

**Poultney Development Review Board
Meeting
Tuesday, March 18, 2025 - 5:30 P.M.
Poultney Town Hall**

Join Zoom Meeting

<https://us02web.zoom.us/j/83935723883?pwd=QnEvcVVrSkN2OUUpCMlFEM0lPTzBjdz09>

Meeting ID: 839 3572 3883

Passcode: 989910

Or Dial: +1 929 205 6099 US

Meeting ID: 839 3572 3883 Passcode: 989910

NOTICE OF HEARING

Purpose: On Tuesday, March 18, 2025 at 5:30PM, the Development Review Board will hold a hearing on an application for a Site Plan Review for the conversion of a personal storage building (formerly an auto repair business) to a Retail Store, on lands owned by Applicant, Guardala Salire Inc., located at 21 Beaman Street (Parcel ID # 225005).

Additional information about the application may be obtained at the Town Manager's Office, Town of Poultney, 9 Main Street, Poultney, VT 05764, during the hours of 8:30 AM and 3:30 PM, Monday through Friday.

Abutting property owners are being provided this Notice of Hearing. Participation in the local proceeding is a prerequisite to the right to take any subsequent appeal.

s/ Paul A. Donaldson
Zoning Administrator

RECEIVED
2-13-25

TOWN OF POULTNEY
ZONING/BUILDING/SUBDIVISION PERMIT APPLICATION FORM

Application # _____

Filing fee: \$ 35⁰⁰

A Permit must be applied for and approved prior to undertaking any construction or land development, including the construction of alterations or additions to existing structures or accessory buildings. A Permit must be applied for and approved prior to any change of use of an existing structure or property. Incomplete applications may be denied. Construction must be commenced and completed in accordance with the timeline(s) established by the Poultney Unified Bylaws. Any material misstatement or misrepresentation in the application process may result in any permit issued to be void. If you have any questions, contact the Zoning Administrator. The owner is urged to review the Poultney Unified Bylaws. The issuance of a Permit does not relieve the owner from applying for and obtaining any other permits required by any State of Vermont, and/or Federal, Department or Agency. A PERMIT NOTICE must be posted on the subject property in accordance with the terms of the Poultney Unified Bylaws in order for any issued Permit to be valid.

PROPERTY / OWNER DATA

Names as they appear on the deed:

GUARDALA SALIRE INC.

Tax map parcel identification number:

225005

Street address of property:

21 BEAMAN STREET 05764

Owners' mailing address:

21 BEAMAN STREET 05764

Telephone number/E-mail address:

585-857-1000 LAPANZICA@GMAIL.COM

Does the owner own any adjoining properties or property across a town highway from the subject property? Yes ___ No X (If so, provide a copy of the deed and any surveys of the same)

Contractor/Designer/Architect Contact Information (attach separate sheet if needed):

Name:

Lee PANZICA

Mailing address:

1178 THAM RD POULTNEY 05764

Telephone number/E-mail address:

585-857-1000 LAPANZICA@GMAIL.COM

TYPE OF APPLICATION:

- Application for Permitted Use or Permitted Structure.
- Application for a Site Plan Review by Development Review Board
- Application for a Variance
- Application for Conditional Use
- Application for Subdivision Approval
- Application for change of Nonconforming Use
- Application for alteration to a Nonconforming Structure
- Application for replacement of existing structure
- Other: _____

Application # _____

REQUIRED DOCUMENTS /INFORMATION TO BE INCLUDED WITH APPLICATION:

- A copy of most recent deed to the property with recording data.
- A copy of any survey of the property and if recorded, the recording information.
- A copy of the State of Vermont Wastewater and Water Supply Permit or satisfactory evidence of exemption from permit requirements.
- Copies of any and all other State of Vermont permits issued with respect to the property or use.
- Scale drawing of existing and proposed structures and improvements, to include existing setback dimensions, and a plot plan drawn to scale showing the location of the proposed construction with setback dimensions, driveways, parking and other pertinent data.
- For Site Plan Review, specific requirements as outlined in Section 1201 of the Poultney Unified Bylaws.

Estimated cost of construction, materials and labor at current market rates: \$ 60,000.⁰⁰

Detailed description of proposed construction/alterations (attach separate explanation sheet(s) if needed):

NEW SIDING, NEW ROOF REMOVE BAY DOOR

Detailed description of existing use: PERSONAL STORAGE

Detailed proposed use: CRAFT BEER MARKET

Building dimensions: length: 44 FT ; width: 30 FT ; vertical height: 13 FT

Number of stories: ONE

Dimensions of the lot: _____ ft. x _____ ft.; frontage on street or road: _____ ft.

Proposed or existing setbacks: from road right-of-way: _____ ft.;

side yard: _____ ft.; other side yard: _____ ft.; rear yard: _____ ft.

OWNERS' SIGNATURES

x 

x _____

THIS SECTION FOR USE BY THE ZONING ADMINISTRATOR ONLY:

Date complete application received with fee: _____

Zoning district: _____

Applicable sections of the Bylaws: _____

Approved

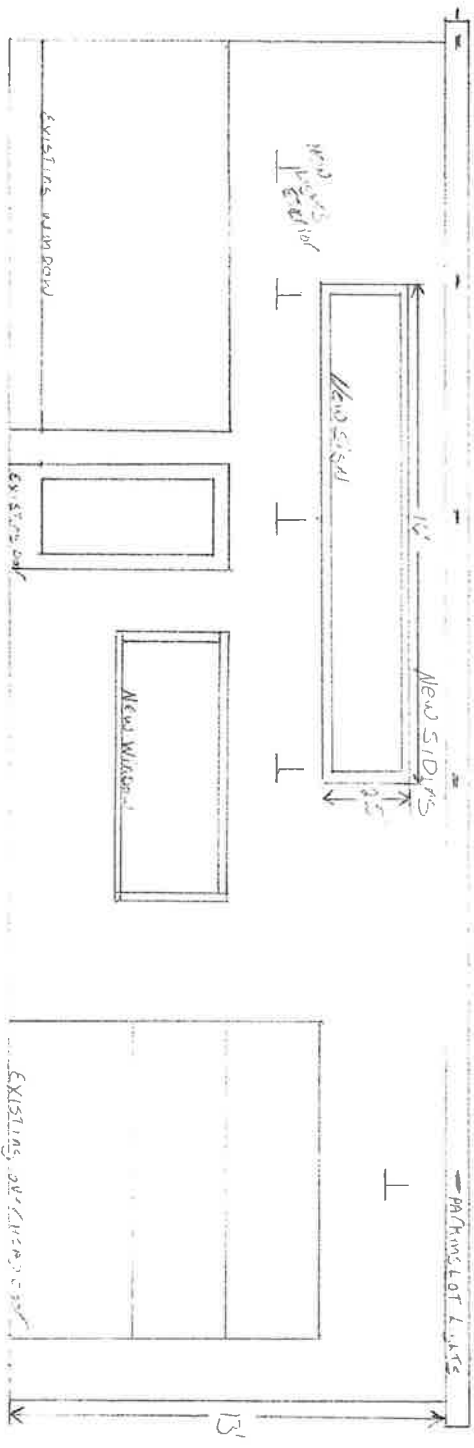
Denied: Reasons: _____ (see appeal rights contained in Bylaws)

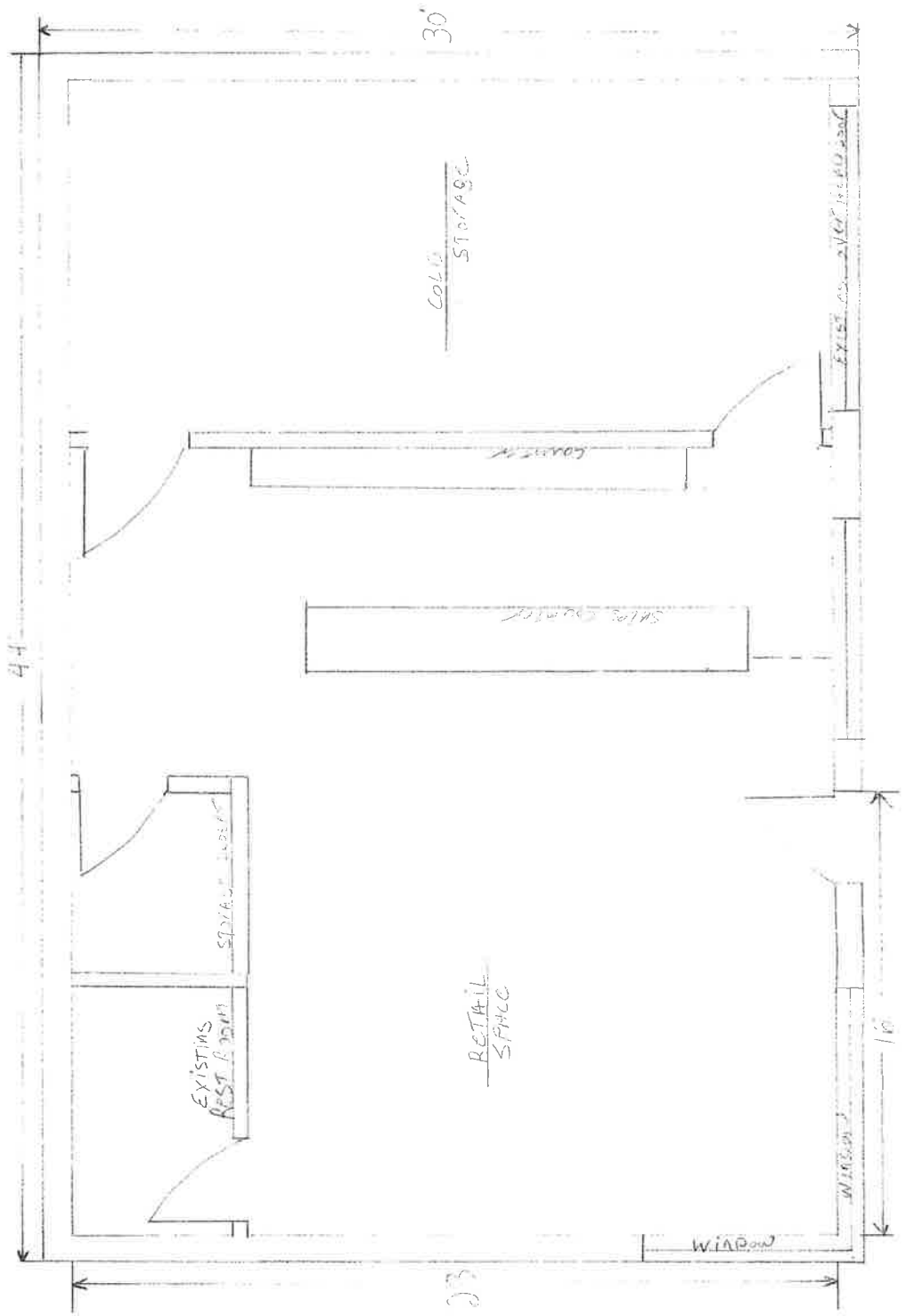
Referred to the Development Review Board for hearing under § _____

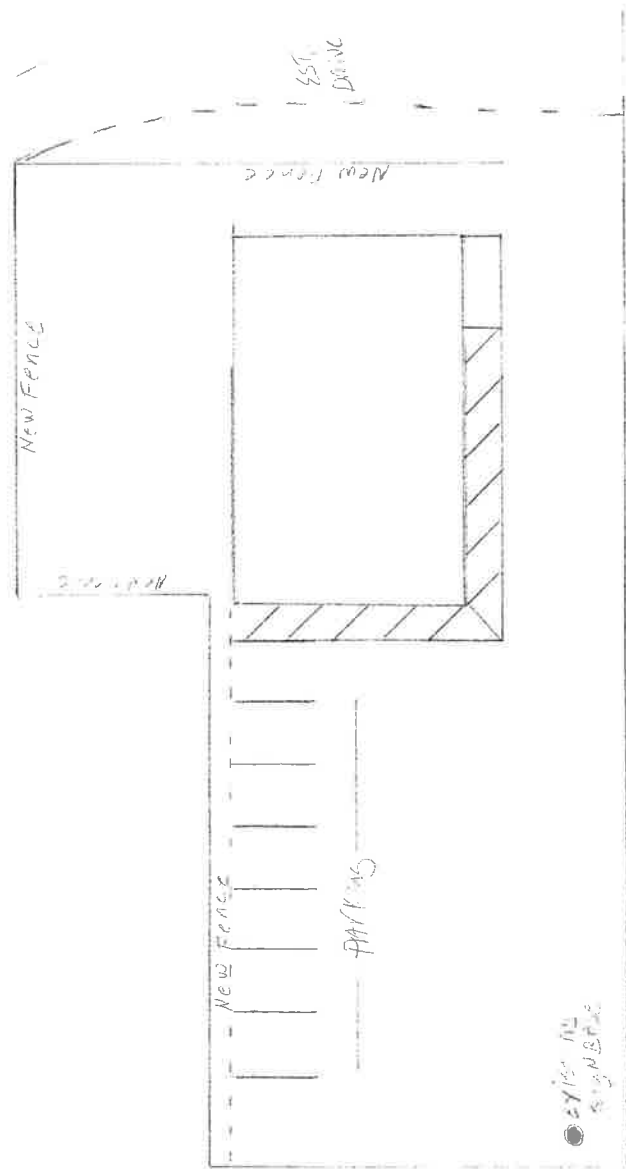
Zoning Administrator

Date

21 BEAMMAN

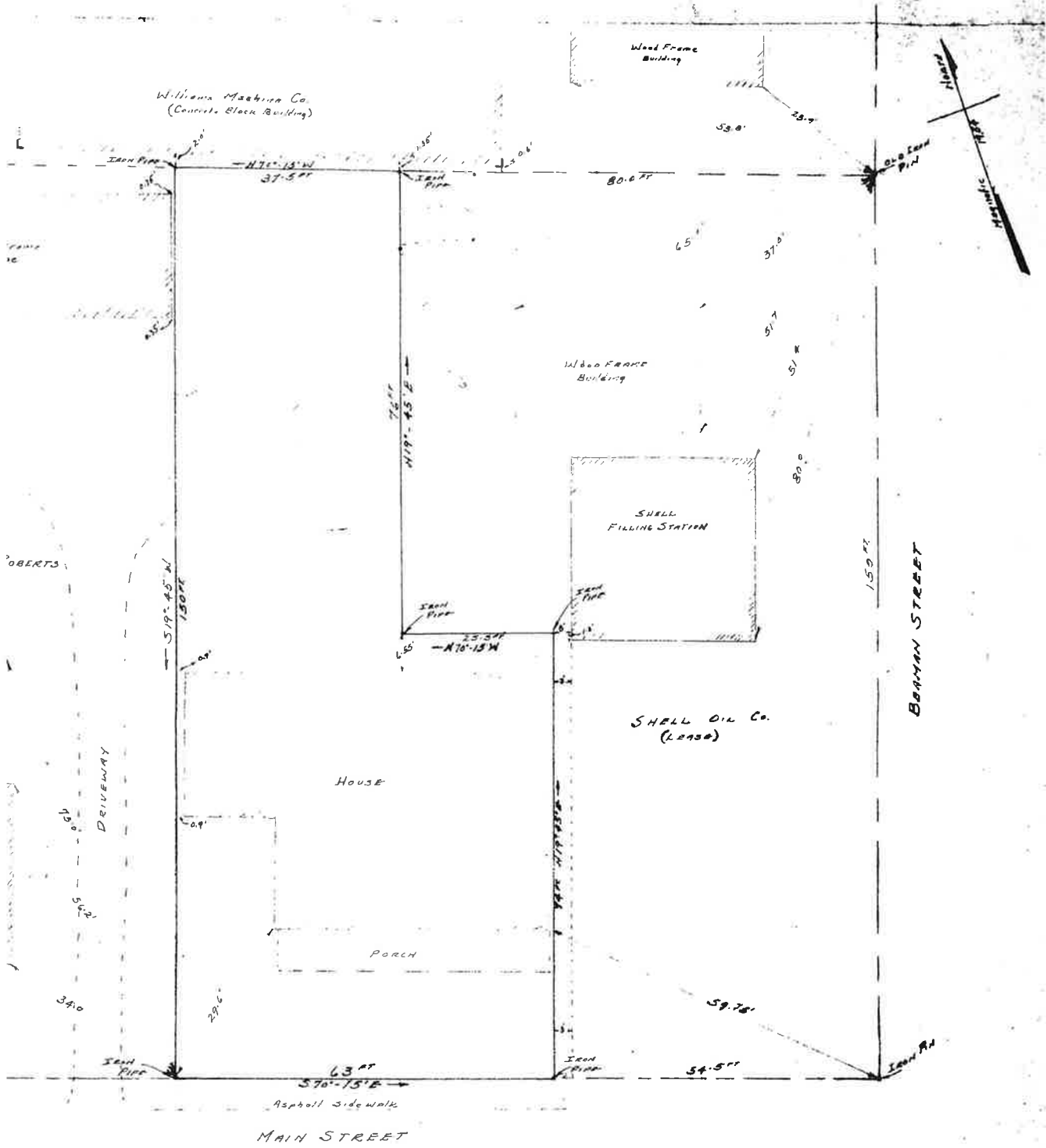






MAIN STREET

BEAMAN STREET



MAIN STREET

BOWMAN STREET

PORTION OF PREMISES
 OWNED BY
 SETH ROBERTS
 MAIN STREET
 POULTNEY VERMONT

SCALE: 1/4" = 10 FT DATE: JUNE 19, 1954

YOUNG & HOWNWAY ENGINEERS
 RUTLAND, VERMONT

