is based upon a physical inspection of the neighborhood, subject property, and the analysis of information gathered from public or private records that may have an influence on value of the property. The valuation process includes an exterior inspection of all comparables considered to be physically similar and to verify as much data as possible for comparison purposes to the subject property. The comparable search included the subject's neighborhood, town, and market area which may have included neighboring towns or counties depending on the available sales data at time of appraisal.

Legal Descriptions, Tax Identification:

Site size is extracted either from a deed, tax map, or assessor's card and is assumed to be accurate but is not verified by the appraiser. Many deeds do not contain meets and bounds, therefore, site dimensions are not available. Subsequent variations in site size, frontage, etc. later uncovered or revealed may cause the value to alter and the appraiser/s reserve/s the right to revalue the property. Municipalities assign property tax identification numbers and these are reflected on the assessor's parcel number. The State also assigns property tax identification numbers and these are referred to as SPAN or APN numbers and are not typically indicated on the municipal tax card. The appraiser has relied upon data from the municipality and the physical inspection to determine zoning compliance.

Highest and Best Use:

In consideration of zoning, historic and present use of the site, I conclude that the highest and best use of the subject site is a 1 unit residential site. Based on zoning requirements, surrounding land uses and demand, the site does not appear to be sub dividable nor is there any income agricultural or commercial activity on the site. The client is urged to seek a legal opinion in this regard or with questions as to the adequacy and permissibility of any necessary permits (building and septic). The subject meets all 4 tests for H&B Use.

Signature		Signature	
Name	Edward Lacroix	Name	
Date Signed	12/17/2024	Date Signed	
State Certification #	080.0000074	State Certification #	
Or State License #		Or State License #	

Supplemental Addendum

File No. 124ButternutHill Rd

Borrower					
Property Address		124 Butternut Hill Rd			
City	Waitsfield	County	Washington	State	VT Zip Code 05673
Lender/Client					

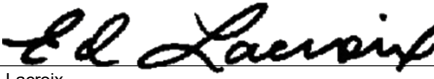
Market Characteristics:

Vermont is mostly a rural state with a population of just over 620,000. As such, the market areas designated as urban, suburban and rural might have a different basis of comparison and/or definition when compared to other states. Suburban neighborhoods are defined by the Dictionary of Real Estate Appraisal as that area containing complementary properties with less concentrated population than is typically found in an urban neighborhood (ie.VT's largest city is 43,000). Suburban areas are typically 25%-75% developed. Rural is defined that area pertaining to the country as opposed to urban or suburban; as land under an agricultural use; and signifies areas that exhibit relatively slow growth with less than 25% development. Selecting a predominant value, as indicated on page #1, is difficult due to the varying lot and home sizes throughout the neighborhood. If the subject is below or above the estimated indicated value it has no adverse effect on its marketability. Percent of land use summary is based on the existing land uses within the category selected (urban, suburban or rural) and reflects the present use of the land within this category. Any natural or man made market barriers have no effect on the subject's value or marketability unless specifically identified. Distance of the subject from the comparables utilized in the report does not relate to the neighborhood designation as urban, suburban or rural nor does the zoning district having any relation to the subject's neighborhood classification. Distances of comparables over one mile and separation by major highways are due to the population size or lack of sales within specific neighborhoods. Often sales from nearby neighborhoods, communities or towns are required and utilized as a unit of comparison as they are deemed to be in the same market area and would be considered by a typical buyer if offered for sale at the same time. Some comparables may also exceed six months in sale date but are still considered reflective of market value unless effected by appreciation or depreciation as noted in the analysis of market conditions. There is no adverse effect on market value or marketability by any of the above factors.

Comparable housing designs and sizes vary due to the limited population, limited sales and lack of densely developed areas. This has no adverse effect on value. Basement sizes are not readily available for most comparable properties unless a real estate broker includes the data. In such cases the size is estimated. Basement sizes generally have no basis for value adjustments unless they are finished.

Cost Approach:

The appraiser is not a building inspector and has not completed a building inspection. If a detailed inspection is required the client should engage a professional so trained in this specialty. Any observed defects will be noted and commented on by the appraiser. Reproduction and/or Replacement costs are calculated from area standards from local builders, contractors, dealers, etc. and from data contained in appraisal files at the appraisal office. Reproduction costs are utilized in newer homes and replacement costs in older homes where reproduction materials are not available or would be cost prohibitive. Buildings are valued, based on their effective age at the time of the property's valuation, by the appraiser. Effective age is the age indicated by the condition and utility of a structure and is based on the appraiser's interpretation of market perceptions. The maintenance standards of property owners can greatly influence the pace of a building's remaining economic life. If a structure is poorly maintained, its effective age may be greater than its actual age. If a building has received typical maintenance, its effective age and actual age may be the same. However, a significant amount of remodeling and upgrading will sharply lower the effective age. Land value, where applicable, is estimated by: vacant, unimproved sales; tax assessment ratios; the allocation method; or the extraction method. When land value exceeds 30% secondary market guideline, it is due to zoning, scarcity, high demand for land and small size or value of the improvements. It has no adverse effect on value. Also, when the subject's site size is not bracketed by the comparable sales, it is due to a lack of market activity with no adverse effect on value.

Signature 
 Name Edward Lacroix
 Date Signed 12/17/2024
 State Certification # 080.0000074 State VT
 Or State License # _____ State _____

Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

Supplemental Addendum

File No. 124ButternutHill Rd

Borrower					
Property Address		124 Butternut Hill Rd			
City	Waitsfield	County	Washington	State	VT Zip Code 05673
Lender/Client					

Sales Comparison Approach:

In the sale comparison approach, comparable sales selected and utilized are deemed the best available at the time of inspection based on GLA size, design, condition, quality, room count, bedroom count, special features and marketability. Any size or age variance is typical in this market area and does not adversely effect value. Financing in the area is typically conventional or PMI/FHA insured with some instances of cash transactions. There is no evidence of value difference among these transactions. Concessions, when present, are adjusted for their market influence on value. Due to the lack of a significant data pool in this market, across the board adjustments are sometimes necessary, and comparable features do not always bracket all amenities. When this occurs, the appraiser has relied upon: market analysis; data from past appraisal assignments; interviews with market participants; adjusted cost basis; matched paired sales; income approach (GRM); and/or data contained within files in the appraisal office. Some comparables may have the same FNMAE quality or condition rating as the subject and will still have an adjustment. This is due to the comparable, while still being in the same rating classification, has an observed or reported variance. The most recent and best suited sales available were utilized based on the appraiser's knowledge and perception of the market.

Cost Approach Comments:

The cost approach is not considered relevant in older homes as the typical buyer does not understand nor utilize it in their purchase decision. Measuring physical depreciation is subjective, difficult, and subject to error. It is presented to aide the reader in understanding the conditions present at the site. I have employed the age-life technique whereby the effective age of 15 is divided by the economic life of 70 years resulting in the estimated 21% of physical depreciation. No functional or external depreciation was observed or measured. Cost estimates derived from VT. builders and appraisal files on new construction. Site value as noted above. The appraiser has not performed a land appraisal.

Sales Comparison Approach Comments:

In my research, I have found and verified these 4 comparable sales of income properties as similar to the subject as possible. I searched the subject's neighborhood, municipality and real estate data bases for comparable sales.

Grid adjustments:

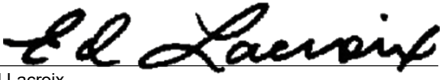
Locational adjusted for close proximity to the ski areas; Views based on market demand; Baths at \$10,000; GLA adjusted at \$100/sf above grade and \$50/sf below; Functional for additional bedrooms which are always prized in this second home market; Fireplaces and Wood Stoves for their ability to provide a second heat source; remaining adjustments based on market surveys. The estimated indicated value is determined by using the gross adjustment of sale price for each comparable as a measure of the relative quality of the comparable. The ratio of gross dollar value adjustment to sale price for each of the comparables is used to calculate the weight each comparable should have is a weighted average calculation. Most weight is applied to the comparables that best reflect the subject's amenities. Based on the comparables presented, I have selected an indicated a value of \$545,000. All 4 comparables weighted.

Income Approach:

This approach was not developed as the property has not been leased and therefore has no rental stream. Additionally, it is not requested by the client.

Final Reconciliation:

The cost and sales approaches were developed and presented. The cost approach is not valid in homes of this age but is supportive of the final value. The income approach is not developed due to reasons previously stated. The sales comparison approach reflects the actions of buyers and sellers in the market and is therefore weighted. In arriving at a final indicated value, I have placed most emphasis on the sales comparison as it reflects the actions of buyers and sellers in the market. I have strong confidence in the indication of final reconciled value of \$545,000.

Signature		Signature	
Name	Edward Lacroix	Name	
Date Signed	12/17/2024	Date Signed	
State Certification #	080.0000074	State Certification #	
Or State License #		Or State License #	

Market Conditions Addendum to the Appraisal Report

File No. 124ButternutHill Rd

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **124 Butternut Hill Rd** City **Waitsfield** State **VT** ZIP Code **05673**

Borrower

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	4	4	6	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.67	1.33	2.00	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	3	4	7	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	4.5	3.0	3.5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	542,500	502,500	575,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	4	8	9	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	587,500	590,000	579,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	21	34	69	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	101%	102%	98%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-(developer, builder, etc.)paid financial assistance prevalent?

☐ Yes☒ No

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

Concessions atypical.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. The data is extracted directly from the PrimeMLS system utilizing the FNMAE program. I have utilized **Fayston, Waitsfield and Warren in my area search.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The data from the multiple listing service, local brokers, appraisal assignments indicates that real estate sale prices have been stable to slightly increasing. Limited data in the subject's neighborhood over the past 12 months from which to extract an appreciation rate. The above data is for the entire 3 towns between \$400,000 and \$700,000. Sales volume has stayed about the same to slightly increasing. Per Fannie Mae, the median sale price as % of list price ratio cannot be calculated from numbers entered into the form. Since the median comparable sale price may include pending, but not settled sales (as supplied by MLS), it cannot be used to calculate the sale and list %, which must be derived from closed settled sales.

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project?

☐ Yes☐ No

If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature

Appraiser Name **Edward Lacroix**Company Name **The Valuation Group**Company Address **4 Summit St, Essex Jct., VT 05452**State License/Certification # **080.000074** State **VT**Email Address **ed@valuationgroupvt.com**

Signature

Supervisory Appraiser Name

Company Name

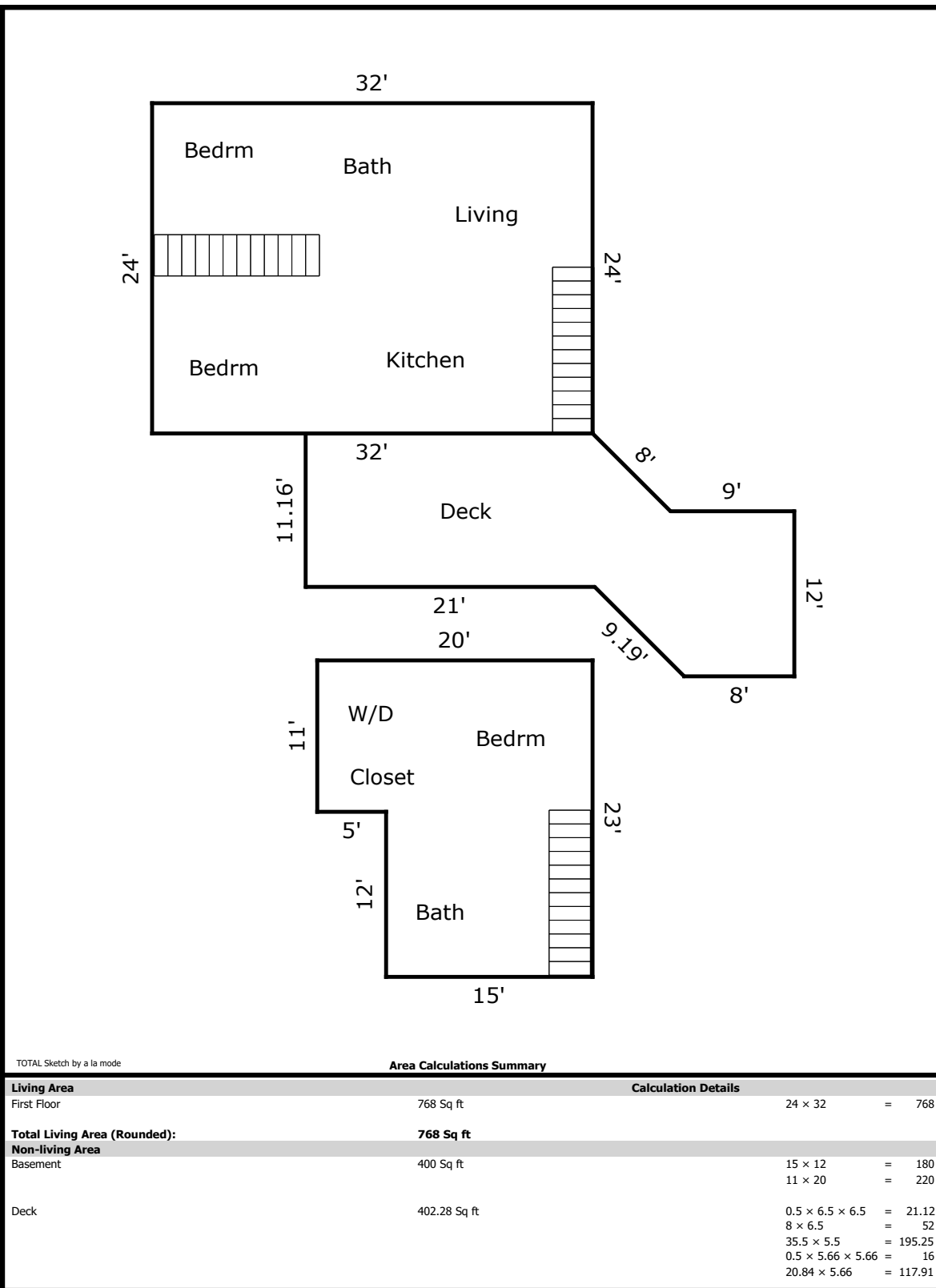
Company Address

State License/Certification # State

Email Address

Building Sketch

Borrower						
Property Address	124 Butternut Hill Rd					
City	Waitsfield	County	Washington	State	VT	Zip Code 05673
Lender/Client						




Tax Card

Web Data

Waitsfield, VT

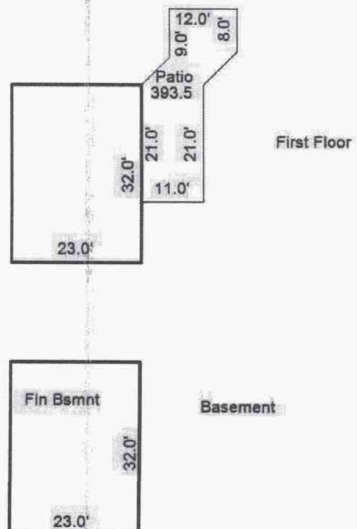
Official copies of data must be obtained at the Waitsfield Town Office.

Powered by
www.nemrc.co

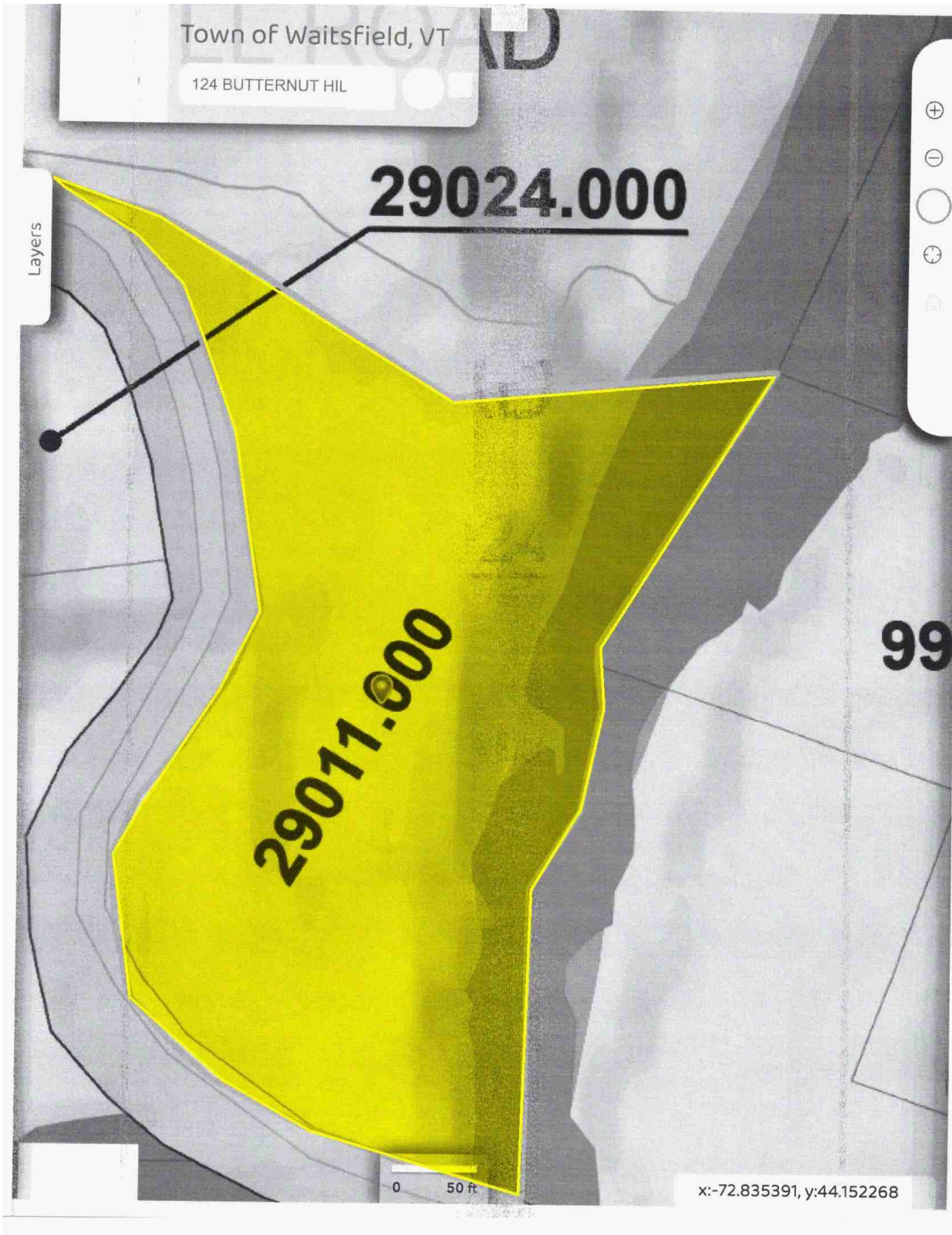
Owner Information		Parcel Value Information 2019	
Parcel	029011000	Land Value	136,400
Owner	ROBERTS DAVID & MARGUERITE TRUSTEES	Dwelling Value	147,700
	33 RESERVOIR DR	Homestead	293,100
	DANVERS, 01927	Housesite	288,700
Location	124 BUTTERNUT HILL RD	Site Imprmnt	9,000
Descr	2.5 A; DWL	Outbuildings	
		Total	293,100
Parcel Information NBHD 11 SPAN 675-214-10082 Acres 2.5 Status A - Active			
Sales Information Book 121 Sale Date 2006-05-15 Page 396 Sale Price 392,050			

BUILDING	Total Rooms	4	Year Built	1965	Building SF	736	Energy Adj	Excellent	Roughins	1
	Bedrooms	3	Effect Age	10	Quality	4.50	Bsmt Wall	Conc 8in	Plumb Fixt	10
	Full Baths	2	Condition	Very Good	Style	1 Story	Bsmt SF	736	Fireplaces	1
	Half Baths		Phys Depr	7	Design	Contemp	Bsmt Fin	Partition	Porch	394
	Kitchens	1	Funct Depr	Econ Depr	Bldg Type	Single	Bsmt Fin SF	736	Gar/Shed	
Notes										
LAND 1	Type	Bldg Lot	Area	2.00	Grade	1.50				
LAND 2	Type	Other	Area	0.50	Grade	1.00				

Sketch



Tax Map



Tax Bill

PAYABLE TO:

MAIL TO:

Town of Waitsfield

4144 Main Street
Waitsfield, VT 05673

TAX BILL

802-496-2218

This is the only bill you will receive. Please forward to new owner if property is sold.

PARCEL ID	BILL DATE	TAX YEAR
029011000.	10/31/2024	FY2025

If not paid by each due date, 1% interest/month for the 1st (3) months & 1.5% interest thereafter will be added. Additionally, and 8% penalty will be charged on unpaid balance the day after the final due date.

Description: 2.5 A; DWL
Location: 124 BUTTERNUT HILL RD

OWNER ROBERTS DAVID & MARGUERITE TRUSTEES
RESERVOIR DR NOMINEE TRUST
33 RESERVOIR DR
DANVERS MA 01927

SPAN # 675-214-10082 SCL CODE: 214
TOTAL PARCEL ACRES 2.50

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD	
REAL	293,100		293,100
TOTAL TAXABLE VALUE	293,100		293,100
GRAND LIST VALUES	2,931.00		2,931.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Municipal Tax	0.5825	x2,931.00=	1,707.30	NON HOMESTEAD EDUCATION	2.0808	x2,931.00=	6,098.82
Local Agreement	0.0040	x2,931.00=	11.72	1.3910 (state rate) / 66.85% (CLA) = 2.0808			
<div>Revised Bill</div>				<div>TOTAL EDUCATION TAX 6,098.82</div>			
				<div>EDUCATION STATE PAYMENT</div>			
				<div>EDUCATION NET TAX DUE</div>			
				<div>TAX SUMMARY</div>			
				<div>Municipal + Education</div>			
TOTAL MUNICIPAL TAX 1,719.02				TOTAL TAX 7,817.84			
MUNICIPAL STATE PAYMENT				TOTAL STATE PAYMENT			
MUNICIPAL NET TAX DUE				TOTAL NET TAX DUE			

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Waitsfield
TAX YEAR FY2025

Town of Waitsfield
TAX YEAR FY2025

Town of Waitsfield
TAX YEAR FY2025

Town of Waitsfield
TAX YEAR FY2025

1ST PAYMENT DUE	
09/16/2024	
OWNER NAME	
ROBERTS DAVID & MARGUERITE	
PARCEL ID	
029011000.	
AMOUNT DUE	
AMOUNT PAID	Revised Bill

2ND PAYMENT DUE	
11/15/2024	
OWNER NAME	
ROBERTS DAVID &	
PARCEL ID	
029011000.	
AMOUNT DUE	
AMOUNT PAID	Revised Bill

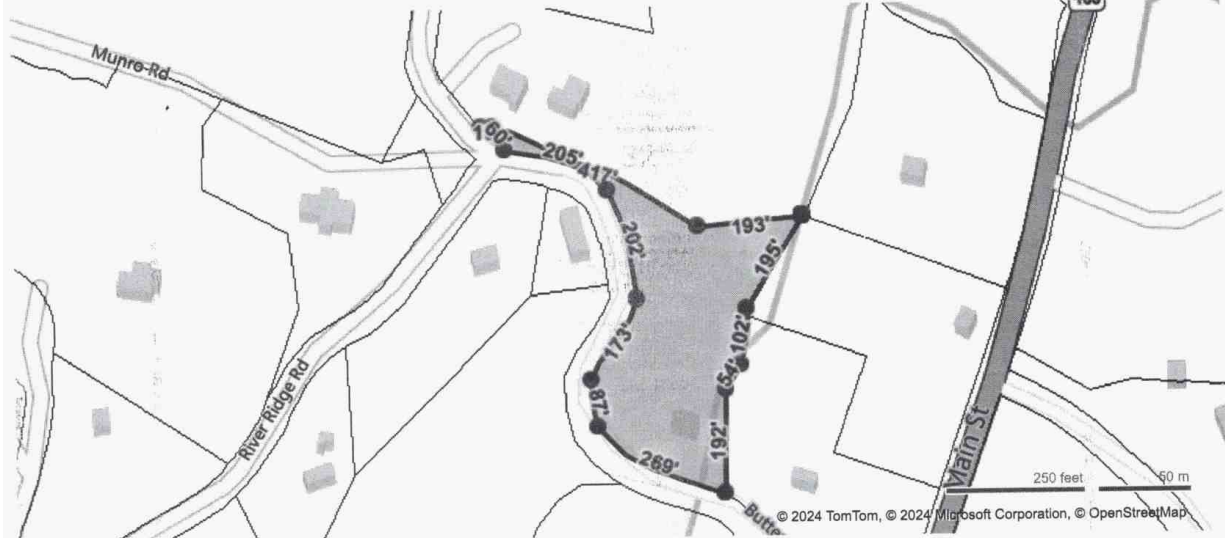
3RD PAYMENT DUE	
02/18/2025	
OWNER NAME	
ROBERTS DAVID & MARGUERITE	
PARCEL ID	
029011000.	
AMOUNT DUE	
AMOUNT PAID	Revised Bill

4TH PAYMENT DUE	
05/15/2025	
OWNER NAME	
ROBERTS DAVID & MARGUERITE	
PARCEL ID	
029011000.	
AMOUNT DUE	
AMOUNT PAID	Revised Bill

CRS Data Card



Saturday, December 14, 2024



LOCATION

Property Address 124 Butternut Hill Rd
Waltsfield, VT 05673

County Washington County, VT

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID (214) 029011000

SPAN Number 675-214-10082

Account Number

District/Ward 214

2020 Census Trct/Blk 9557/2

Assessor Roll Year 2023

PROPERTY SUMMARY

Property Type Residential

Land Use Single Family Residential

Improvement Type Contemporary

Square Feet 736

CURRENT OWNER

Name Roberts David & Marguerite Trustees Reservoir Dr
Nominee Trust

Mailing Address 33 Reservoir Dr
Danvers, MA 01923-1246

SCHOOL ZONE INFORMATION

Waltsfield Elementary School 3.1 mi

Primary Middle: Pre K to 8 Distance

Harwood Union High School 7.5 mi

Middle-High: 7 to 12 Distance

SALES HISTORY THROUGH 12/06/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/12/2006	\$392,050	Roberts David & Reservoir Drive Nominee Trust	Biewen Robert L & Biewen Nancy	Grant Deed G		121/396 352759

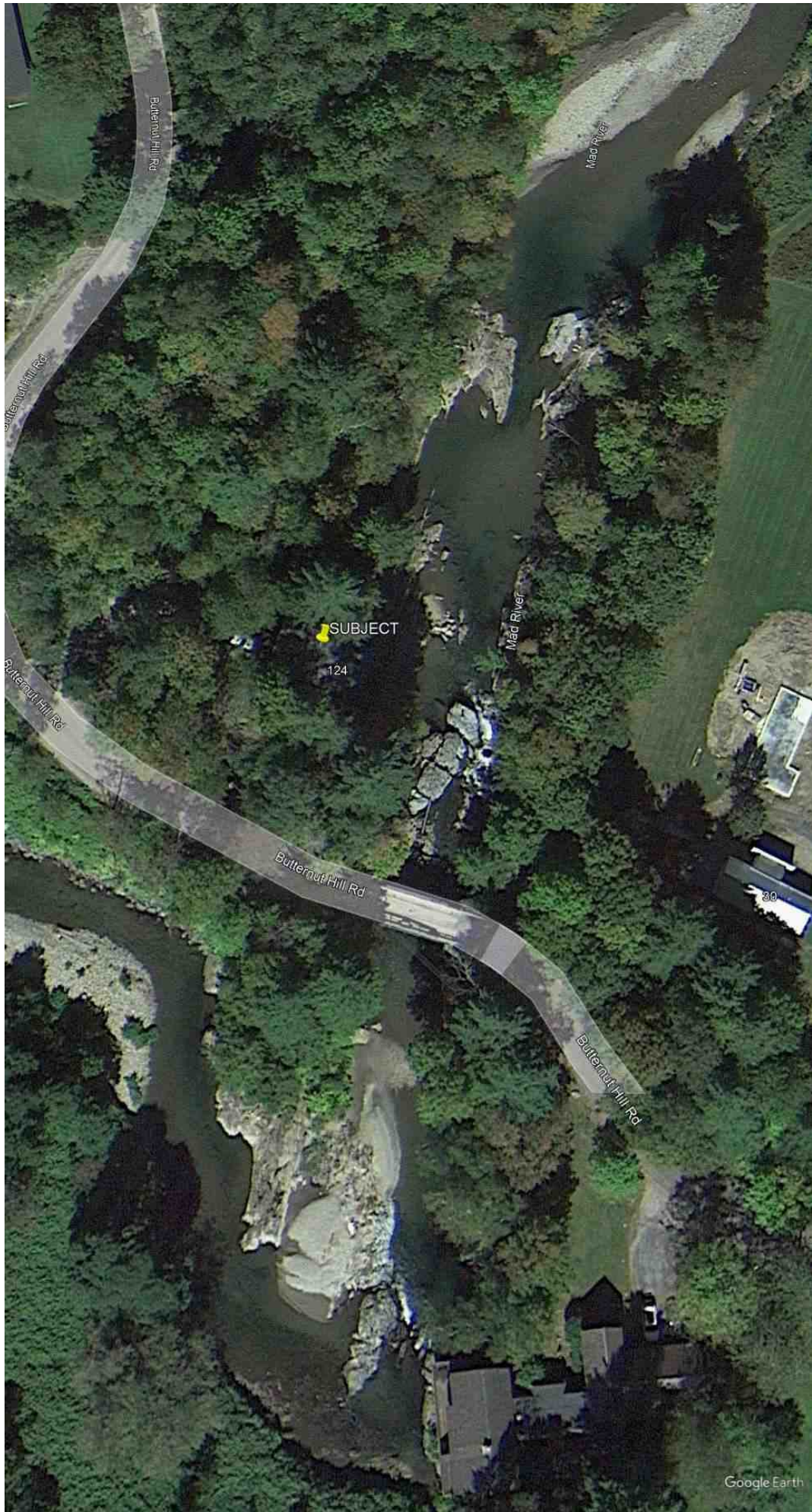
TAX ASSESSMENT

Tax Assessment	2023	Change (%)	2022	Change (%)	2021
Assessed Land	\$136,400.00		\$136,400.00		\$136,400.00
Assessed Improvements	\$156,700.00		\$156,700.00		\$156,700.00
Total Assessment	\$293,100.00		\$293,100.00		\$293,100.00
Exempt Reason					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021			\$6,261.00

Aerial Map



Location Map

Borrower						
Property Address	124 Butternut Hill Rd					
City	Waitsfield	County	Washington	State	VT	Zip Code 05673
Lender/Client						



Flood Map

Borrower						
Property Address	124 Butternut Hill Rd					
City	Waitsfield	County	Washington	State	VT	Zip Code 05673
Lender/Client						



Subject Photo Page

Borrower						
Property Address	124 Butternut Hill Rd					
City	Waitsfield	County	Washington	State	VT	Zip Code 05673
Lender/Client						



Subject Front & Side

124 Butternut Hill Rd

Sales Price

Gross Living Area 768

Total Rooms 4

Total Bedrooms 2

Total Bathrooms 1.0

Location N;Res;River

View B;Woods;Wtr

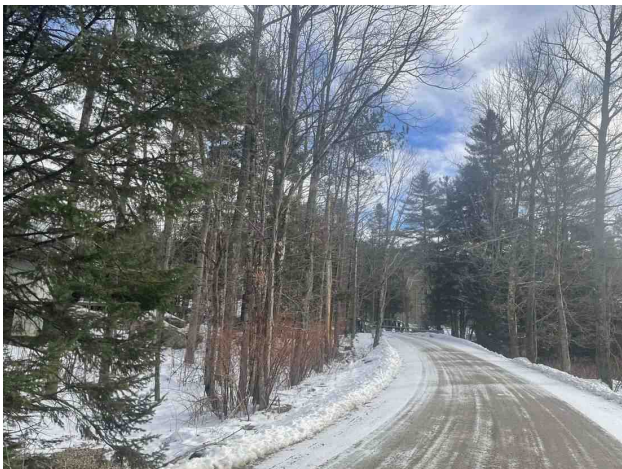
Site 2.50 ac

Quality Q4

Age 59



Subject Front & Side



Subject Street

Photograph Addendum

Borrower						
Property Address	124 Butternut Hill Rd					
City	Waitsfield	County	Washington	State	VT	Zip Code 05673
Lender/Client						



Front & Left Side



Deck Right Side



River View



River View



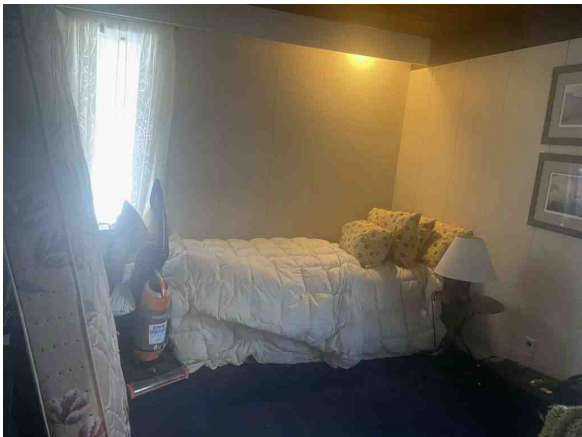
Kitchen



LR

Photograph Addendum

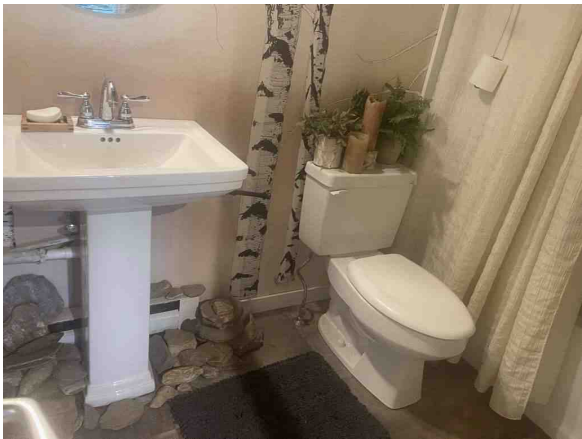
Borrower						
Property Address	124 Butternut Hill Rd					
City	Waitsfield	County	Washington	State	VT	Zip Code 05673
Lender/Client						



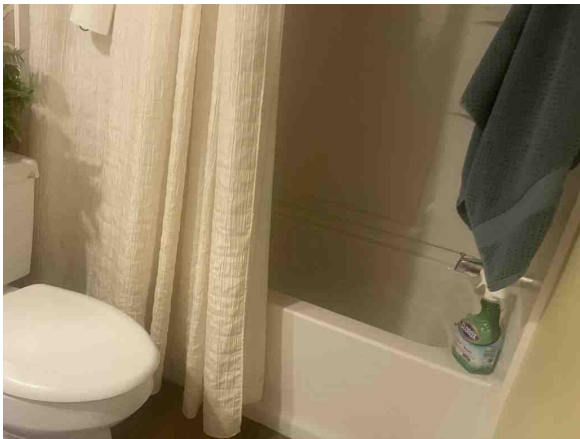
Bedrm



Bedrm



Bath



Bath



Basement Bedrm



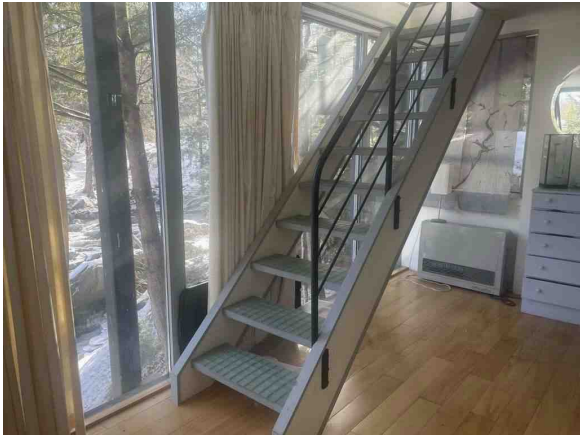
Basement Bath

Photograph Addendum

Borrower						
Property Address	124 Butternut Hill Rd					
City	Waitsfield	County	Washington	State	VT	Zip Code 05673
Lender/Client						



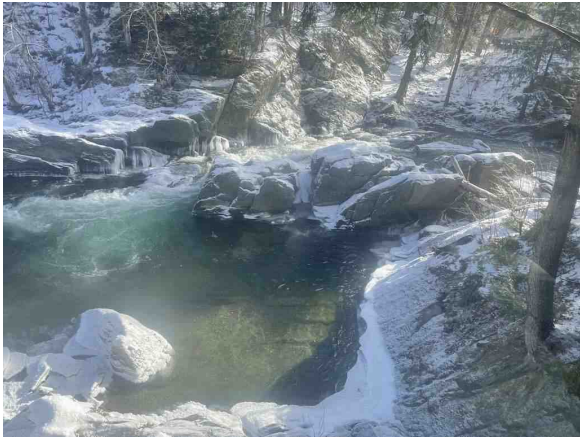
W/D



Stairs Up



LR View



Basement Bedrm View



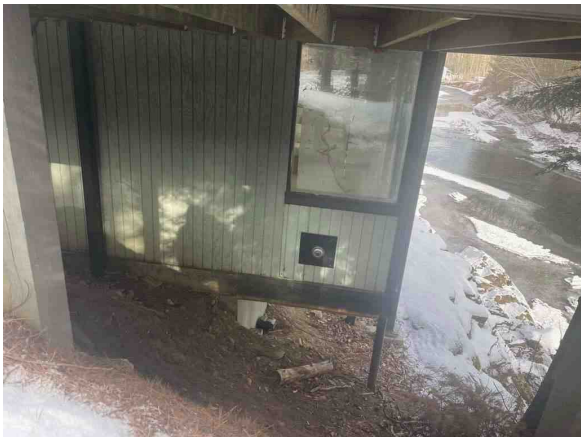
Elec Heat



Gas Heat

Photograph Addendum

Borrower						
Property Address		124 Butternut Hill Rd				
City	Waitsfield	County	Washington	State	VT	Zip Code 05673
Lender/Client						



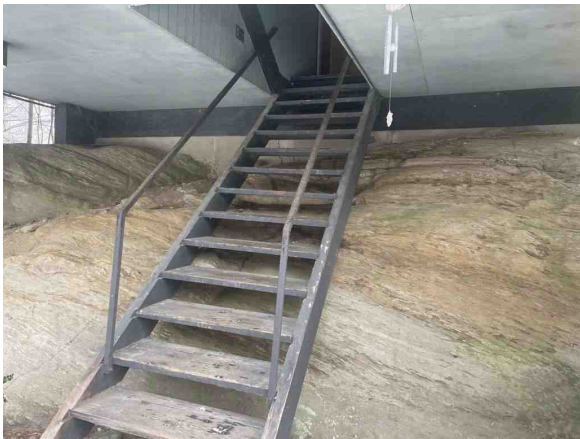
Lower Level Right Side



Shed



Viewed From Street



Entry Stairs



Rear Yard



Proposed Site Plan

Comparable Photo Page

Borrower						
Property Address	124 Butternut Hill Rd					
City	Waitsfield	County	Washington	State	VT	Zip Code 05673
Lender/Client						



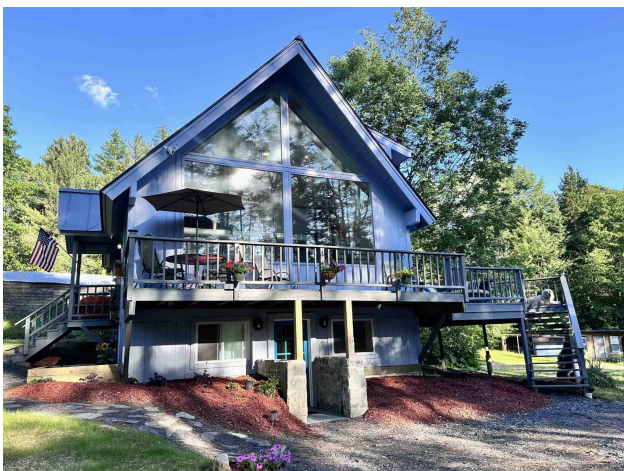
Comparable 1

394 Village Rd	
Prox. to Subject	3.24 miles NW
Sale Price	675,000
Gross Living Area	1,039
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	1.0
Location	B;Res;SkiArea
View	N;Woods;
Site	1.00 ac
Quality	Q4
Age	61



Comparable 2

146 Trout Hollow Rd	
Prox. to Subject	2.68 miles SW
Sale Price	595,000
Gross Living Area	1,156
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;River
View	B;Village;
Site	1.00 ac
Quality	Q4
Age	57



Comparable 3

1510 Brook Rd	
Prox. to Subject	3.31 miles S
Sale Price	560,000
Gross Living Area	966
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;Res;
View	N;Woods;
Site	1.20 ac
Quality	Q4
Age	59

Comparable Photo Page

Borrower						
Property Address	124 Butternut Hill Rd					
City	Waitsfield	County	Washington	State	VT	Zip Code 05673
Lender/Client						



Comparable 4

40 Deerfield Dr
Prox. to Subject 3.78 miles NE
Sale Price 525,000
Gross Living Area 1,536
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View N;Woods;
Site 1.05 ac
Quality Q4
Age 15

Comparable 5

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrm	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

USPAP ADDENDUM

File No. 124ButternutHill Rd

Borrower	
Property Address	124 Butternut Hill Rd
City	Waitsfield
County	Washington
State	VT
Zip Code	05673
Lender	

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 1-3 months

Additional Certifications

I certify that, to the best of my knowledge and belief:

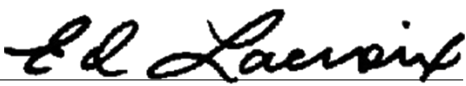
☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

APPRAISER:

Signature: 

Name: Edward Lacroix

Date Signed: 12/17/2024

State Certification #: 080.0000074

or State License #: _____

State: VT

Expiration Date of Certification or License: 05/31/2026

Effective Date of Appraisal: 12/16/2024

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

License

		State of Vermont			
		Real Estate Appraisers			
		Certified General Real Estate Appraiser			
Edward R Lacroix 4 Summit St Essex Jct ,Vermont 05452				<u>Notable Persons</u>	
Credential #: 080.0000074 Status: Active Effective: Jun 01,2024 Expires: May 31, 2026				<u>Specialties</u>	
					
		Secretary of State			
<small>For the most accurate and up to date record of licensure, please visit https://tax.vermont.gov/appraisal-services/</small>					

Appraisers Qualifications

File No. 124ButternutHill Rd

Borrower					
Property Address	124 Butternut Hill Rd				
City	Waitsfield	County	Washington	State	VT Zip Code 05673
Lender/Client					

QUALIFICATIONS

Edward R. Lacroix - VT CG Lic. #: 080.0000074; Certified General Appraiser

1. ***Experience***

1. Owner, Chief Appraiser, The Valuation Group, specializing in commercial industrial and residential appraising and consulting in Vermont since 1978.
2. Real estate broker since 1976, Lacroix Associates.
3. Real estate property manager specializing in condo. & multi-family properties.
4. Former owner of investment properties with direct experience in vacancy rates lease writing, municipal building codes, landlord-tenant law and expense analysis
5. Former review appraiser for secondary market audits for Fannie Mae.
6. Former SRA member of the Appraisal Institute
7. Past FDIC foreclosure appraiser, VT, NH, MA
8. Lecturer to Realtors on appraisal guidelines and seminar instructor to financial institutions on proper appraisal reporting and writing.
9. Member National Association of Realtors and Vermont Association of Realtors.
10. Member Northwestern Vermont Board of Realtors.
11. Member Northern New England Real Estate Network.
12. Fannie Mae Foreclosure Appraiser.
13. FHA Appraiser & Compliance Inspector 1989-2018.
14. Over 11,500 appraisal assignments completed.
15. Renovator of distressed properties 2020-2024
16. Expert Witness, Federal and Superior Courts

2. ***Education, Training & Seminars***

1. Attended Castleton State College and University of Vermont 1965-1969.
2. Appraisal courses and seminars attended:
 Basic Real Estate Valuation, Vermont Home Mortgage Guarantee Board Seminar 1978; Commercial Investment Analysis, 1980, RNMI sponsored Marketability and Analysis, Society of Real Estate Appraisers, 1984; Residential Valuation, 1985, A.I.R.E.A.; Appraisal Principles, 1985, A.I.R.E.A.; Standards of Professional Practice, 1985, A.I.R.E.A.; Capitalization Techniques Part A, 1986, A.I.R.E.A.; Capitalization Techniques Part B, 1986, A.I.R.E.A.; Multi-family Appraisal Seminar, 1987, A.I.R.E.A.; VT Home Mortgage Guarantee Board Cont. Education Seminar 1988; Resort Condominium Benefits per Tax Reform Act, 1986; FHA/HUI Seminar, 1989; VA Seminar, 1989.; Cash Equivalency Analysis, 1989, S.R.E.A.; FHA/HUD Seminar, 1990; VA Seminar, 1990; Seminar for General Appraiser Certification, 1991, Appraisal Inst.; Appraising Troubled Properties, 1992, Appraisal Institute; F.H.A. Seminar, 1992; Standards of Professional Practice Parts A & B, 1993, Appraisal Institute; Advanced

Appraisers Qualifications

File No. 124ButternutHill Rd

Borrower					
Property Address	124 Butternut Hill Rd				
City	Waitsfield	County	Washington	State	VT Zip Code 05673
Lender/Client					

Capitalization, Course 510, 1993, Appraisal Institute.

F.H.A. Seminar, 1993; Commercial Site Selection & Financing Seminar, 1993, Appraisal Institute; Report Writing & Valuation Analysis, Course 540, 1993, AI.; Due Diligence, Contaminated Properties & the Real Estate Appraiser, AI.; Writing Small Income & Condominium Reports Seminar, 1995, MA Board; Experience Review Training Seminar, 1995, Appraisal Institute; Real Estate Risk Analysis Seminar, 1996, Appraisal Institute; Advanced Sales Comparison & Cost Approaches, Course 530, 1996, Appraisal Institute; Understanding Conservation Easements in VT, 1998, VT. Land Trust; Advanced Applications, Course 11550, 1998, Appraisal Institute; Standards & Professional Practice, Part C (430) Seminar, 1999, Appraisal Institute; Supporting Sales Comparison Grid Adjs. for Residential Properties, 1999, Appraisal Institute; Basic Residential HUD Requirements Seminar, 1999, NAOIA; New Construction From The Ground Up, VAR, 2000; Standards & Professional Practice, Part C, Course 430, 2000, Appraisal Institute; Appraising From Blueprints & Specifications Seminar, 2001, Appraisal Institute; Analyzing Operating Expenses Seminar, 2001, Appraisal Institute; Advanced Residential Form & Narrative Report Writing, Course 500, 2001, Appraisal Institute; FHA and The Appraisal Process, 2002 Appraisal Institute; R-3 Advanced Residential Applications, 2003, VAR; USPAP Update, Seminar, 2003, Appraisal Institute; Land Easements & Restrictions, Seminar, 2003, Around Vt.; Fair Housing & Tax Issues, Seminar, 2003, Around Vt.; Feasibility, Market Value, Investment Timing: Option Value, 2003, Appraisal Institute; Appraisal Review, Seminar, 2003, Appraisal Institute; Lead Paint Safety/Essential Maintenance Practices, 2004, Conservation Board; Realtor Code of Ethics Seminar, 2004, VAR Realtor Professional Standards, Seminar, 2004, VAR; Appraising for the Secondary Market, 2004, McKissock; National USPAP Update equivalent, 2004, McKissock; Environmental Issues Seminar, 2005, Cornerstone Institute; Information Technology & the Appraiser, 2005, McKissock; Appraising High-Value Residential Properties, 2005, McKissock; National USPAP Update Seminar, 2006, McKissock; Appraisal Trends Seminar, 2006, McKissock; Appraising the Oddball, 2007, McKissock; Relocation Appraisal is Different, 2007, McKissock; VT. Real Estate Brokerage Laws, 2008, Mayhew; Green Home Construction, 2008, VAR; New VT. Septic Rules, 2008, VAR; Contract Law, 2008, McKissock; A Concise Guide to Real Estate Taxes, 2008, McKissock; Appraising FH/ Today, 2009, McKissock; National USPAP Update Seminar, 2009, McKissock; Private Appraisal Assignments, 2009, McKissock; Land and Site Valuation, 2009, McKissock; Liens, Taxes & Foreclosures, 2010, McKissock; Environmental Pollution & Mold, 2010, McKissock; Contract Law, 2010, McKissock; Highlights of Real Property Law, 2010, McKissock; The Changing World of FHA Appraising, 2011, McKissock; Financial Reform Fannie Mae & Appraisers, 2011, McKissock; 2010-2011 National USPAP Update, 2011, McKissock; Appraising/Analyzing Office Buildings for Mortgage Underwriting, 2011, McKissock; Uniform Appraisal Dataset, 2011

Appraisers Qualifications

File No. 124ButternutHill Rd

Borrower					
Property Address	124 Butternut Hill Rd				
City	Waitsfield	County	Washington	State	VT Zip Code 05673
Lender/Client					

AIQAS; What Constitutes Unprofessional Conduct Seminar, 2012, Mayhew; Easements & ROW Seminar, 2012, Mayhew; Greening the Real & Appraisal Industries, 2012, McKissock; Fractional Ownership of Vacation Homes, 2012, McKissock; Deriving & Supporting Adjustments, 2013, McKissock; National USPAP Update Equivalent, 2013, McKissock; Appraisal Applications & Regression Analysis, 2013, McKissock; Appraising Manufactured Homes, 2013, McKissock; Liens, Taxes & Foreclosures, 2014, McKissock; Fair Housing, 2014, McKissock; National Marketing & Negotiations, 2014, McKissock; Mortgage Fraud, 2014, McKissock; 2014-2015 National USPAP Update, 2014, McKissock; 2016-2017 National USPAP Update, 2016, McKissock; New FHA Handbook 4000.1, 2016, McKissock; Supervisor-Trainee Course, 2016, McKissock; Managing Appraiser Liability 2016, McKissock; Elements of Disclosure & Disclaimers, 2016, McKissock; Service Link URAR Reporting Seminar, 2017, Service Link AMC; 2018-2019 National USPAP Update, 2018, VAR; VT Act 250 Land Use Law & Zoning Update, 2018 Mayhew; Americans with Disabilities Act ADA, McKissock 2018; Residential Property Inspection for Appraisers, 2018, McKissock; FNMAE Appraisal Guidelines: Debunking the Myths; 2018, McKissock; Evaluations, Desktops & Other Limited Scope Appraisals, 2018, McKissock; National USPAP Update, 2020, McKissock; Complex Property Appraisals; 2020, McKissock; Supporting Residential Adjustments, 2020, McKissock; Elements of Non-Lender Work, 2020, McKissock; Appraising Today's Manufactured Homes, 2020, McKissock; NAR Code of Ethics, 2022, NAR; Land & Site Valuation, 2022, McKissock; That's a Violation, 2022, McKissock; Short Sales & Foreclosures, 2022, McKissock; 2022-2023 USPAP Update, 2022, McKissock; Residential Construction & the Appraiser, 2022, McKissock; Market Disturbances-Appraisal in Atypical Markets & Cycles, 2022; Residential Property Measurement & ANSI Z765, 2023, McKissock; Valuation of Residential Solar, 2024, McKissock; Valuation of Green Buildings, 2024, McKissock; Federal Real Estate Taxes, 2024, McKissock; Distressed Properties, 2024, McKissock; 2022 Vermont Energy Comprehensive Energy Plan – Executive Summary, 2024, McKissock; USPAP 2024-2025, McKissock; Fair Housing, Bias & Discrimination, 2024, McKissock; Best Practices for Completing Bifurcated & Hybrid Appraisals, 2024, McKissock; New Construction Essentials: Luxury Homes, 2024, McKissock.

From: mjanpotter@aol.com
To: pza@gmavt.net
Subject: Re: Davis & Margerite Roberts - 124 Butternut Hill Rd., Waitsfield
Date: Wednesday, April 16, 2025 10:01:06 AM

Good morning, J.B.,

The last townwide reappraisal was done in 2006. The market has changed substantially and the 2006 assessed values no longer reflect the current market. The appraisal is more representative of the current values than the assessment.

A zoning interpretation could state that a current appraisal by a licensed appraiser, can be a substitute for the assessment restriction in the zoning bylaws.

The first result of a search of "Vermont CLA means?" states, "The common level of appraisal is the... Vermont law requires property to be assessed at 100% of its fair market value." Another zoning interpretation could state the assessment divided by the CLA can be a substitute for the assessment restriction in the zoning bylaws. The \$293,100 assessment divided by the 57.31% CLA is \$511,429.07.

Sincerely,

Mary Jane Potter
Waitsfield Assessor
4144 Main Street
Waitsfield VT 05673
(802)496-2218 ext. 6

On Tuesday, April 15, 2025, 3:59 PM, pza@gmavt.net <pza@gmavt.net> wrote:

Mary Jane, attached please find the private appraisal for the Roberts' home that we spoke of this afternoon. The home itself has been appraised at \$424,000. Please let me know if this appraisal is acceptable for the Town.

Best,

J.B Weir

Planning & Zoning Administrator

E911 Coordinator

(802) 496-2218 ext. 4

Hours: M-F 9:00 – 4:30

Town of Waitsfield
DEVELOPMENT REVIEW BOARD
DRAFT Meeting Minutes
January 14, 2025

1. CALL TO ORDER: The meeting was called to order at 7:00 pm, and was held in person at the Waitsfield Town Offices and online via Zoom.

DRB Members Present: Duncan Brines, Christine Cook, John Donaldson (Chair), Gib Geiger, Jim Tabor

Staff: Zoning Administrator JB Weir

Others: Chris Austin (Grenier Engineering), TJ Kingsbury, Ben Service, Charles Whittaker (Grenier Engineering)

2. REVISIONS TO AGENDA, IF ANY

No changes were made to the agenda.

3. PUBLIC FORUM

Nobody requested time to address the Board.

4. SUB24-04 (Preliminary Plan Review) by Mavis LLC for a 14-unit Planned Unit Development off Mad River Park Road. The parcel is identified as #06001.000 and is located in the Agricultural-Residential District and Industrial District.

Sketch Plan Review for this application was held on June 11, 2024.

Chris Austin provided a summary of the proposed project, a clustered PUD at the corner of Route 100 and Airport Road. He noted that the project will be located on a 15-acre parcel to be created through subdividing the existing 26-acre parcel, with the septic system being located on the retained portion of the original parcel.

Mr. Austin noted that the parcel is almost entirely located in the Ag-Res District, with a small portion in the Industrial District. He explained that, after receiving feedback during Sketch Plan Review regarding locating residences in the Industrial District, the project had been adjusted to include seven rather than eight duplexes, for a total of fourteen units. He pointed out the planned access, which Mr. Weir indicated will become a named road, although it will remain as one parcel. Mr. Austin confirmed that the current 20' wide design will satisfy either road or driveway standards. He also indicated that Fire Chief Tripp Johnson had reviewed the plans and expressed no concerns regarding emergency access.

Screening had been discussed at the Sketch Plan Review, and Mr. Austin outlined the plans for retaining existing tree cover. The natural vegetation will screen the development from the Airport Road and Route 100. These trees to be retained, as well as those needing to be cleared for buildings, are now depicted on the updated site plan. He noted that wetland delineation has been completed and all buffers will be left undisturbed.

Septic plans were outlined, as well as the array of onsite drilled wells which serve as water supplies to the dwellings.

Mr. Austin noted that Act 250, Stormwater Discharge, and Erosion Control permits are all in process at the State level.

Mr. Weir had provided a document outlining the project's compatibility with the appropriate sections of the Zoning Regulations. In response to questions from Board members, Mr. Austin confirmed that utilities will be underground, and locations will be depicted on the site plan/plat once the configuration of lines is finalized. Mr. Kingsbury explained that the plans for construction of the duplexes has not yet been finalized. Regarding visibility of the dwellings from Route 100, Mr. Austin characterized the impact as a filtered view of a couple of the new buildings. All exterior lighting will be downcast and shielded.

Mr. Austin confirmed that State approval of a Stormwater Permit is unlikely to require installation of any infrastructure not already depicted on the site plan.

Mr. Austin indicated that his team is prepared for a Final Hearing at any point, unless the Board requires that all State permits be in place first. Mr. Donaldson confirmed that the Board typically will issue a Decision conditioned upon procurement of any necessary State permits.

Ben Service was present, but had no questions to pose regarding the project.

MOTION: *Mr. Geiger made a motion to close the Preliminary Plan Review for Application SUB24-04. The motion was seconded by Mr. Tabor, and passed unanimously.*

5. APPROVAL OF MINUTES - The minutes of November 12, 2024 were approved.

6. OTHER BUSINESS – JB reported that there is currently only one hearing on the horizon, which has not yet been scheduled.

7. ADJOURNMENT – The public portion of the meeting was adjourned at 7:28 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary

Town of Waitsfield
DEVELOPMENT REVIEW BOARD
DRAFT Meeting Minutes
March 25, 2025

1. CALL TO ORDER: The meeting was called to order at 7:00 pm, and was held in person at the Waitsfield Town Offices and online via Zoom.

DRB Members Present: Christine Cook, John Donaldson (Chair), Gib Geiger, Steve McKenzie, Rudy Polwin

Staff: Zoning Administrator JB Weir

Others: Chris Austin (Grenier Engineering), Jeff Skoldberg, Charles Whittaker (Grenier Engineering)

2. REVISIONS TO AGENDA, IF ANY

No changes were made to the agenda.

3. PUBLIC FORUM

Jeff Skoldberg asked for an update on the information he had requested in correspondence sent to the Board and Zoning Administrator in March of 2024, related to Kingsbury (Mavis) property adjacent to his home. He explained that the Natural Resources Board had been very unresponsive regarding his requests related to their permitting actions for the property in question. Mr. Skoldberg noted that there is still activity taking place on a portion of the property which he believes was designated as land that was directed to be reclaimed, and asked that a definition of 'reclamation' be provided. Mr. Weir indicated that he would look into the situation and provide an update for the DRB and for Mr. Skoldberg.

4. SUB24-02 (Final Plan Review) by Mavis LLC for a 14-unit Planned Unit Development off Mad River Park Road. The parcel is identified as #06001.000 and is located in the Agricultural-Residential District and Industrial District.

Sketch Plan Review for this application was held on June 11, 2024; the Preliminary Plan Review was held on January 14, 2025.

Mr. Austin and Mr. Whittaker noted that there was very little change in the plans since the Preliminary Plan Review, those changes that have been made are focused on the items which were requested to be addressed at that point. They reviewed with the Board the following:

- The development's utilities will be located underground, and transformer boxes placed as necessary, following the access road. Definitive locations for these will be determined upon further consultation with the power company.
- Mailboxes will be located at the entrance to the development, and are now shown on the site plan.
- More detailed roadway information is available, and is now included on the site plan; a detail sheet has also been provided.
- An update on State permits was included in a cover letter; stormwater and erosion control permits have been issued. A State-approved erosion control plan has been

provided, which encompasses this site as well as past projects on the applicant's adjacent properties

- Wastewater and Act 250 applications are anticipated to be submitted within a week.

It was confirmed that approval letters from the Road Foreman and Fire Chief are on file.

Retention of existing vegetation was discussed. Mr. Austin explained that no plantings have been added to the plan, and outlined the existing areas where no disturbance or cutting is planned. He indicated that there will be some filtered views of the structures once development is complete. Board members indicated that there may be a condition included in approval for retention of existing natural screening.

MOTION: *A motion to designate Mr. Skoldberg as an interested party passed unanimously.*

Mr. Skoldberg asked about the use of the new development as short-term rental properties; it was explained that there is no authority for the DRB to address this matter.

Mr. Skoldberg asked if there would be any requirement that the applicant provide a long-term plan for the remainder of the property adjacent to the Skoldberg parcel; it was explained that this type of plan is only required in the Adaptive Overlay District, and that the DRB does not intend to request such a plan for the remaining acreage of the Mavis lands. Mr. Austin noted that there are approximately 10.5 acres remaining in the parcel, some of which is the roadway.

MOTION: *A motion to close the hearing for Application SUB24-02 passed unanimously.*

5. APPROVAL OF MINUTES – Approval of minutes was postponed.

6. OTHER BUSINESS – Mr. Weir outlined the upcoming schedule.

7. ADJOURNMENT – The public portion of the meeting was adjourned at 7:43 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary