

x

**Town of Pawlet, Vermont
PO Box 128 122 School Street
Pawlet, Vermont 05761**

Notice of Zoning Violation

29 August 2019

Mr. Cameron Perham
206 Maple Grove Road
Pawlet, Vermont 05761

Dear Mr. Perham:

The following conditions were observed at your property located at 206 Maple Grove Road in Pawlet, Vermont.

Zoning Permit No. 2014-19 for a storage barn issued on November 18, 2014 (“Permit”) specified the setback for the proposed barn as 100 feet. A copy of the approved Permit is enclosed herewith for your reference. The as-built setback is significantly less than what was approved, in violation of the Permit.

To cure this violation, you must eliminate the deficiency in the side setback.

You have seven days after receipt of this notice to bring the property into compliance with the Permit. If you do not do so, you will be subject to a fine of up to \$200 per day as provided in 24 V.S.A. § 4451(a). If the fines are not promptly paid you may be liable for double the amount as provided in 24 V. S. A. § 4451(a). You may also be subject to an enforcement action for an injunction or other relief in Vermont Superior Court, Environmental Division. You will not be entitled to an additional warning notice for a violation occurring after the seven days have expired.

You may appeal this notice of violation to the Town of Pawlet Development Review Board. To file an appeal, you must submit a notice in writing within fifteen days to the Pawlet Town Clerk, PO Box 128, Pawlet, VT, 05761. The notice must include your name and address, a brief description of the property with respect to which the appeal is taken, a reference to the regulatory provisions applicable to that appeal, the relief you seek, and the alleged grounds describing why the requested relief is believed proper under the circumstances. These requirements appear in Title 24, Ch. 117, § 4451 and in sections that follow.

If you repeat the violation described in this letter within the next year, you will not be entitled to any notice period and an enforcement action may be taken immediately upon discovery of the violation.

If you elect not to appeal this Notice of Violation to the Town of Pawlet, the Notice will be the final decision on the matter.

Please note that, pursuant to 24 V.S.A. Section 4449(c), all Notices of Violations must be recorded in the Land Records, placing prospective purchasers and lenders on notice regarding the existence of the violation. If the violation is cured and upon payment of any and all accrued fines and a \$15.00 per page recording fee is paid, a memorandum indicating that the violation has been cured will be filed in the Land Records.

Thank you for your prompt attention to curing this violation. If you have questions, please contact the town office at 802.325.3309 or in writing. Please note that any changes in the terms of the compliance schedule are only effective if made in writing by the zoning administrator.

Hal J. Wilkins

H J Wilkins

Zoning Administrator

HJW/tf
Encls.

Sent by certified mail, return receipt requested, and by regular mail