

TOWN OF STAMFORD
BOARD OF CIVIL AUTHORITY MEETING
June 26, 2024
(UNAPPROVED)

Present: Board of Civil Authority: Nancy L. Bushika, Douglas Wright, and Michael G. Denault, and Kurt Gamari (Selectboard)
Natalie Yorke, Marta Miller, Tyna Senecal, and Sally Bohl (Justices of the Peace)
Lori A. Shepard (Town Clerk)
Assessor: John Tiffany, Assessor from New England Municipal Resource Center (NEMRC)
Appellant: Peter Greenbush

All members present on the Board of Civil Authority signed the oath. The oath was administered to the appellant and the assessor by the town clerk. The meeting was recorded. Natalie Yorke reviewed some instructions and procedural rules for the meeting.

Several board members asked John Tiffany questions to understand how the properties were appraised. He performs a mass appraisal which is different than a fee appraisal. A fee appraisal is done when the bank requests an appraisal and the value they are looking for is already known. He discussed functional depreciation, physical depreciation, and the quality and land grades. His appraisal must pass a three-prong test performed by the state which looks at equity, common level of appraisal (CLA), and the coefficient of dispersion (COD) among other things. John Tiffany acknowledged that all values are opinions, but the values are based on actual property sales. He stated that the town's flood maps have been taken into consideration, but he has seen properties in other towns that are in the flood zone sell for top dollar.

1. Natalie Yorke introduced the first parcel. She confirmed that no one on the board had any conflict or ex-parte communications with the appellant.

Appellant: Peter Greenbush
Parcel ID #00SH10047L.000
0.66 acre parcel of land at 1135 Main Road
2023 Value: \$143,200.00
2024 Value: \$46,200.00
2024 Post Lister Grievance: \$26,600.00

John Tiffany provided a summary of his position (Exhibit G-1) and a copy of the current lister card (Exhibit G-2) stated that he removed the well and septic improvements from the assessment as a result of the lister's grievance hearing. He disputed the appellant's statement on his grievance request form (Exhibit G-3) that the value should be \$0.00 and said that all property, even swamp land has value to it. He acknowledged that the property was in the special flood hazard area which means there is a 1% annual chance of flooding, also known as the 100 year flood zone. The property is also shown on the FIRM which is a 0.2% annual chance of flooding, or the 500 year flood zone. He provided a Natural Resources Atlas (Exhibit G-4) with the flood maps and an informational handout concerning flood zones (Exhibit G-5). He said many of these maps are layers placed upon layers and are not always accurate. He said there are many places in Vermont that flooded during Hurricane Irene that are being rebuilt, so rebuilding in a flood zone is an option in many places. Exhibit G-6 is a page from the town's current By-laws summarizing the development allowed by the town in a hazard area. John Tiffany provided an Authorization to Conduct Next Flood Protective Measures (Exhibit G-7) from another property to show the Board of Civil Authority that the state does provide programs that allow you to conduct flood protective measures on your property. He provided two comparable sales in Stamford and reviewed each value and how it compared with the subject property (1085 Main Road, Exhibit G-8, and 1635 Main Road, Exhibit G-9). The notes John Tiffany took during the grievance hearing were included as Exhibit G-10.

Peter Greenbush feels that a value between \$1,000.00 and \$5,000.00 would be a reasonable assessment. He provided a copy of an email from Debra Burchard, the town's Zoning Administrator (Exhibit G-11) where she states that she would deny a permit application for a new structure, and includes a copy of the table from the By-laws for development in hazard areas. Peter Greenbush stated that this lot does not meet the minimum two acre requirement for a building lot. He provided a copy of an email from John Broker-Campbell (Exhibit G-12) stating that the property is non-buildable. Peter Greenbush provided a copy of the Natural Resources Atlas (Exhibit G-13) showing that the property is in the DFIRM floodway, the flood hazard area, and the river corridor. He feels his lot cannot be compared to other lots that are buildable and have houses on them. He feels the assessor should know how the flood zone and By-law restrictions affect someone's assessment. He said the state has drainage pipes in between the subject property's driveway and his own driveway which limits him further. He feels there are one acre buildable lots in Alpenwald that are \$1,000.00 so his value at \$26,000.00 doesn't make sense. The BCA noted that the existing home could have been renovated instead of torn down. Peter Greenbush said it would have cost too much money to install a new septic system and rebuild.

The Board of Civil Authority thanked Peter Greenbush for coming and said they would be in touch to schedule the site visit. He welcomed the board to view the property at any time.

2. Natalie Yorke introduced the second parcel. She confirmed that no one on the board had any conflict or ex-parte communications with the appellant.

Appellant: Michael Hart et als
Parcel ID #00CAMP0043.000
10.01 acre parcel of land and camp near Sucker Pond
2023 Value: \$25,800.00
2024 Value: \$189,900.00
2024 Post Lister Grievance: \$187,800.00

John Tiffany provided a written summary of his position (Exhibit H-1), a copy of the property's current lister card (Exhibit H-2) and the current Itemization of Property Costs (Exhibit H-3). He explained that finding comparables for camps can be difficult. He reviewed two comparable sales in Stamford and how the values compared with the subject property (1153 Lesure Road - Upper, Exhibit H-4, and 1390 County Road, Exhibit H-5). He provided the lister card with a map (Exhibit H-6) and the current Itemization of Property Costs (Exhibit H-7) for a camp currently for sale at 1588 County Road and compared it with the subject property. It was noted that the square footage of the new camp is much greater than the square footage the town previously had. The grievance appeal form filled out by the property owner was provided as Exhibit H-8. The notes John Tiffany took during the grievance hearing were included as Exhibit H-9. He described a camp on a lake in Wells, Vermont that was assessed for \$450,000.00 which just sold for \$800,000.00.

The Harts were not present but provided a package of information for the board's review. Their summary (Exhibit H-10) describes a brief history of their ownership and states that a new camp was built on the footprint of the old camp in 2017. In Exhibit H-11, the property owners described the lack of services and utilities and asserted that this should be considered when valuing the property. The Harts provided information on other camps in Woodford and Stamford as comparables (Exhibit H-12). John Tiffany felt that the Woodford assessments were done in 2019 so the values are not a good comparable. The Harts provided lister cards for camps in Stamford as comparables (0 Risky Ranch Road, Exhibit H-13, 32 Lebensanschauung Circle, Exhibit H-14, 0 Sumner Road, Exhibit H-15, and 579 Magee Road, Exhibit H-16).

The Harts provided a statement and lister card (Exhibit H-17) for 513 Jepson Road to compare the value of their seasonal camp to a residence on a town road with full-time use on a town-maintained road with all the town amenities. John Tiffany noted that NEMRC left a door hanger on the camp door when they assessed the property inviting the property owner to schedule an appointment. The hanger also contains a code where property owners could go online to check the accuracy of the listing. There was no response from the property owner.

3. Natalie Yorke introduced the third parcel. She stated that she has had several ex-parte conversations with the appellant and would run the meeting but not participate in the conversation, site visit, or deliberation. The Board of Civil Authority members felt if she could remain impartial she could still participate. This property has been the topic of many Selectboard meetings so many have had conversations with the appellant concerning the property.

Appellant: Robert and Debra Burchard
Parcel ID #00TR25008R.000
1.7 acre parcel of land at 366 Clough Road
2023 Value: \$304,800.00
2024 Value: \$348,000.00
2024 Post Lister Grievance: \$348,800.00

John Tiffany provided a written summary of his position (Exhibit B-1) which included information on flood zones. He stated that this value had one of the lowest increases in the reappraisal because he felt it was overvalued in the past. He directed the board's attention to the appellant's grievance request form (Exhibit B-2) where the appellant states that the river has migrated into the septic field. He said the property has a mound system so there is no septic field; everything is under the mound. Kurt Gamari feels the stream is eroding the banks and the house is compromised. John Tiffany provided an Authorization to Conduct Next Flood Protective Measures (Exhibit B-3) to show that the state provides programs that allow you to conduct flood protective measures on your property. Kurt Gamari felt these measures are temporary. He provided a copy of the Natural Resource Atlas showing the flood hazard area (Exhibit B-4). John Tiffany confirmed that the triangle outlined in blue on the map indicates that the entire property is in the flood zone but the house area has been elevated so that portion of the property is not in the flood zone. The Assessor provided the lister card for the subject property (Exhibit B-5) and the Itemized Property Costs sheet (Exhibit B-6). John Tiffany provided the lister card for 1575 Main Road (Exhibit B-7) and the corresponding Itemized Property Costs sheet (Exhibit B-8) as a comparable. He also provided the lister card for 289 Main Road (Exhibit B-9), the lister card for 279 Bergabhang Drive (Exhibit B-10), and the lister card for 1580 Main Road (Exhibit B-11). John Tiffany presented his notes which were taken at the time of the listers grievance hearing (Exhibit B-12). He noted that the appellants were not present. They did not send in any comparables for consideration at the lister hearing and did not submit any evidence for tonight's Board of Civil Authority hearing to substantiate any of the claims that have been made. Mike Denault felt many have personal opinions but none of us are engineers or experts so the board needs to focus on the facts and leave personal feelings aside.

MOTION by Nancy Bushika to appoint all nine members that are available, with a minimum of at least three members, to the site inspection committee. SECONDED by Natalie Yorke. All in favor. Motion APPROVED.

The inspection site visit was tentatively scheduled for Monday, July 8, 2024 beginning at 11 a.m. at the property of Peter Greenbush, then at 11:15 a.m. – 11:30 a.m. at Robert and Debra Burchard's property and around 1 p.m. – 2 p.m. at the Hart camp. The Board of Civil Authority will recess this meeting and

reconvene on Monday, July 15, 2024 at 4 p.m. to review the inspection report, receive any final comments from the assessor or appellant and deliberate.

Respectfully submitted,

Natalie Yorke
Chair

LIST OF EXHIBITS

Peter Greenbush:

- Assessor Exhibits:
- Exhibit G-1: Summary of the assessor's position
 - Exhibit G-2: Current lister card
 - Exhibit G-3: Appellant's grievance request form
 - Exhibit G-4: Natural Resources Atlas map
 - Exhibit G-5: Informational handout concerning flood zone
 - Exhibit G-6: By-laws: Development in a Hazard Area.
 - Exhibit G-7: Authorization to Conduct Next Flood Protective Measures
 - Exhibit G-8: Lister card: 1085 Main Road (comparable)
 - Exhibit G-9: Lister card: 1635 Main Road (comparable)
 - Exhibit G-10: Assessor notes from grievance hearing
- Appellant Exhibits:
- Exhibit G-11: Email from Debra Burchard, Zoning Administrator
 - Exhibit G-12: Email from John Broker-Campbell
 - Exhibit G-13: Natural Resources Atlas map

Michael Hart et als:

- Assessor Exhibits:
- Exhibit H-1: Summary of the assessor's position
 - Exhibit H-2: Current lister card
 - Exhibit H-3: Itemization of Property Costs
 - Exhibit H-4: Lister card: 1153 Lesure Road - Upper (comparable)
 - Exhibit H-5: Lister card: 1390 County Road with information/map (comparable)
 - Exhibit H-6: Lister card: 1588 County Road (comparable)
 - Exhibit H-7: Itemization of Property Costs: 1588 County Road
 - Exhibit H-8: Appellant's grievance request form
 - Exhibit H-9: Assessor notes from grievance hearing
- Appellant Exhibits:
- Exhibit H-10: Summary of appellant's position
 - Exhibit H-11: Information re: lack of services and utilities
 - Exhibit H-12: Information on camps in Woodford and Stamford (comparables)
 - Exhibit H-13: Lister card: 0 Risky Ranch Road (comparable)
 - Exhibit H-14: Lister card: 32 Lebensanschauung Circle (comparable)
 - Exhibit H-15: Lister card: 0 Sumner Road (comparable)
 - Exhibit H-16: Lister card: 579 Magee Road (comparable)
 - Exhibit H-17: Statement and lister card: 513 Jepson Road (comparable)

Robert and Debra Burchard:

Assessor Exhibits: Exhibit B-1: Summary of the assessor's position
 Exhibit B-2: Appellant's grievance request form
 Exhibit B-3: Authorization to Conduct Next Flood Protective Measures
 Exhibit B-4: Natural Resources Atlas map
 Exhibit B-5: Current lister card
 Exhibit B-6: Itemization of Property Costs
 Exhibit B-7: Lister card: 1575 Main Road (comparable)
 Exhibit B-8: Itemized Property Costs sheet: 1575 Main Road
 Exhibit B-9: Lister card: 289 Main Road (comparable)
 Exhibit B-10: Lister card: 279 Bergabhang Drive (comparable)
 Exhibit B-11: Lister card: 1580 Main Road (comparable)
 Exhibit B-12: Assessor notes from grievance hearing

Appellant Exhibits: None

NY/las

**Town of Stamford
2024 BCA
00SH10047L.000 Hearing**

Parcel ID : 00SH10047L.000
SPAN # : 609-191-10738
Description : .66 acre land
1135 Main Road
Present Owner : Peter Greenbush

2023 Assessment : \$143,200
2024 Assessment : \$46,200
2024 Assessment Post Grievance : \$26,600

As it may already be known, Mr. Greenbush purchased this property in May 2023 from the Estate of Wylde, who had passed away, for \$110,000.

On March 31, 2024, which is the last day a change to any property can be made and be recognized for the following tax year, the house and outbuildings were torn down. Everyone's value is based on April 1st of any given year. The reappraisal data was changed to reflect that the house and outbuildings were no longer there. The value was lowered to \$46,200 for the acreage and site improvements.

At the Grievance Hearing Mr. Greenbush, on his form, stated that the value of the property should be \$0.00 due to being in the flood zone. Everything has a value, even swampland. The only documentation provided was a picture of correspondence on his cell phone from a person working for FEMA. It did not state that absolutely nothing could be done to the property. Mr. Greenbush also stated that the well & septic had no value, that the place could never be built on again, the site can't be elevated, etc. . He produced no written documentation.

The result of Grievance was to remove the site improvements, as these would have to be inspected and recertified if they were ever used again, creating an assessment of \$26,600. Sometimes these, if dated, are removed from the assessment on parcels with no dwelling.

There is no documentation in the property's listing record that it has ever been flooded.

On the State of Vermont's Natural Resource Atlas with an overlay of Flood Hazard Areas, showing FEMA potential flood areas, this parcel is shown in red and grey (Exhibit A). The red area is AE, 1-percent annual chance of flooding. The grey area is 0.2-percent annual chance of annual flooding. The former dwelling was partially in both zones.

2024 Stamford BCA Notes

Response to remarks made in appeal to BCA

00SH10047L.000

Peter Greenbush

- "not allowed to build on for multiple reasons"

Copy of zoning bylaws states otherwise

No documentation from FEMA nor State stating otherwise

- "worth nothing"

No parcel is worth nothing, even the state places a value on their swamp / wetlands

- "Lots that are 1 acre appraised at \$1,000!"

Assuming it is meant that there are parcels that have been assessed for \$1,000

These are mostly Alpenwald lots with houses in Readsboro, therefore the land in Stamford is assessed as residual acreage

- Comments about Sally

Sally is the Assessor Clerk, she is not responsible for placing assessments on parcels

00CAMP0043.000

Michael Hart et al

- Appeal based on location, lack of services, limited use

Location /access accounted for in land grade

00TR25008R.000

Debra Burchard

- No documentation presented at grievance showing impending condemnation
- No documentation presented at grievance from State of VT or FEMA stating future use of the property "useless for anything other than storage"
- Did present a copy of "Authorization To Conduct Next Flood Protective Measures"

2024 Stamford BCA
List of Parcels Assessed With Low Value

00ALP00423.000	.01ac	\$100	has 2.39 ac in Readsboro
00SH10063L.000	.5ac	\$1,300	"spring lot" per deed unknown location
00ALP00207.000	.10ac	\$600	has 2.8ac in Readsboro
00ALP00137.000	.4ac	\$1,400	has 1.7ac in Readsboro
00ALP00172.000	.10ac	\$1,000	has 1ac in Readsboro
00ALP00121.000	.3ac	\$1,300	has almost 4ac in Readsboro
00ALP0173A.000	.10ac	\$800	has 1ac in Readsboro
00ALP00424.000	.01ac	\$100	has 2ac in Readsboro

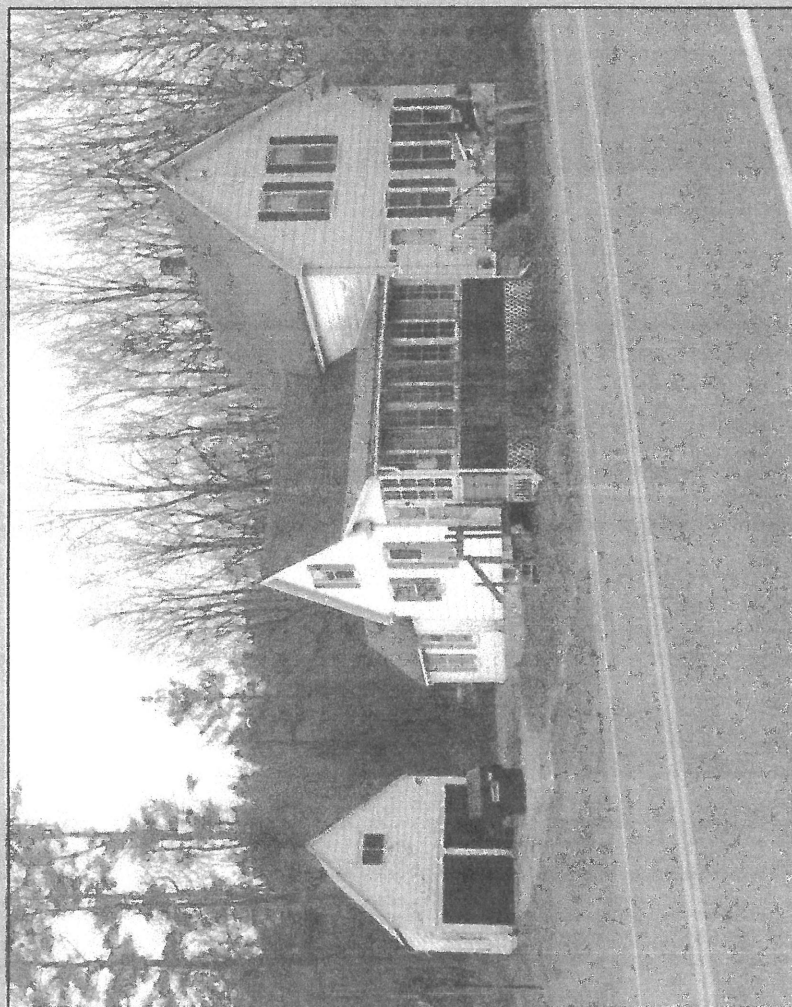
SUBJECT

RESIDENTIAL SALES RECORD CARD

Parcel	00SH10047L000	Sale Date	05/15/23	Dwelling Value	0
Owner	GREENBUSH PETER J	Sale Price	110,000	Land Value	26,600
	1135 MAIN ROAD	Old Value	143,200	Site Improvement	0
	STAMFORD, VT 05352	Acres	0.66	Outbuildings	0
Situs	1135 MAIN ROAD			Total	26,600
Descr:	LAND				

NBHD: 1

BUILDING	Building SF	0
	Bsmt SF	0.00
	Bedrooms	0
	Full Baths	0
	Half Baths	0
	Kitchens	0
	Year Built	0



RECEIVED

APR 23 2024

GRIEVANCE APPEAL FORM

Town of Stamford

TOWN OF STAMFORD

All Grievances must be in writing. An appointment is required for a hearing. This form is provided for your convenience.

Return this form to the Stamford Town Office, Listers' Office, at 986 Main Road, Stamford, VT 05352 on or before May 23, 2024.

For questions and/or appointments: 802-694-8511. Email at stamfordvtlisters@gmail.com

Property Owner(s): Peter Greenbush

Owner Address: 1135 Main Rd

Parcel ID: 005H10047L Property Location: 1135 main Rd

Email Address: petergreenbush@gmail.com Phone: 413-672-1818

Contact Person (if different): _____ Phone: _____

Type of Property: ☐ Residential ☐ Commercial ☐ Condo ☐ Apartment ☐ Other

Assessed Value: 46,200 Estimate of Value: 0

Reason for Grievance:

Land Has Been completely zoned off by the
State River commission and nothing is allowed to be built
on property. Property is worth nothing as its .49 acres
of non buildable land

When preparing for your appeal you should make sure the physical data of your property is correct. Next you should consider recent arm's length sales of properties similar to your property.

Comparable Properties (Properties you believe are similar to your property):

	Parcel ID	Owner	Location	Value
1)	_____	_____	_____	_____
2)	_____	_____	_____	_____
3)	_____	_____	_____	_____

Date: _____

Signature of Owner(s): 

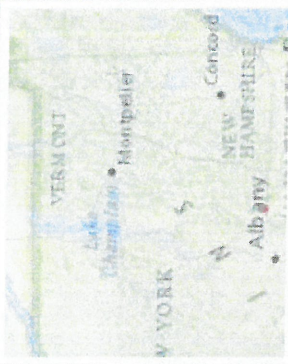
Note: If you are representation the owner you must include a letter of representation signed by the owner.

A



Natural Resources Atlas
Vermont Agency of Natural Resources

vermont.gov



1: 1,037
June 5, 2024

LEGEND

- Flood Hazard Areas (Only FEMA)**
- AE (1-percent annual chance flood)
 - A (1-percent annual chance flood)
 - AO (1-percent annual chance zone feet)
 - 0.2-percent annual chance flood

Parcels (standardized)

- Roads**
- Interstate
 - US Highway, 1
 - State Highway
 - Town Highway (Class 1)
 - Town Highway (Class 2, 3)
 - Town Highway (Class 4)
 - State Forest Trail
 - National Forest Trail
 - Legal Trail
 - Private Road/Driveway
 - Proposed Roads

- Town Boundary**

NOTES

Map created using ANR's Natural Resources Atlas

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

53.0 0 26.00 53.0 Meters
1" = 86 Ft. 1cm = 10 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

Flood Zones

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

Zone AE

The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

Last updated April 20, 2023

In the Town's current by-laws (Exhibit B) :

V. Summary Table: Development Review in Hazard Areas, it shows that structures in the Special Flood Hazard Area: new structures could be allowed, improvements to existing structures are permitted and are possible with a conditional use review, accessory structures are permitted, replacement water & septic systems permitted with a review, fill allowed to elevate existing structures, allowed with a conditional use review – I'm assuming this is raising the elevation of the first floor to elevate it above the elevation of the flood zone, which is becoming more common.

Many towns in Vermont were flooded in July 2023, many are rebuilding / renovating flooded buildings. Many are renovating their buildings in Waterbury, Montpelier and elsewhere. There are several newspaper articles stating such.

<https://vtdigger.org/2024/03/10/after-millions-in-repairs-montpeliers-capitol-plaza-plans-to-open-in-april/>

<https://governor.vermont.gov/press-release/governor-phil-scott-announces-plan-expedite-over-100-million-available-mitigation>

https://www.rutlandherald.com/news/local/fema-awards-vermont-22-million-for-state-office-buildings-damaged-in-floods/article_3d74ae5a-e17b-503c-aedf-93a624979a1c.html

There are also state programs for stream / river bank stabilization as Mrs. Burchard has attached to her grievance form (Exhibit C).

SALE: 00SH10043L.000 (Exhibit D), just up the road at 1085 Main Road, with a house & .25ac. The with the house and other improvements removed, the land is value with the land graded as 1.0, is \$25,000. The subject property is .66 acres, almost 38% more land, with a lower land grade of .8 due to being in the flood zone, (taking value away from 1.0) with an assessment of \$26,600. Basically a 6% difference in assessment between the two with the subject having 38% more land.

SALE: 00SH10068L.000 (Exhibit E) 1635 Main Road with .61 acre of land, house and outbuilding. As above with all site improvements removed the land assessment is \$32,200 with a land grade of 1.0. If adjusted to .8 the value would be \$25,800.

C. Interpretation

The information presented on any maps, or contained in any studies, adopted by reference, is presumed accurate.

1. If uncertainty exists with respect to the boundaries of the Special Flood Hazard Area or the floodway, the location of the boundary shall be determined by the Administrative Officer (AO). If the applicant disagrees with the determination made by the AO, a Letter of Map Amendment from FEMA shall constitute proof.
2. If uncertainty exists with respect to the boundaries of the River Corridor, the location of the boundary shall be determined by the AO. If the applicant disagrees with the determination made by the AO, a letter of determination from the Vermont Agency of Natural Resources shall constitute proof.

V. Summary Table: Development Review in Hazard Areas

The hazard areas are not appropriate sites for new structures nor for development that increases the elevation of the base flood or obstructs the ability of streams to establish and maintain geomorphic equilibrium.

20	Agriculture	Hazard Zone		
		Special Flood Hazard Area	Floodway	River Corridors
	P Permitted C Conditional Use Review X Prohibited A Exempted			
1	New Structures	C	X	X
2	Storage	X	X	X
3	Improvements to Existing Structures	P, C	C	C
4	Small Accessory Structures	P	X	C
5	At Grade Parking	P	C	C
6	Replacement water supply or septic systems	C	C	C
8	Fill as needed to elevate existing structures	C	C	C
9	Fill	X	X	X
12	Grading	C	C	C
13	Road maintenance	A	A	A
14	Road improvements	C	C	C
15	Bridges and culverts	C	C	C
16	Channel management	C	C	C
17	Recreational vehicles	P	P	P
18	Open space, recreation	A	A	A
19	Forestry	A	A	A

**Vermont Department of Environmental Conservation**

Watershed Management Division

Rutland Regional Office

88 Merchants Row, Suite 430 Asa Bloomer Building

Rutland, VT 05701-5903

Agency of Natural Resources

[cell] 802-490-6163

[fax] 802-786-5915

<http://dec.vermont.gov/watershed>**AUTHORIZATION TO CONDUCT NEXT FLOOD PROTECTIVE MEASURES**

Pursuant to Section F of the Vermont Stream Alteration General Permit (SAGP)

Project Number: **SR-3771**Lat/Lon: **42.76701 N, 73.05567 W**Applicant Name: **Robert and Debra Buchard**Contact Phone: **413 441-8799**Mailing Address: **1388 Old County Road, Stamford VT 05352**Email: debraburchard@hotmail.comProject Location: **Rear yard less than 50 feet from edge of septic field**Watercourse: **North Branch of Hoosick River***The Secretary of the Vermont Agency of Natural Resources (VT ANR) has determined that:*

1. This project authorizes **stabilization of an eroded streambank by constructing a stacked rock wall along +/- 100 linear feet of stream. Stone armoring may not reduce channel width and floodplain bench to be maintained.**
2. The proposed activity is eligible for coverage under the VT ANR SAGP – Next Flood Protective Measures.
3. The proposed activity will meet the terms and conditions of Section F of the General Permit provided:
 - a) The project will be completed and approved as **discussed in the field on 04/30/2024, as per ANR sketch and detail sheet,** and as approved by the Vermont Agency of Natural Resources River Management Engineer.
 - b) The project is proportional to the threat and conditioned to cease when the threat to life or to improved property has ended; The project, as authorized, will not result in a threat to life, public health or safety.
 - c) The project will meet the standards detailed in subsection E.2.1 and E.2.2 of the General Permit.
 - d) The project will meet Stream Alteration Standards to the greatest extent possible.
 - e) A pre-construction meeting will be held at the site between the contractor, applicant, and the ANR RME.
 - f) The River Management Engineer will be notified by phone or email when construction begins, progress reports will be provided while contractor is actively working in the stream and until the project is completed.

If there are any changes in the project plan or deviation in construction from the approved plan, the Permittee must notify the River Management Engineer immediately via phone (802) 490-6163 or email joshua.carvajal@vermont.gov.

If the project is constructed as described, as shown on the above referenced approved plans and according to the above conditions, there is no reason to expect any violation of Vermont Water Quality Standards.

** Contact the US Army Corps of Engineers (USACE) at cenae-r-vt@usace.army.mil about federal permitting **

Signed this 17th day of May 2024

This NFM permit expires December 31, 2027

Julie S. Moore, Secretary Agency of Natural Resources

by:

Josh Carvajal, P.E., River Management Engineer

RESIDENTIAL PROPERTY RECORD CARD

Date Printed 06/07/24

Owner Information

Parcel 00SH10043L000

Owner EILERS RODNEY J

1085 MAIN ROAD

STAMFORD, VT 05352

Location 1085 MAIN ROAD

Descr: LAND & DWELLING

Parcel Information

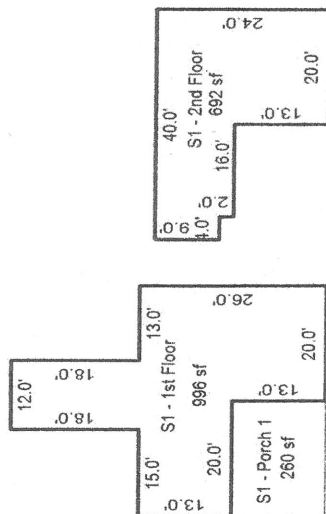
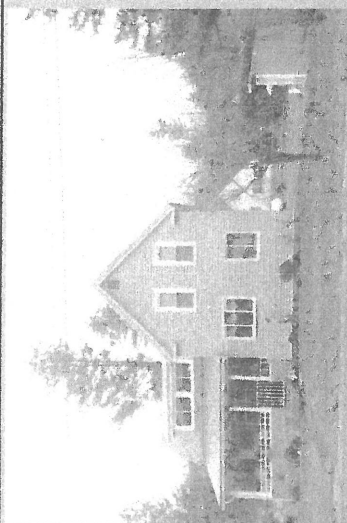
Tax Map # NBHD 1
 Span 609-191-10034 Acres 0.25
 Status A - Active Last Update 01/18/24

Sales Information

Book 95
 Page 292
 Sale Date 09/10/21
 Sale Price 115,000

Parcel Value Information

Land Value 25,000 Homestead 180,600
 Dwelling Value 129,400 Housesite 180,600
 Site Imprvmt 25,000
 Outbuildings 1,200
 Misc. Adj. 0
 Total 180,600



Sketch Updated: 01/18/24

BUILDING

Total Rooms	8	Year Built	0	Building SF	1688	Energy Adj	Average	Roughins	1
Bedrooms	4	Effect Age	80	Quality	3.00	Bsmt Wall	Stone	Plumb Fixt	5
Full Baths	1	Condition	Average	Style	1.5 Fin	Bsmt SF	994.00	Fireplaces	1
Half Baths	0	Phys Depr	45	Design	1.5 Sty	Bsmt Fin	No Data	Porch	260
Kitchens	1	Funct Depr	10	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	0
		Econ Depr	0				% Complete:		100

INSPECT

INSPECT	INSP.	Complete	INSP.	Left Card	INSP.	Reapprais	APPT	NoData	APPTSCHD

NOTES

2024 Reappraisal

RESIDENTIAL PROPERTY RECORD CARD

Date Printed 06/17/24

Owner Information

Parcel 00SH10068L000
 Owner O'HARA DANIEL SUMY

1635 MAIN ROAD
 STAMFORD, VT 05352
 Location 1635 MAIN ROAD
 Descr: LAND & DWELLING

Parcel Information

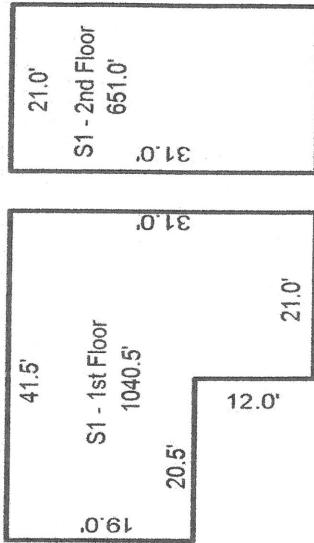
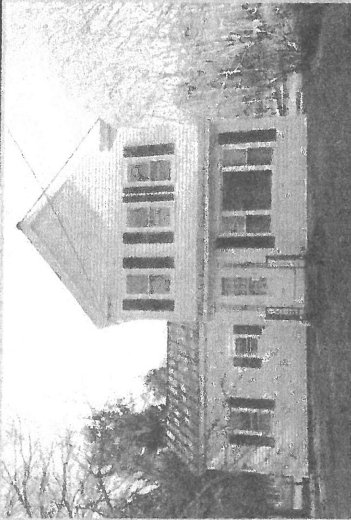
Tax Map # NBHD 1
 Span 609-191-10299 Acres 0.61
 Status A - Active Last Update 02/21/24

Sales Information

Book 98 Sale Date 06/08/23
 Page 240 Sale Price 200,000

Parcel Value Information

Land Value 32,200 Homestead 220,900
 Dwelling Value 161,800 Housesite 220,900
 Site Imprvmt 25,000
 Outbuildings 1,900
 Misc. Adj. 0
 Total 220,900



Sketch Updated: 12/01/23

BUILDING

Total Rooms	6	Year Built	1880	Building SF	1692	Energy Adj	Average	Roughins	1
Bedrooms	3	Effect Age	70	Quality	3.25	Bsmt Wall	Conc 8"	Plumb Fixt	5
Full Baths	1	Condition	Average	Style	2 Story	Bsmt SF	651.00	Fireplaces	0
Half Baths	0	Phys Depr	40	Design	Colonial	Bsmt Fin	No Data	Porch	0
Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	0
		Econ Depr	0				% Complete:		100

INSPECT

INSP.	Complete	INSP.	Left Card	INSP.	Reapprais	APPT	NoData	APPTSCHD

NOTES

2024 Reappraisal

Grievance Hearing Form

Day: G-1

Number: _____

Town: STAMFORDDate: 5/23

Time: _____

Owner Name: GREEN BUSH Parcel ID: 00SH100472000

Comments:

- STATEMENT from state saying can't build
- no septic; well still there
- showed letter on phone showing indecisive answer from ESMA
- D. Burchard will present info on flood zone 5/24

Action Taken:

Change: ☒ _____

No Change: _____

Change Notes:

- removed site improvements
- lowered land grade
- D. Burchard presented no info for Mr. Greenbush on 5/24
- no documents presented

Notice

PRIOR

VALUE: 46,200

HOMEST: _____

HOUSESITE: _____

NEW

VALUE: 26,600

HOMEST: _____

HOUSESITE: _____

RESULT OF

PG VALUE _____

PG HOMEST: _____

PG HOUSESITE: _____

RESULT OF

G VALUE _____

G HOMEST: _____

G HOUSESITE: _____

- 15,600

From: Debra Burchard debraburchard@hotmail.com
Subject: Re: Zoning Administrator
Date: Jun 2, 2024 at 4:58:05 PM
To: Peter Greenbush petergreenbush@gmail.com

I am looking for some clarification in regards to some zoning by laws. My secondary property that resides at 1135 main road is considered to be in the following zones: special flood hazard, floodway, and river corridor. After reviewing the zoning by laws multiple times I have come up with the determination that I am not allowed to build any structures, place any structures, or even put a tiny home.

If you came to me with a permit application for a new structure, place a structure, or even add fill, your permit would be denied by me as the AO/ZA, at which time you would be able to appeal to the ZBA. The ZBA must also follow the same guidelines for the "Flood Hazard Area Regulations" section of our bylaws. This section is a critical mandate of participation in the National Flood Insurance Program. The application/appeal to the ZBA, in my opinion, would be denied, and you would be able to further appeal it to the Environmental Court within the State.

Also, because our bylaws do not define a "tiny home", any such structure that can be mobile falls under the category of "travel trailer" and the bylaws specify what you can and can't do with a travel trailer on your property.

There is no current foot print as previous home was demolished along with all secondary structures. There are several other things to list but for the gist of the email I'll only use above examples. Can you confirm with me that this property is indeed zoned off by the state as being in the river corridor and that I am not able to do anything with the property?

The property located at 1135 Main Road is primarily in the River Corridor, DFIRM Floodway and the Flood Hazard Area. The only portion of the property that is outside of the boundary is a portion of where the old house was and most of the old garage. I have included a copy of the grid which outlines what can-and cannot-be built in these zones.

This property also falls into the residential district which also has clear standards that cannot be met.

You are correct, this property is in the residential district.

Second clarification I am looking for is zoning bylaws as they relate to minimum lot area principle building or use. For the sake of arguing, if this property (1135) didn't fall into ANR river corridor, would the current zoning bylaws allow for me to build on this lot? From what I read I need the following requirements:

2 acre lot

Min frontage = 50 ft from center line

Side yard = 25 feet

Rear yard = 25 feet

Maximum height = 35 feet

Maximum building coverage = 30%

Minimum frontage on public or private street = 150 feet or axis by a right away of at least 25 feet

First and foremost the property is only .66 acres. So this alone would disqualify me?

You are correct. In the Residential District, a parcel must meet the minimum lot size of 2 acres, and the building must meet the setbacks you have outlined. Even if you were able to get an exemption on this lot, you would have to fight with the State to convince them that you must be granted an exemption on septic requirements. If you would like the name of the person who is in charge of that portion of the state, I'm happy to get his contact information for you.

I know that you have reservations regarding this, but if you could combine that lot with your existing lot, it would eliminate most of your issues concerning the appraisal. I understand that you'd rather not go through a deed change to accomplish this, but thought I'd throw it out there again.

If there is anything else I can help you with, please reach out again.

Debra Burchard
Zoning Administrator
Stamford, VT
413-441-8799

From: Peter Greenbush <petergreenbush@gmail.com>

Sent: Friday, May 31, 2024 1:15 PM

To: Debra Burchard <debraburchard@hotmail.com>

Subject: Zoning Administrator

Hi Deb,

I am looking for some clarification in regards to some zoning by laws. My secondary property that resides at 1135 main road is considered to be in the following zones: special flood hazard, floodway, and river corridor. After reviewing the zoning by laws multiple times I have come up with the determination that I am not allowed to build any structures, place any structures, or even put a tiny home. There is no current foot print as previous home was demolished along with all secondary structures. There are several other things to list but for the gist of the email

I'll only use above examples. Can you confirm with me that this property is indeed zoned off by the state as being in the river corridor and that I am not able to do anything with the property? This property also falls into the residential district which also has clear standards that cannot be met.

Second clarification I am looking for is zoning bylaws as they relate to minimum lot area principle building or use. For the sake of arguing, if this property (1135) didn't fall into ANR river corridor, would the current zoning bylaws allow for me to build on this lot? From what I read I need the following requirements:

2 acre lot

Min frontage = 50 ft from center line

Side yard = 25 feet

Rear yard = 25 feet

Maximum height = 35 feet

Maximum building coverage = 30%

Minimum frontage on public or private street = 150 feet or axis by a right away of at least 25 feet

First and foremost the property is only .66 acres. So this alone would disqualify me?

Thank you for your attention to this matter.

Peter Greenbush

V. Summary Table: Development Review in Hazard Areas

The hazard areas are not appropriate sites for new structures nor for development that increases the elevation of the base flood or obstructs the ability of streams to establish and maintain geomorphic equilibrium.

20	Agriculture	A	A	A
	Activity	Hazard Zone		
	P Permitted C Conditional Use Review X Prohibited A Exempted	Special Flood Hazard Area	Floodway	River Corridors
1	New Structures	C	X	X
2	Storage	X	X	X
3	Improvements to Existing Structures	P, C	C	C
4	Small Accessory Structures	P	X	C
5	At Grade Parking	P	C	C
6	Replacement water supply or septic systems	C	C	C
8	Fill as needed to elevate existing structures	C	C	C
9	Fill	X	X	X
12	Grading	C	C	C
13	Road maintenance	A	A	A
14	Road improvements	C	C	C
15	Bridges and culverts	C	C	C
16	Channel management	C	C	C
17	Recreational vehicles	P	P	P
18	Open space, recreation	A	A	A
19	Forestry	A	A	A

townclerk@stamfordvt.net

From: Peter Greenbush <petergreenbush@gmail.com>
Sent: Wednesday, June 26, 2024 9:59 AM
To: Townclerk
Subject: Fwd: Meeting

Peter Greenbush

Begin forwarded message:

From: "Broker-Campbell, John" <John.Broker-Campbell@vermont.gov>
Date: January 18, 2024 at 2:26:06 PM EST
To: Peter Greenbush <petergreenbush@gmail.com>
Cc: Debra Burchard <debraburchard@hotmail.com>
Subject: RE: Meeting

Hi Deb

I spoke with Peter Greenbush this morning and I wanted to confirm with you that everything done at the site, per my conversation with Peter, is in conformance with the adopted Stamford flood regulations. There has been no new development and no additional fill materials were imported to the site. I understand that there is a tentative plan to bring in a nominal amount of topsoil this spring to spread and then plant grass seed, this would also not require a permit.

Thanks and please let me know if you have any questions.

John Broker-Campbell | CFM | Regional Floodplain Manager
Vermont Department of Environmental Conservation
Watershed Management Division | Rivers Program
100 Mineral Street | Springfield | VT 05156
802-490-6196
<https://dec.vermont.gov/watershed/rivers>

Flood Hazard Area & River Corridor Permit Applications are available here:
<https://dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/state-permits>
Division staff contact information can be found online here: <https://dec.vermont.gov/watershed/contacts>

You may now submit permit applications, compliance reports and fee payments through the new online form to expedite its receipt and review: https://anronline.vermont.gov/?formtag=WSMD_Intake

-----Original Message-----

From: Broker-Campbell, John
Sent: Wednesday, June 14, 2023 9:21 AM
To: Peter Greenbush <petergreenbush@gmail.com>
Cc: Debra Burchard <debraburchard@hotmail.com>

Subject: RE: Meeting

Hi Peter and Debra

Attached is a map showing the property at 1135 Main Road in Stamford, VT. As you can see from the map, the property in question is located within both the FEMA floodway and flood fringe in addition to being located within the ANR River Corridor. Stamford has adopted bylaws which regulate both flood hazards and as such, any new development would need to be fully compliant. Section 6(C) of the bylaws prohibits new structures in both the river corridor and floodway and therefore I am not sure there is the available land space to add a new structure outside those identified hazard zones.

If you have any questions or think a site visit would be helpful, please let me know.

Thank you for reaching out.

John Broker-Campbell | CFM | Regional Floodplain Manager Vermont Department of Environmental Conservation Watershed Management Division | Rivers Program
100 Mineral Street | Springfield | VT 05156
802-490-6196
<https://dec.vermont.gov/watershed/rivers>

Flood Hazard Area & River Corridor Permit Applications are available here:
<https://dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/state-permits>
Division staff contact information can be found online here: <https://dec.vermont.gov/watershed/contacts>

You may now submit permit applications, compliance reports and fee payments through the new online form to expedite its receipt and review: https://anronline.vermont.gov/?formtag=WSMD_Intake

-----Original Message-----

From: Peter Greenbush <petergreenbush@gmail.com>
Sent: Monday, June 12, 2023 4:57 PM
To: Broker-Campbell, John <John.Broker-Campbell@vermont.gov>
Subject: Meeting

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

Hi John,

My name is Peter Greenbush and I live in Stamford Vt. I recently purchased the property at 1135 main road in town. I'm looking to take down current structure as it's not livable and replace it with a modular home for my parents. I'm looking to set up a meeting with you, my realtor, and Deb Burchard who is the town zoning administrator to see what can be done if anything. I can be reached at 413-672-1818. Thank you for your time.

Peter Greenbush



Natural Resources Atlas
Vermont Agency of Natural Resources

vermont.gov



LEGEND

DFIRM Floodways

Flood Hazard Areas (Only FEMA)

AE (1-percent annual chance flood)

A (1-percent annual chance flood)

AO (1-percent annual chance flood)

0.2-percent annual chance flood hazard

River Corridors (Aug 27, 2019)

.5 - 2 sqmi.

.25-.5 sqmi.

Parcels (standardized)

Roads

Interstate

US Highway; 1

State Highway

Town Highway (Class 1)

Town Highway (Class 2,3)

Town Highway (Class 4)

State Forest Trail

National Forest Trail

Legal Trail

Private Road/Driveway

Proposed Roads

Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

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

96.0 0 48.00 96.0 Meters

1" = 158 Ft. 1cm = 19 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

**Town of Stamford
2024 BCA
00TR25008R.000 Hearing**

Parcel ID : 00TR25008R.000

Span # : 609-191-10081

366 Clough Road

1.70 Acres

Present Owner : Robert & Debra Burchard

2023 Assessment : \$304,800

2024 Assessment : \$348,000

2024 Grievance Result : \$348,000 no change

This is one of the lowest increases in the 2024 reappraisal due to it being overvalued in the past, when compared to other data from the 2010 reappraisal. The biggest changes were correcting the land grade, quality of construction grade, and additional depreciation due to age.

Previously the property had a land grade of 1.38, this was reduced to 1.10. We believe the land is slightly above average, being open with an easterly view, this would normally be 1.25. But does have the influence of the brook bisecting some of the property and now erosion. The quality of construction was reduced from 4.75, a very good quality to 3.25, slightly better than average.

During the 2 year reappraisal, when the property was visited, an exterior inspection was completed, a card was attached to the door with information on how to review the information collected and how to make a comment or request an interior inspection. No appointment was made to inspect the interior of the house, no comments were made on the Online Property Data Verification (OPDV) site. No email / call to Lister Clerk, Town Clerk, nor NEMRC.

On their grievance appeal form their "estimate of value" was stated as - "land value only, or sold value if it can be sold". It was stated that the stream had moved into the septic field, that the septic could not be relocated. It was also stated that they would have to sell at a severely discounted price.

I have found no listing for this property on various real estate sites. No listing on For Sale By Owner website. No listing on Old County Properties LLC, Mrs. Burchard's Real Estate Brokerage website. No for sale sign has been seen on the property.

The septic system is a mound system, therefore there is no septic (leach) field. Everything is in / under the mound.

Attached to the Burchard's Grievance Appeal Form is a copy of "Authorization To Conduct Next Flood Protective Measures" from the State of Vermont, Dept. of Environmental Conservation (Exhibit A). Signed on 5/17/2024. This is to stabilize the stream bank from further erosion. I have noticed several places in this and others towns that this has been accomplished. The State has several programs dealing with stream bank stabilization on their

website. The Burchard's offered no estimate of value on their grievance form or it's effect on selling or future value.

Flood Zones

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

Zone AE

The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

Last updated April 20, 2023

Note on the State of Vermont Agency of Natural Resources Atlas (Exhibit B) it shows the flood zone area on the property in 2 different colors. Red, being AE with 1 percent annual chance of being flooded (100 year flood) and grey, 0.2 percent annual chance of being flooded (500 year flood).

The property has a well and a permitted mound system for septic filed with the state.

SALE 1 – 00SH10064R.000 1580 Main Road, current assessment \$296,300 ; 1 story, has 1176 sq.ft., 1 bath, 2 bedrooms, attached garage on 1.01 acre; sold 9/20/22 for \$300,000. Making adjustments for bath, square footage of living space, fireplace, quality, detached garage and land, and time, the assessment would be approximately \$347,500

SALE 2 – 00ALP00272.000 279 Bergabhang Drive current assessment \$318,000 ; sold 5/31/2023 for \$325,000; 1 story, new modular with basement garage, no outbuildings, 1144 sq.ft. , 3 beds, 2 baths on 1.2 acres. Land value slightly lower, detach garage, fireplace, porches = approx. \$60,000 difference, the assessment would be approx. \$385,000

SALE 3 – 00SH10009L.000 289 Main Road, current assessment \$269,300 ; sold 7/31/2023 for \$243,500; 1 story 1,742 sq.ft. sq.ft. 2 bed, 1.5 baths, similar acreage at 1.78 acres, lower quality of construction, older (1953), wet drainage just behind the house, rec. room in basement. Adjustment for land grade, detached garage, quality and age = \$357,500.

SALE 4– 00SH10063L.000 1575 Main Road, current assessment \$300,100, sold 5/30/2024 for \$300,000; 1.5 story, 2,003 sq.ft., 3 beds, 2 baths ; 1.66 acres ; no fireplace ; slightly less quality, older, subject has much better detached garage and slightly better land grade, slightly less acreage, similar age/appearance. With adjustments = \$355,100. This is most likely the best comparison.

Difference between Subject and 00SH 10063L.000

Changes to comp

Land -	\$5,100+
Fireplace -	\$6,500+
Out Buildings -	\$26,900+
Diff in age/quality 11% -	\$23,500+
Porches -	\$7,000 -

Diff in value - \$55,000+

$\$300,100 + \$55,000 = \$355,100$

RECEIVED

MAY 23 2024

GRIEVANCE APPEAL FORM

Town of Stamford

TOWN OF STAMFORD

All Grievances must be in writing. An appointment is required for a hearing. This form is provided for your convenience.

Return this form to the **Stamford Town Office, Listers' Office**, at 986 Main Road, Stamford, VT 05352 on or before **May 23, 2024**.

For questions and/or appointments: 802-694-8511. Email at stamfordvtlisters@gmail.com

Property Owner(s): Robert + Debra Burchard

Owner Address: 31de Clough Road 1288 Old County Rd

Parcel ID: 00TR25008R-000 Property Location: 31de Clough Rd

Email Address: debraburchard@hotmail.com Phone: 413-441-8799

Contact Person (if different): Debra Phone: Same

Type of Property: ☒ Residential ☐ Commercial ☐ Condo ☐ Apartment ☐ Other

Assessed Value: \$348,000 Estimate of Value: Land only - or "sold" value if it can be sold.

Reason for Grievance:

River migration has moved into the septic field.
Due to proximity to well, river + wetlands - no
viable relocation of septic is possible. Due to the
positioning of river, stabilization is temporary and
expensive.* Property will become Agricultural Storage. - See
side

When preparing for your appeal you should make sure the physical data of your property is correct. Next you should consider recent arm's length sales of properties similar to your property.

Comparable Properties (Properties you believe are similar to your property):

Parcel ID	Owner	Location	Value
1) _____	_____	_____	_____
2) _____	_____	_____	_____
3) _____	_____	_____	_____

Date: _____

Signature of Owner(s): _____

Note: If you are representation the owner you must include a letter of representation signed by the owner.

* Attempting to sell, but due to river, has to be severely discounted. If it can't sell,



Vermont Department of Environmental Conservation
Watershed Management Division
Rutland Regional Office
88 Merchants Row, Suite 430 Asa Bloomer Building
Rutland, VT 05701-5903

Agency of Natural Resources

[cell] 802-490-6163
[fax] 802-786-5915
<http://dec.vermont.gov/watershed>

AUTHORIZATION TO CONDUCT NEXT FLOOD PROTECTIVE MEASURES

Pursuant to Section F of the Vermont Stream Alteration General Permit (SAGP)

Project Number: SR-3771	Lat/Lon: 42.76701 N, 73.05567 W
Applicant Name: Robert and Debra Buchard	Contact Phone: 413 441-8799
Mailing Address: 1388 Old County Road, Stamford VT 05352	Email: debraburchard@hotmail.com
Project Location: Rear yard less than 50 feet from edge of septic field	Watercourse: North Branch of Hoosick River

The Secretary of the Vermont Agency of Natural Resources (VT ANR) has determined that:

1. This project authorizes **stabilization of an eroded streambank by constructing a stacked rock wall along +/- 100 linear feet of stream. Stone armoring may not reduce channel width and floodplain bench to be maintained.**
2. The proposed activity is eligible for coverage under the VT ANR SAGP – Next Flood Protective Measures.
3. The proposed activity will meet the terms and conditions of Section F of the General Permit provided:
 - a) The project will be completed and approved as **discussed in the field on 04/30/2024, as per ANR sketch and detail sheet**, and as approved by the Vermont Agency of Natural Resources River Management Engineer.
 - b) The project is proportional to the threat and conditioned to cease when the threat to life or to improved property has ended; The project, as authorized, will not result in a threat to life, public health or safety.
 - c) The project will meet the standards detailed in subsection E.2.1 and E.2.2 of the General Permit.
 - d) The project will meet Stream Alteration Standards to the greatest extent possible.
 - e) A pre-construction meeting will be held at the site between the contractor, applicant, and the ANR RME.
 - f) The River Management Engineer will be notified by phone or email when construction begins, progress reports will be provided while contractor is actively working in the stream and until the project is completed.

If there are any changes in the project plan or deviation in construction from the approved plan, the Permittee must notify the River Management Engineer immediately via phone (802) 490-6163 or email joshua.carvajal@vermont.gov.

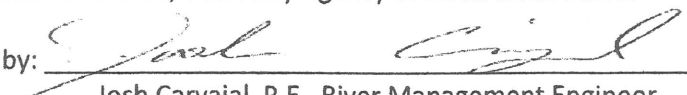
If the project is constructed as described, as shown on the above referenced approved plans and according to the above conditions, there is no reason to expect any violation of Vermont Water Quality Standards.

** Contact the US Army Corps of Engineers (USACE) at cenae-r-vt@usace.army.mil about federal permitting **

Signed this 17th day of May 2024

This NFM permit expires December 31, 2027

Julie S. Moore, Secretary Agency of Natural Resources

by: 
Josh Carvajal, P.E., River Management Engineer

Itemized Property Costs						
From Table: MAIN Section 1		Town of Stamford 24			Record # 655	
Property ID: 00SH10063L000		Span #: 609-191-10263		Last Inspected: 11/20/2023		Cost Update: 01/24/2024
Owner(s): FARINON JANICE A		Sale Price: 0		Book:		Validity: No Data
Address: 1575 MAIN ROAD		Sale Date: / /		Page:		
City/St/Zip: STAMFORD VT 05352		Bldg Type: Single		Quality: 3.00		AVERAGE
Location: 1575 MAIN ROAD		Style: 1.5 Fin		Frame: Studded		
Description: LAND & DWELLING		Area: 2003		Yr Built: 1914		Eff Age: 60
Tax Map #:		# Rms: 7		# Bedrm: 3		# Ktchns: 1
		# 1/2 Bath: 0		# Baths: 2		
Item	Description	Percent	Quantity	Unit Cost	Total	
BASE COST						
Exterior Wall #1:	Shingle / Ht=8	100.00		108.00		
ADJUSTMENTS						
Roof #1:	CompShg	100.00				
Subfloor	Wood					
Floor cover #1:	Allowance	100.00		5.64		
Heat/cooling #1:	ForcAir	100.00				
Energy Adjustment	Average					
ADJUSTED BASE COST			2,003.00	113.64	227,620	
ADDITIONAL FEATURES						
Fixtures (beyond allowance of 8)				1,950.00		
Roughins (beyond allowance of 1)				790.00		
Porch #1:	WoodDck/NoWall/Roof/C		133.00	53.93	7,173	
Porch #2:	WoodDck/Solid/Roof/Ceil		84.00	91.12	7,654	
Basement	Conc 8"		1,140.00	29.45	33,573	
Garage/Shed #1:	A/1S/Shingle/No		352.00	37.91	13,344	
Subtotal					289,364	
Local multiplier		1.15				
Current multiplier		1.00				
REPLACEMENT COST NEW					332,769	
Condition	Average	Percent				
Physical depreciation		35.00	-116,469			
Functional depreciation						
Economic depreciation						
REPLACEMENT COST NEW LESS DEPRECIATION					216,300	
LAND PRICES						
	Size	Nbhd Mult	Grade	Depth/Rate		
SI Bldg Lot	1.66	1.00	1.00		46,600	
Total	1.66					46,600
SITE IMPROVEMENTS						
	Hsite/Hstd	Quantity	Quality			
Water	y / y	Typical	Average	5,000		
Sewer	y / y	Typical	Average	20,000		
Total				25,000		
OUTBUILDINGS						
	Hsite/Hstd	% Good	Size	Rate.	Extras	
DGS 1S	y / y	50	360	20.63	7,400	
Toolshed	y / y	50	434	10.95	4,800	
Total				12,200		
TOTAL PROPERTY VALUE					300,100	
NOTES						
				HOUSESITE VALUE :	300,100	
				HOMESTEAD VALUE :	300,100	
2024 Reappraisal						

SA2E3

Residential Property Record Card

Date Printed 05/13/24

Owner Information

Parcel 00SH10009L000
 Owner ALCARO ANDREW
 MALLOY KATELYN
 289 MAIN ROAD
 STAMFORD, VT 05352
 Location 289 MAIN ROAD
 Descr: LAND & DWELLING

Parcel Value Information

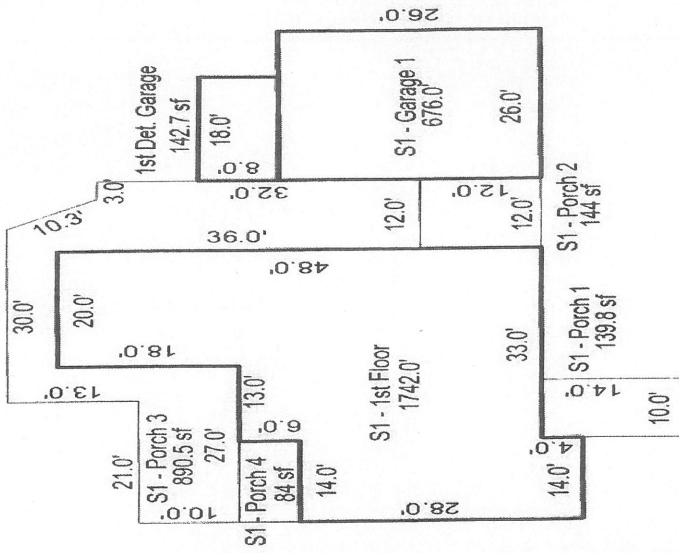
Land Value 47,800 Homestead 269,300
 Dwelling Value 191,900 Housesite 269,300
 Site Imprvmt 25,000
 Outbuildings 4,600
 Misc. Adj. 0
 Total 269,300

Parcel Information

Tax Map # NBHD 1
 Span 609-191-10576 Acres 1.78
 Status A - Active Last Update 02/01/24

Sales Information

Book 98 Sale Date 07/31/23
 Page 338 Sale Price 243,500



Sketch Updated: 01/18/24

BUILDING

Total Rooms	6	Year Built	1953	Building SF	1742	Energy Adj	Average	Roughins	1
Bedrooms	3	Effect Age	71	Quality	2.75	Bsmt Wall	Conc 8"	Plumb Fixt	7
Full Baths	1	Condition	Fair/Avg	Style	1 Story	Bsmt SF	1184.00	Fireplaces	0
Half Baths	1	Phys Depr	47	Design	Ranch	Bsmt Fin	Rec	Porch	1259
Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	540	Gar/Shed	676
		Econ Depr	0			% Complete:		100	

MicroSolve CAMA 2000

SALE 2

Parcel 00ALP00272000

Owner CREEDON MACKENZIE L

279 BERGABHANG DRIVE
STAMFORD, VT 05352

Location 279 BERGABHANG DRIVE

Descr: LOT 272 / LAND & DWELLING

Owner Information

Parcel Value Information

Land Value52,000

Homestead318,100

Dwelling Value241,100

Housesite318,100

Site Imprvmnt25,000

Outbuildings0

Misc. Adj.0

Total318,100

Parcel Information

Tax Map #NBHD10

Span609-191-10676Acres1.20

StatusA - ActiveLast Update02/22/24

Sales Information

Book98Sale Date05/31/23

Page216Sale Price325,000

S1 - Porch 2

128 sf

16.0'

S1 - 1st Floor

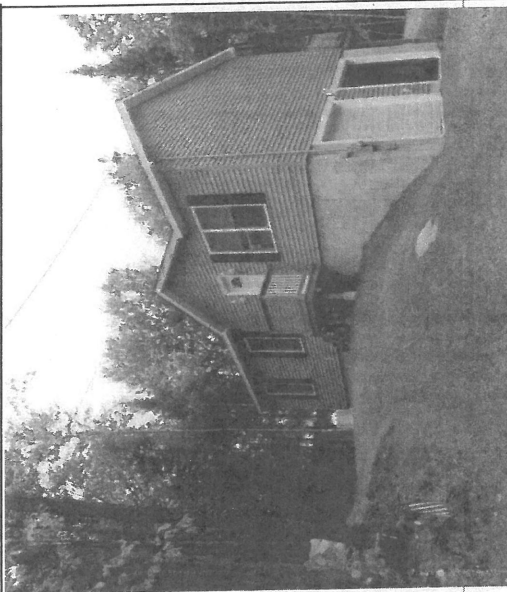
1144 sf

44.0'

S1 - Porch 1

24 sf

6.0'



Sketch Updated: 09/07/22

BUILDING

Total Rooms	6	Year Built	2021	Building SF	1144	Energy Adj	Good	Roughins	1
Bedrooms	3	Effect Age	3	Quality	3.25	Bsmt Wall	Conc 8"	Plumb Fixt	8
Full Baths	2	Condition	Average	Style	1 Story	Bsmt SF	1144.00	Fireplaces	0
Half Baths	0	Phys Depr	3	Design	Modular	Bsmt Fin	No Data	Porch	152
Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	0
Econ Depr									0
									% Complete:
									0

MicroSolve CAMA 2000

Date Printed 05/23/24

SALE

RESIDENTIAL PROPERTY RECORD CARD

Date Printed 06/17/24

Owner Information

Parcel 00SH10064R000
Owner THOMAS BRENDA S

1580 MAIN ROAD
STAMFORD, VT 05352
Location 1580 MAIN ROAD
Descr: LAND & DWELLING

Parcel Information

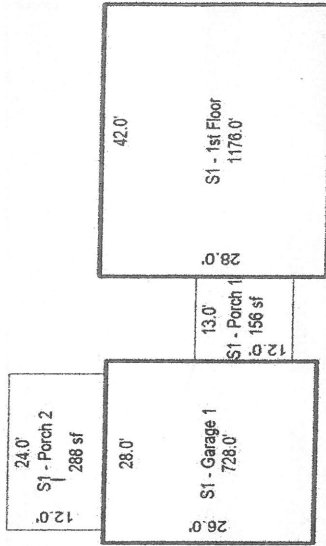
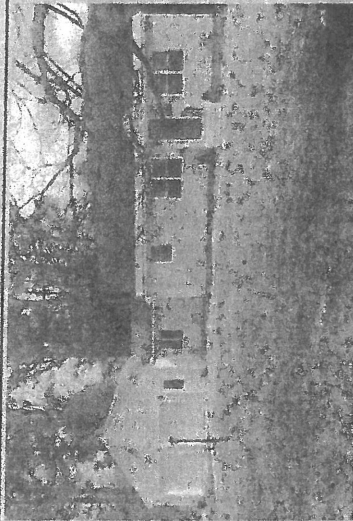
Tax Map # NBHD 1
Span 609-191-10428 Acres 1.01
Status A - Active Last Update 02/23/24

Sales Information

Book 97
Page 114
Sale Date 09/20/22
Sale Price 300,000

Parcel Value Information

Land Value 40,100 Homestead 296,300
Dwelling Value 231,200 Housesite 296,300
Site Imprvmnt 25,000
Outbuildings 0
Misc. Adj. 0
Total 296,300



Sketch Updated: 01/17/24

BUILDING

Total Rooms	5	Year Built	1950	Building SF	1176	Energy Adj	Average	Roughins	1
Bedrooms	2	Effect Age	30	Quality	3.00	Bsmt Wall	Conc 8"	Plumb Fixt	6
Full Baths	1	Condition	Good	Style	1 Story	Bsmt SF	1176.00	Fireplaces	1
Half Baths	0	Phys Depr	14	Design	Ranch	Bsmt Fin	No Data	Porch	444
Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	728
		Econ Depr	0					% Complete:	100

INSPECT	INSP.	Complete	INSP.	Left Card	INSP.	Reapprals	APPT	NoData	APPTSCHD
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NOTES

2024 Reappraisal

Grievance Hearing Form

Day: 2

Number: _____

Date: 5/24Time: 9:15Owner Name: Dur Chand Parcel ID: 00TR25008R02D

Comments:

Questions

Refused to address the Assessor clerk
working in same room, asked to go elsewhere
= we were set in public listening / meeting area.

Action Taken:

Change: _____

No Change: ☒ _____

Change Notes:

Did not Informal hearing

Did not wish to address grievance as above
with Assessor Clerk present
= public hearing

No for sale listing on internet

No show on property

Notice

Old Value: 348,000

New Value: _____