



**Town of Georgia**  
Application for Zoning Permit  
& Building Permit

Recording Information

- ⇒ For any change of use on State Highways (Route 7 & 104A) contact VTRANS  
⇒ Post **Permit Poster** so it is visible to the road immediately as the Permit is appeal-able within 15 days of issuance.  
⇒ Complete a Certificate of Occupancy application upon completion of project.  
⇒ Provide a diagram showing the proposed project, well location, septic location and setbacks from the property line.  
⇒ Property information & forms are available at [townofgeorgia.com](http://townofgeorgia.com) or using the [Georgia VT Parcel Map](#).

Application Approval Date 10/3/23  
Appeal Period Expires 10/18/23  
Zoning District AR-1  
Permit Number BP-072-23

A

Parcel Number: 110180000  
Property Address (E911): 487 MILL RIVER RD, GEORGIA, VT, C  
Applicant Name: Alexia Ostrout  
Applicant Address: 442 US Route 2, Waterbury, VT, 05676  
Applicant Phone: [REDACTED]  
Owners Name (if different): Veronica Fallon  
**Property Owner Authorization:** *The undersigned property owner hereby certifies that the information submitted in this application regarding the property line is true, accurate, and complete. The Applicant has full authority to request approval for the proposed use of the property and any proposed structure.*  
Date: 9/26/2023 Owner's Signature: [REDACTED]

B

**Proposed Construction**  
Dimensions: (1) L 16 x W 44 x H     (2) L 16 x W 44 x H     Total ft<sup>2</sup> 519.56  
# of floors:     # of Bedrooms     # of Bathrooms    

C

**Property Information**  
Lot Size 21.85 acres Lot road frontage ~261ft  
**Proposed Setbacks (in feet)**  
Center of Road ~130ft Right Side ~145ft Left Side ~75ft Rear ~1,150

D

**Previous Permits / Subdivision Name / Driveway Permit / DRB Application**  
\_\_\_\_\_  
\_\_\_\_\_

E

**Septic Information:** Applicants should visit the Agency of Natural Resources Department of Environmental Conservation to determine if a wastewater and Potable Water Supply Permit is required in accordance with 10 V.S.A. Chapter 64.

Website: <https://dec.vermont.gov/water/forms/ww-systems-permits>

☒ Changes are not proposed to the building or to the use which will increase the amount of wastewater disposal. (i.e. adding bedroom or change of use)

☐ Wastewater & Potable Supply Permit is required. State Permit # \_\_\_\_\_

F

**VT Building Energy Standards Certificate (RBES):** The [Vermont Residential Building Energy Standard \(RBES\)](#) - 30 V.S.A. § 51 affects all new homes built after July 1, 1998. It is the energy code for all residential buildings 3 stories or less above grade in Vermont. RBES Disclosure Statement must be filled out and recorded with the town prior to the issuance of a Certificate of Occupancy. Applicant must certify the following:

☒ Structure which is subject of this application DOES NOT require an RBES Certificate

☐ Structure which is subject of this application DOES require an RBES Certificate

G

Check box(es) which describe proposed use or construction (circle choice in parenthesis)

N = New A = Addition R = Remodel

Residential:	N	A	R
Single Family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (Duplex)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium / Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manufactured Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Camp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADU (accessory dwelling unit)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Inclusions or Additions:</b>			
Garage <input type="checkbox"/> attached <input type="checkbox"/> detached Addition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch <input type="checkbox"/> enclosed <input type="checkbox"/> open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck / Patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool <input type="checkbox"/> in ground <input type="checkbox"/> above	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed / Play House / Coop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barn <input type="checkbox"/> residential <input type="checkbox"/> agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greenhouse <input type="checkbox"/> residential <input type="checkbox"/> agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fence (< 5' in height no permit required)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Other: Roof-mounted PV

**Non-Residential:**

Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sign	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Other:**

check if needed

Change in Use	<input type="checkbox"/>
Home Occupation	<input type="checkbox"/>
Permit Renewal Appeal	<input type="checkbox"/>
Variance / Waiver	<input type="checkbox"/>

H

Please check the appropriate box for the following:

Additional Property Information	Yes	No
Is there a stream or wetland on property?	<input type="checkbox"/>	<input type="checkbox"/>
Is the property in a Special Flood Hazard Area?	<input type="checkbox"/>	<input type="checkbox"/>
Is the property in an L1 zone on Lake Champlain?	<input type="checkbox"/>	<input type="checkbox"/>
Is the property in the South Village?	<input type="checkbox"/>	<input type="checkbox"/>
Project involve work in town right of way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Project involve a change in the # of bedrooms?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Project involve demolition / renovation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have you attached a drawing of project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is this a primary residence?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there an HOA (Home Owners Association)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property have a E911 sign at end of driveway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there an increase in impervious surface?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(includes roof, deck, porch, pavement, patio etc.)		
If yes total square feet	ft <sup>2</sup>	

**Property Owner Acknowledgement:** The undersigned applicant hereby affirms that the information provided in this application is true, accurate, and complete. I understand if this application is approved, I must post the building poster provided on the property in public view and allow a 15 day appeal period before work begins. I understand Vermont law allows 30 days to find this application complete. I understand that my signature on this application constitutes permission for on-site inspection of the property described on this application form under Article 3 of the Georgia Development Regulations.

Applicant Signature [REDACTED] Date 09/21/23

Co-Applicant Signature: [REDACTED] Date 9/26/2023

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Zoning Administrator Section



**Town of Georgia**  
Application for Zoning Permit  
& Building Permit

**OFFICIAL USE ONLY — ZONING ADMINISTRATOR ACTION — OFFICIAL USE ONLY**

Date Application Received: 10/2/23 Zoning District: AR-1

Project Description: Roof-top Solar

**Additional Action Needed:**

Variance / Waiver: \_\_\_\_\_

Meeting date with DRB:     /    /    

Appeal: \_\_\_\_\_

Meeting date with DRB:     /    /    

Conditional Use Res: \_\_\_\_\_

Meeting date with DRB:     /    /    

Conditional Use Com: \_\_\_\_\_

Meeting date with DRB:     /    /    

Concept / Sketch Plan: \_\_\_\_\_

Meeting date with DRB:     /    /    

Site Plan: \_\_\_\_\_

Meeting date with DRB:     /    /    

BLA: \_\_\_\_\_

Meeting date with DRB:     /    /    

Amend / Renew: \_\_\_\_\_

Meeting date with DRB:     /    /    

**Final Zoning Administrator Action**

**ZONING PERMIT**



Approved

Date: 10/3/23

Zoning Administrator: \_\_\_\_\_

Permit EFFECTIVE date: 10/19/23

Permit EXPIRATION date: 10/3/24

**CONDITIONS of Approval:**



RBES Required



Certificate of Occupancy Required



VTRANS Permit Required



Driveway Permit



ROW Permit



Class 4 Road Agreement



Other: Roof-mounted PV solar



E911 Sign



Denied

Date:     /    /    

Zoning Administrator: \_\_\_\_\_

Reason for Denial: \_\_\_\_\_

**Fees**

Permit Fee: \$ 150

Recording Fee: \$ 60

RBES Record: \$ \_\_\_\_\_

VTRANS Record: \$ \_\_\_\_\_

Driveway Permit: \$ \_\_\_\_\_

ROW Permit: \$ \_\_\_\_\_

Road Inspection: \$ \_\_\_\_\_

Cert. of Occupancy: \$ 75

Cert of Occ Record: \$ \_\_\_\_\_

Impact Town: \$ \_\_\_\_\_

Impact School: \$ \_\_\_\_\_

Other: \$ \_\_\_\_\_

Total Fees Zone: \$ 225

Total Record: \$ 60

Total Highway: \$ \_\_\_\_\_

Total Impact Town: \$ \_\_\_\_\_

Total Permit Fees: \$ 285

**Notice of Appeal Rights:** Any interested person may appeal this decision by filing a written Notice of Appeal with the Zoning Administrator or DRB Clerk within 15 days of the date of this decision. (Title 24 VSA ch. 117 Section 4465)

**This permit does not authorize commencement of any development activity approved by the permit until the permit takes effect as set forth above.**

Site modifications and improvements made prior to this permit becoming effective may be subject to removal and site restoration if a timely appeal is commenced.

**Expiration:** This permit expires one year from the date of issue or date listed at top of permit and may be extended one additional year upon application.

**Conditions:** Conditions imposed by the Zoning Administrator, Planning Commission, DRB, or Selectboard are hereby incorporated into this permit and are binding on the permittee.

**Note:** The applicant retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 477-2241 to speak with a regional Permit Specialist.



**DRAWING LIST**

PV-01	TITLE SHEET
PV-02	CHECKLIST
PV-03	SITE PLAN
PV-04	R1 ARRAY LAYOUT
PV-05	R2 ARRAY LAYOUT
PV-06	BRANCH DIAGRAM
PV-07	ELECTRICAL DRAWING
PV-08	ELECTRICAL LABELS

**DESIGN CRITERIA**

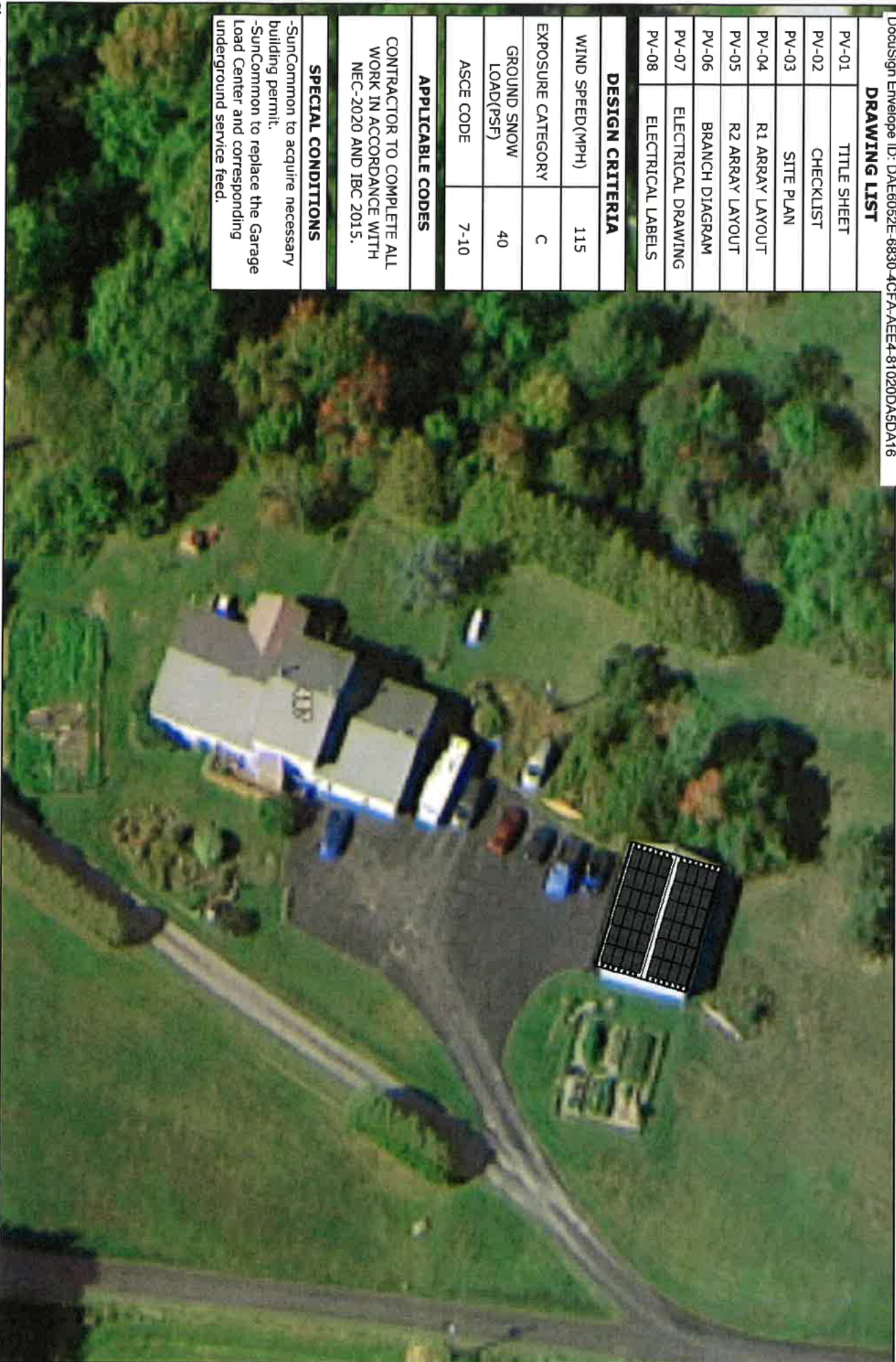
WIND SPEED(MPH)	115
EXPOSURE CATEGORY	C
GROUND SNOW LOAD(PSF)	40
ASCE CODE	7-10

**APPLICABLE CODES**

CONTRACTOR TO COMPLETE ALL  
WORK IN ACCORDANCE WITH  
NEC-2020 AND IBC 2015.

**SPECIAL CONDITIONS**

- SunCommon to acquire necessary building permit.
- SunCommon to replace the Garage Load Center and corresponding underground service feed.



Sheet: PV-01

Title: Title Sheet

Scale: 1" = 40'

Author: Sam Lau

Revision Date: 9/18/2023

Description: Photovoltaic (PV) System

System Size: 19.44kW<sub>DC</sub> , 14.4kW<sub>AC</sub> (STC)

Module Type: 48 Q.Peak Duo Blk ML-G10+ 405

Estimated Annual Production: 19068 kWh\*

\*estimated production subject to weather conditions and any planned tree removal

Client: Fallon, Veronica

Address: 487 Mill River Rd

Georgia, VT 05478

Utility: VEC



**suncommon**

442 US Route 2

Waterbury, VT 05676

Main Desk Phone: (802) 882-8181

Design Team Phone: (802) 882-8194

## PRE-INSTALLATION CUSTOMER RESPONSIBILITIES

### GENERAL

- ☐ Sign & Return Electrical Non-Compliance Notice      ☒ Clear Area for Equipment Installation
- ☐ Tree Removal/Trimming (Estimated Production without tree removal : \_\_\_\_\_ )

### ROOF MOUNTS

- ☐ Structural Upgrades      ☐ Replace Roof Surface

### INSTALLATION

☒ Homeowner must be present for walk-through on the first morning of scheduled installation. During walk-through, SunCommon's electrician will determine and confirm equipment locations with the homeowner. If homeowner is not present for scheduled walk-through, electrician will install equipment based upon their professional knowledge, best practices and national electric code requirements.

### Additional Notes:

- The homeowner to clear space on the garage west exterior near the garage electrical stub up.
- The homeowner to clear space on the garage west interior near garage load center.

Sheet: PV-02  
Title: Customer Checklist  
Scale: none  
Author: Sam Lau  
Revision Date: 9/18/2023

Description: Photovoltaic (PV) System  
System Size: 19.44kW<sub>DC</sub> , 14.4kW<sub>AC</sub> (STC)  
Module Type: 48 Q.Peak Duo Blk ML-G10+ 405  
Estimated Annual Production: 19068 kWh\*  
Client: Fallon, Veronica  
Address: 487 Mill River Rd  
Georgia, VT 05478  
Utility: VEC



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442 US Route 2  
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\*Estimated production subject to weather conditions and any planned tree removal



- Proposed **\*NEW\*** Garage UG Service 2" PVC (~60')
- Buried Electric Line
- Buried Communication Line
- Well/Water Line Location
- Septic/Leach Location
- Propane Tank/Gas Line Location
- Drainage

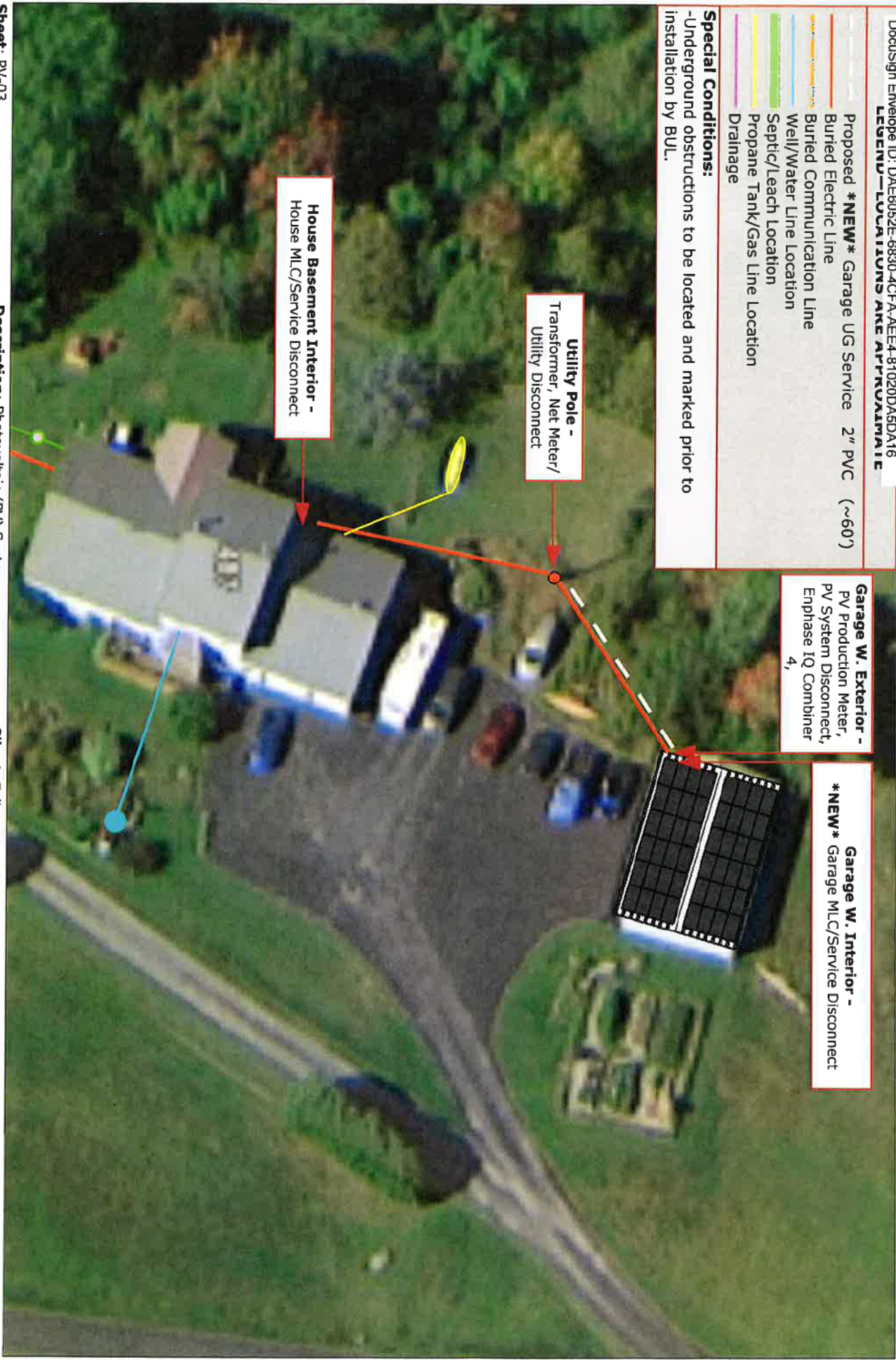
**Special Conditions:**  
-Underground obstructions to be located and marked prior to installation by BUL.

**Garage W. Exterior -**  
PV Production Meter,  
PV System Disconnect,  
Enphase IQ Combiner  
4,

**Garage W. Interior -**  
**\*NEW\*** Garage MLC/Service Disconnect

**Utility Pole -**  
Transformer, Net Meter/  
Utility Disconnect

**House Basement Interior -**  
House MLC/Service Disconnect



Sheet: PV-03  
Title: Site Plan  
Scale: 1" = 30'  
Author: Sam Lau  
Revision Date: 9/18/2023

**Description:** Photovoltaic (PV) System  
**System Size:** 19.4kW DC , 14.4kW AC (STC)  
**Azimuth:** (R1)195° //(R2)15° (True)  
**Tilt:** 23°

**Client:** Fallon, Veronica  
**Address:** 487 Mill River Rd  
Georgia, VT 05478  
**Utility:** VEC



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Waterbury, VT 05676  
Main Desk Phone: (802) 882-8181  
Design Team Phone: (802) 882-8194



DocuSign Envelope ID: DAE6052E-6830-4CFA-AEE4-81020DASDA16

Truss Spacing: 24" OC

Strapping Spacing: 24" OC

# of Modules: 24

Module type: Q.Pink Duo Blk ML-G10+ 405

Racking: SnapNack UR-40

Attachment/Flashing: SS1 Solarfoot through strapping into sheathing

Max Attachment Span: Zones 2/1: 48" OC

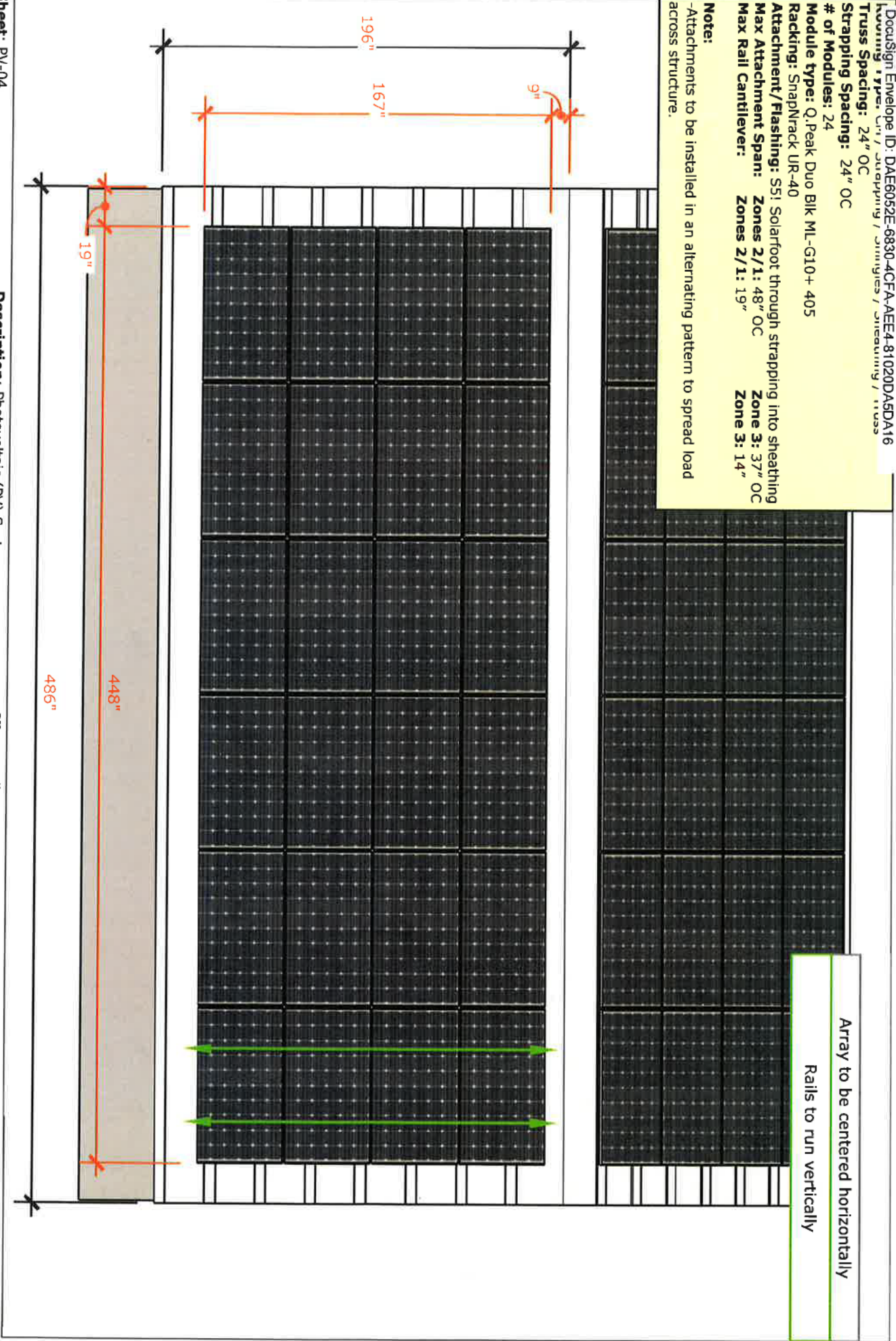
Max Rail Cantilever: Zones 2/1: 19" Zone 3: 14"

**Note:**

-Attachments to be installed in an alternating pattern to spread load across structure.

Array to be centered horizontally

Rails to run vertically



Sheet: PV-04  
Title: R1 Layout  
Scale: 1" = 5'  
Author: Sam Lau  
Revision Date: 9/18/2023

Description: Photovoltaic (PV) System  
System Size: 19.44kWDC, 14.4kWAC (STC)  
Azimuth: (R1)195°/(R2)15° (True)  
Tilt: 23°

Client: Fallon, Veronica  
Address: 487 Mill River Rd  
Georgia, VT 05478  
Utility: VEC





Truss Spacing: 24" OC

Strapping Spacing: 24" OC

# of Modules: 24

Module type: Q, Peak Duo Blk ML-G10+ 405

Racking: SnapTrack UR-40

Attachment/Flashing: S51 Solarfoot through strapping into sheathing

Max Attachment Span: Zones 2/1: 48" OC

Max Rail Cantilever: Zones 2/1: 19"

Zone 3: 37" OC

Zone 3: 14"

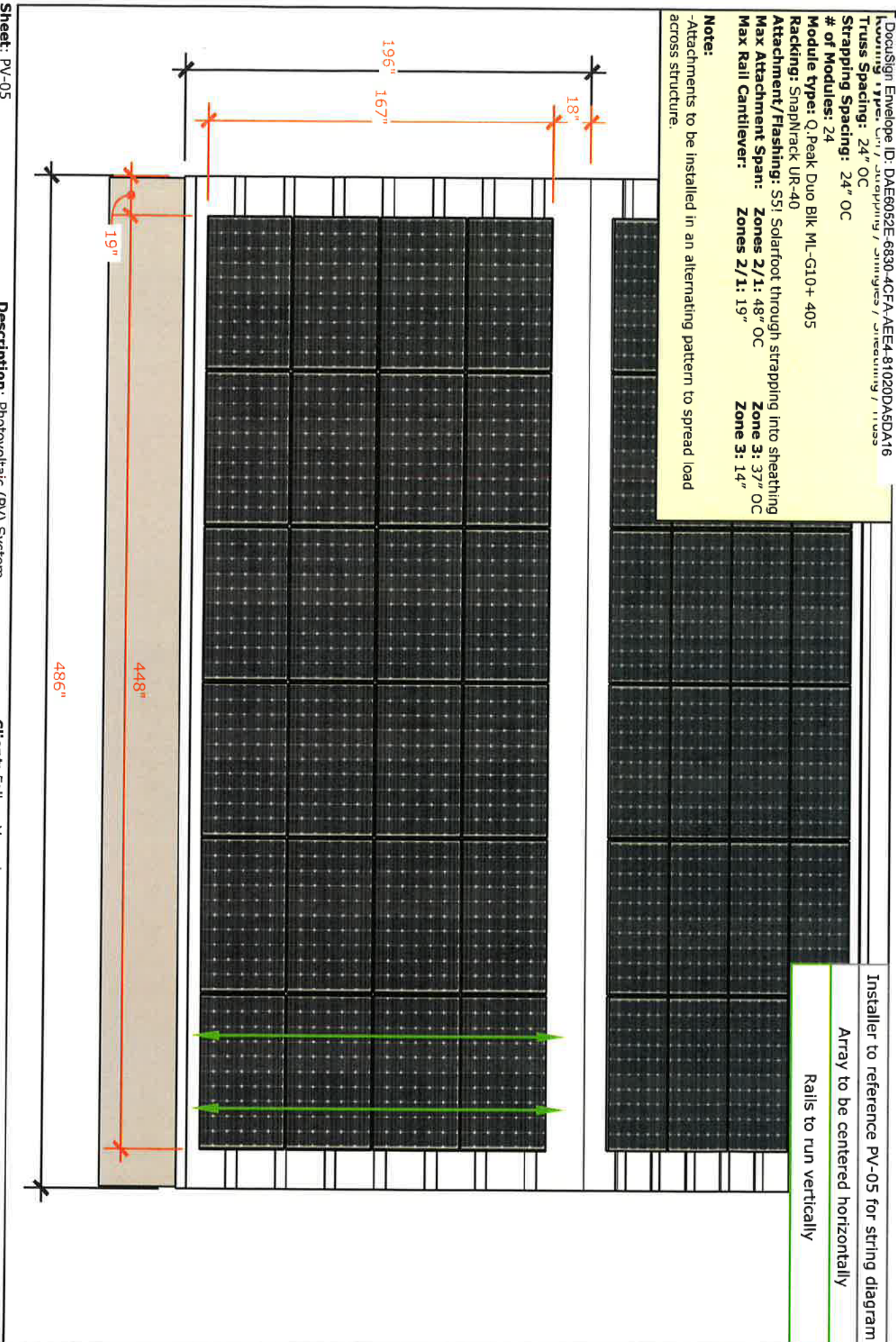
**Note:**

-Attachments to be installed in an alternating pattern to spread load across structure.

Installer to reference PV-05 for string diagram

Array to be centered horizontally

Rails to run vertically



Sheet: PV-05

Title: R2 Layout

Scale: 1" = 5'

Author: Sam Lau

Revision Date: 9/18/2023

Description: Photovoltaic (PV) System

System Size: 19.44kWDC, 14.4kWAC (STC)

Azimuth: (R1)195°/(R2)150° (True)

Tilt: 23°

Client: Fallon, Veronica

Address: 487 Mill River Rd

Georgia, VT 05478

Utility: VEC



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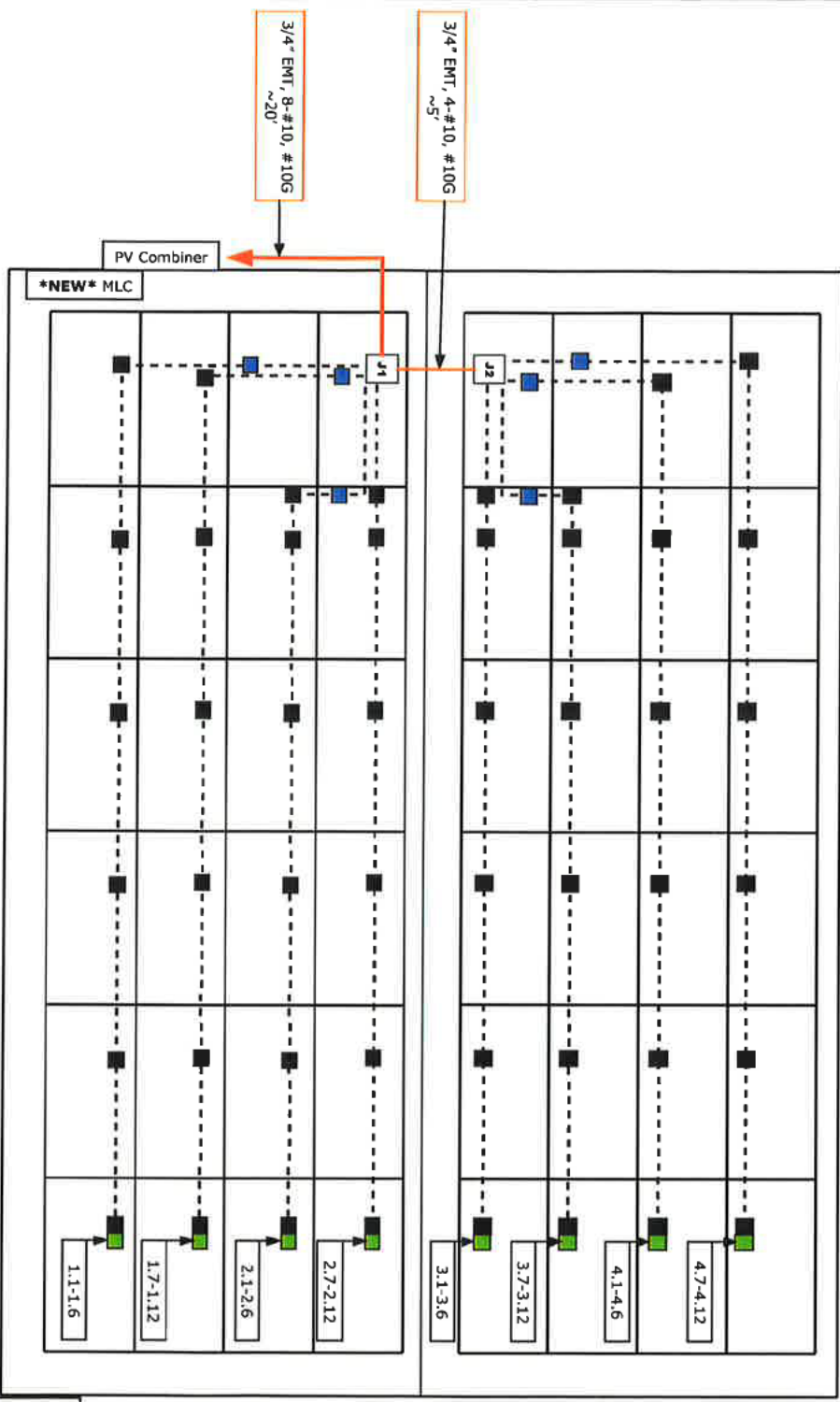
442 US Route 2

Waterbury, VT 05676

Main Desk Phone: (802) 882-8181

Design Team Phone: (802) 882-8194

DocuSign Envelope ID: DAE6052E-6830-4CFA-AEE4-81020DADA16											
VOLTAGE RISE: ARRAY TO J-BOX			VOLTAGE RISE: J-BOX TO COMBINER					BRANCH CIRCUIT SCHEDULE			
BRANCH CIRCUIT	CIRCUIT AMPERAGE	VOLTAGE RISE (%)	BRANCH CIRCUIT	CIRCUIT AMPERAGE	ESTIMATED LENGTH (FT)	CONDUCTOR SIZE	VOLTAGE RISE (%)	V-RISE: COMBINER / POT / NET METER			
1	7.26	.36	1	14.52	20	#10 CU	.29	58.08	10	# CU	.15
2			.29				58.08	60	#1/0 AL	.58	
3			.44								
4			.44								
								VOLTAGE RISE: TOTAL CIRCUIT (MAINTAIN ≤ 2%)			
BRANCH CIRCUIT	VOLTAGE RISE (%)										
1	1.38										
2	1.38										
3	1.53										
4	1.53										



**LEGEND**

- PORTRAIT Q-CABLE
- - - LANDSCAPE Q-CABLE
- RAW Q CABLE
- THIN IN EMT

- Q CABLE CONNECTED TO MICROINVERTER
- FEMALE Q SEALING CAP
- Q CABLE TERMINATOR
- FEMALE FIELD-WIREABLE CONNECTOR
- MALE FIELD-WIREABLE CONNECTOR

Sheet: PV-06

Title: Branch Diagram

Scale: Not to Scale

Author: Sam Lau

Revision Date: 9/18/2023

Description: Photovoltaic (PV) System

System Size: 19.44kW DC , 14.4kW AC (STC)

Azimuth: (R1)195° //(R2)15° (True)

Tilt: 23°

Client: Fallon, Veronica

Address: 487 Mill River Rd

Georgia, VT 05478

Utility: VEC

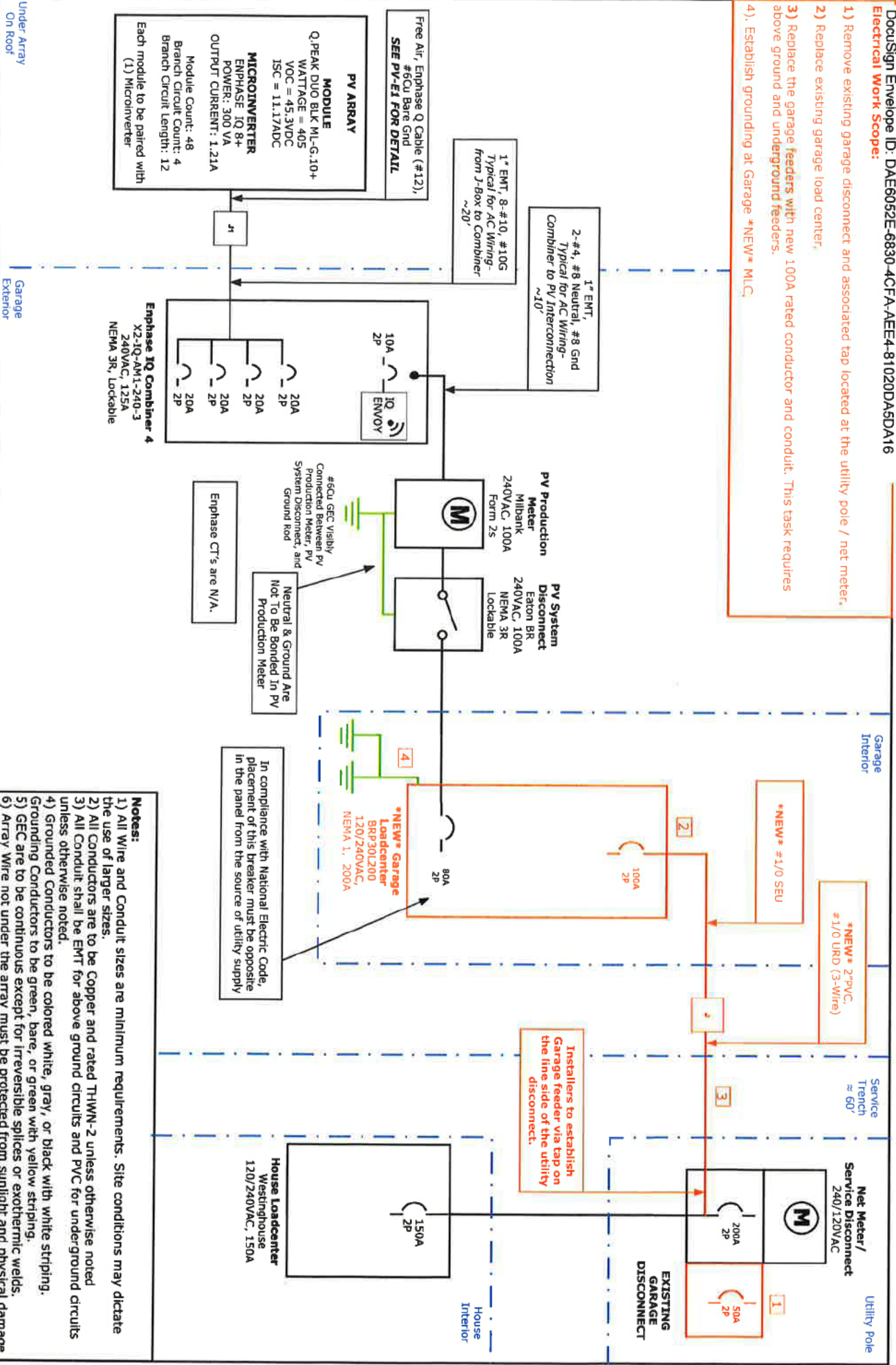
442 US Route 2  
Waterbury, VT 05676  
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Design Team Phone: (802) 882-8194

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**Electrical Work Scope:**

- 1) Remove existing garage disconnect and associated tap located at the utility pole / net meter.
- 2) Replace existing garage load center.
- 3) Replace the garage feeders with new 100A rated conductor and conduit. This task requires above ground and underground feeders.
- 4). Establish grounding at Garage \*NEW\* MLC.



Sheet: PV-07

Title: 1-Line

Scale: none

Author: Sam Lau

Revision Date: 9/18/2023

**Description:** Photovoltaic (PV) System

**System Size:** 19.44kW DC, 14.4kW AC (STC)

**Azimuth:** (R1)195° //(R2)15° (True)

**Tilt:** 23°

**Client:** Fallon, Veronica

**Address:** 487 Mill River Rd

**Georgia, VT 05478**

**Utility:** VEC



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**PV Point of Connection**  
Operating Voltage = 120/240 V  
Max AC Current = 58.08 A

TO BE APPLIED TO PV POINT OF  
CONNECTION, LABEL TO BE 5.0" X 2.0". [NEC  
reference: 690.54 & 690.13(B)]

**PV SYSTEM DISCONNECT  
-GARAGE EXTERIOR**

TO BE APPLIED TO EXISTING BUILDING SERVICE DISCONNECT, LABELS  
TO BE 7.0" X 2.0". [NEC reference: 690.56(B), 705.10]

**BUILDING SERVICE DISCONNECT  
-GARAGE LOAD CENTER**

TO BE APPLIED TO ALL BUILDING PV SYSTEM DISCONNECTS, LABELS  
TO BE 7.0" X 2.0". [NEC reference: 690.56(B), 705.10]

**GENERAL NOTES:**

1. LABELS TO BE APPLIED TO EQUIPMENT, WHERE APPLICABLE, IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE 690.
2. SOLAR MODULES TO BE SUPPLIED FROM THE MANUFACTURER WITH MARKINGS PRE-APPLIED TO MEET NEC REQUIREMENTS.
3. INVERTERS TO BE SUPPLIED FROM MANUFACTURER WITH APPROPRIATE LABELS.
4. ALL LABELS TO BE MANUFACTURED USING UV STABLE MATERIALS AND HAVE A HIGH BOND ADHESIVE.

**Sheet:** PV-08

**Title:** Labels, Specific

**Scale:** 1/2" = 1"

**Author:** Sam Lau

**Revision Date:** 9/18/2023

**Description:** Photovoltaic (PV) System

**System Size:** 19.44kW<sub>DC</sub> / 14.4kW<sub>AC</sub> (STC)

**Azimuth:** (R1)195° //(R2)150° (True)

**Tilt:** 23°

**Client:** Fallon, Veronica

**Address:** 487 Mill River Rd

Georgia, VT 05478

**Utility:** VEC



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# GEORGIA

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## VERMONT

Date: 10/3/23

Applicant: Veronica Fallon  
487 Mill River Rd  
St. Albans, VT 05478

Zoning District: AR-1  
Parcel Tax ID #: 110180000  
Permit # BP-072-23  
Project Description: rooftop solar

Dear Applicant,

Your Town of Georgia Zoning Permit Application has been approved.

This permit will take effect on 10/19/23 or until final adjudication of any appeals.

An appeal may be filed until 10/18/23.

This Zoning Permit will expire one year from the date of issue unless extended. An extension of the Zoning Permit may be extended by the Zoning Administrator when substantial construction or due diligence is evidenced, provided a written request for extension is submitted prior to the expiration of the permit. Zoning Permits for accessory structures will not be extended beyond the original one-year permit period.


The Zoning Administrator shall be allowed reasonable access to private or public property for the purpose of inspecting and investigating conditions relating to any Zoning Permit or application for a Zoning Permit. An application for a Zoning Permit may be denied if reasonable access is not provided.

Finishing your project does not mark the end of the Permitting Process. The town must review all municipal permits for compliance in order for the property to be sold at any point in the future. The town uses a Certificate of Occupancy issued by the Zoning Administrator before use or occupancy of the land or structure which requires the Zoning Permit. An application for a Certificate of Occupancy form may be obtained from the Town of Georgia website or at the Town Hall and submitted with any supporting documentation. Fees for the Occupancy Permit and recording were submitted at the time of the Zoning Application. Further documentation required for issuance of the Occupancy Permit are listed below:

- ☐ Vermont Residential Building Energy Standards Certificate (RBES)
- ☐ State of Vermont Wastewater and Potable Water Supply Permit.
- ☐ Septic system certification letter issued by your licensed septic designer.
- ☐ US Department of Housing HUD 309 form for manufactured home.

If you have any questions, or I may be of further assistance to you, please do not hesitate to contact me.

Sincerely,

  
Douglas Bergstrom  
Zoning Administrator  
DRB, Planning and E911 Coordinator  
Floodplain Manager  
zoning@townofgeorgia.com