



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 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 BR-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:
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: [Signature]

B
Proposed Construction
Dimensions: (1) L 16 x W 44 x H (2) L 16 x W 44 x H Total ft^2 519.56s
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 ~1,15C

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:
Single Family [] [] []
Two-family (Duplex) [] [] []
Multi-family [] [] []
Condominium / Townhouse [] [] []
Manufactured Home [] [] []
Seasonal Camp [] [] []
ADU (accessory dwelling unit) [] [] []
Inclusions or Additions:
Garage [] attached [] detached Addition [] [] []
Porch [] enclosed [] open [] [] []
Deck / Patio [] [] []
Pool [] in ground [] above [] [] []
Shed / Play House / Coop [] [] []
Barn [] residential [] agriculture [] [] []
Greenhouse [] residential [] agriculture [] [] []
Fence (< 5' in height no permit required) [] [] []
Other: Roof-mounted PV [] [] []
Non-Residential:
Commercial / Industrial [] [] []
Sign [] [] []
Other: check if needed
Change in Use []
Home Occupation []
Permit Renewal Appeal []
Variance / Waiver []

H
Please check the appropriate box for the following:
Additional Property Information
Is there a stream or wetland on property? Yes No [] []
Is the property in a Special Flood Hazard Area? [] []
Is the property in an L1 zone on Lake Champlain? [] []
Is the property in the South Village? [] []
Project involve work in town right of way? [] []
Project involve a change in the # of bedrooms? [] []
Project involve demolition / renovation? [] []
Have you attached a drawing of project? [] []
Is this a primary residence? [] []
Is there an HOA (Home Owners Association)? [] []
Property have a E911 sign at end of driveway? [] []
Is there an increase in impervious surface? (includes roof, deck, porch, pavement, patio etc.) [] []
If yes total square feet ft^2

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 [Signature] Date 09/21/23 Co-Applicant Signature: [Signature] Date 9/26/2023



OFFICIAL USE ONLY — ZONING ADMINISTRATOR ACTION — OFFICIAL USE ONLY

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

Project Description: Roostop Solar

Additional Action Needed:

- Variance / Waiver: _____
- Appeal: _____
- Conditional Use Res: _____
- Conditional Use Com: _____
- Concept / Sketch Plan: _____
- Site Plan: _____
- BLA: _____
- Amend / Renew: _____

- Meeting date with DRB: / /

Fees	
Permit Fee:	\$ <u>150</u>
Recording Fee:	\$ <u>60</u>
RBES Record:	\$ _____
VTRANS Record:	\$ _____
Driveway Permit:	\$ _____
ROW Permit:	\$ _____
Road Inspection:	\$ _____
Cert. of Occupancy:	\$ <u>75</u>
Cert of Occ Record:	\$ _____
Impact Town:	\$ _____
Impact School:	\$ _____
Other:	\$ _____

Final Zoning Administrator Action

ZONING PERMIT

Approved Date: 10/3/23 Zoning Administrator: [Redacted]

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: _____

Total Fees Zone:	\$ <u>225</u>
Total Record:	\$ <u>60</u>
Total Highway:	\$ _____
Total Impact Town:	\$ _____
Total Permit Fees:	\$ <u>285</u>

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

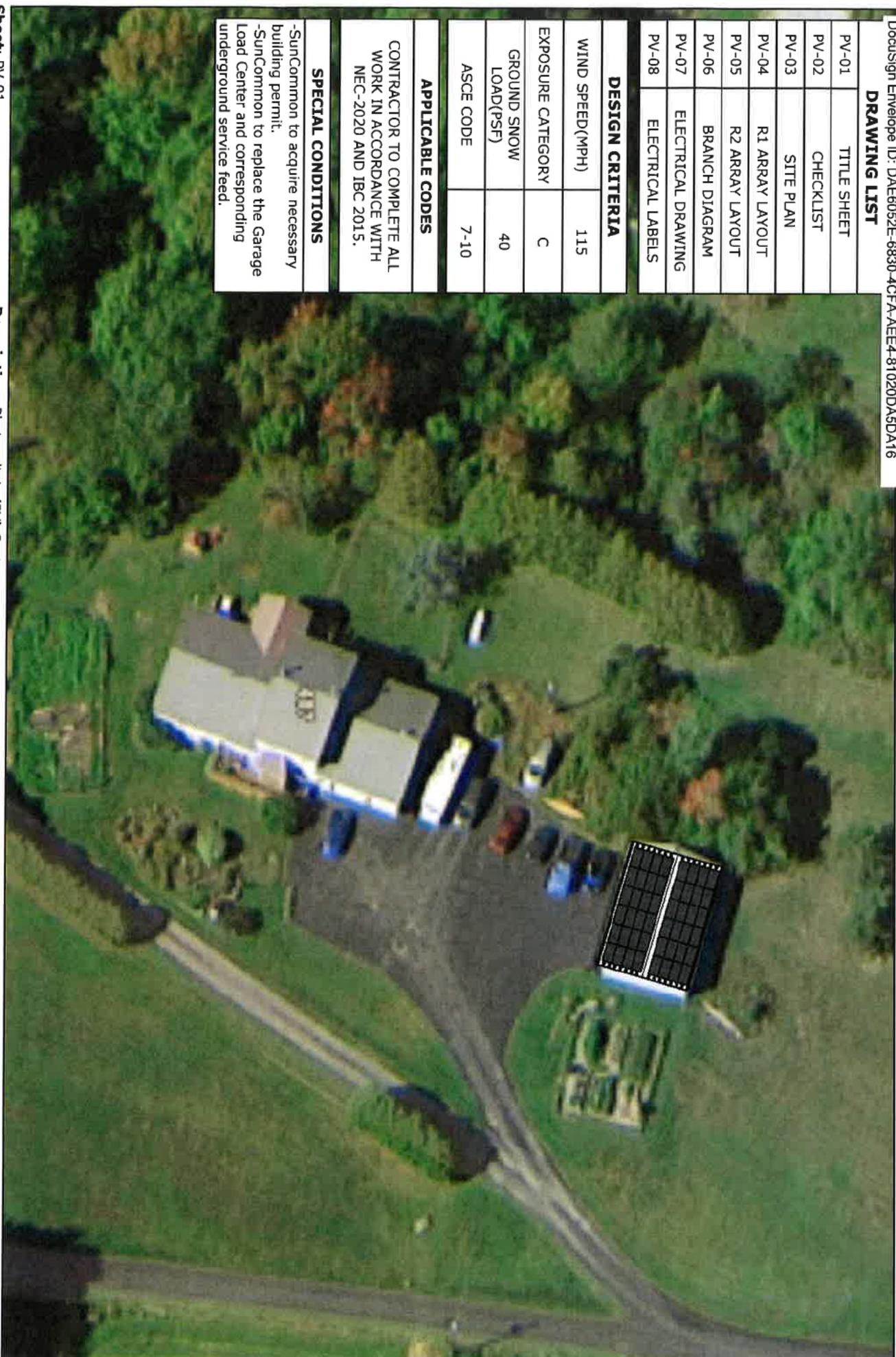
WIND SPEED(MPH)	115
EXPOSURE CATEGORY	C
GROUND SNOW LOAD(PSF)	40
ASCE CODE	7-10

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_{DC} / 14.4kW_{AC} (STC)
Module Type: 48 Q.Pink Duo Bk ML-G10+ 405
Estimated Annual Production: 19068 kWh*

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_{DC} / 14.4kW_{AC} (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

*Estimated production subject to weather conditions and any planned tree removal



suncommon
442 US Route 2
Waterbury, VT 05676
Main Desk Phone: (802) 882-8181
Design Team Phone: (802) 882-8194

- 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 BULL.



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

***NEW* Garage W. Interior -**
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



suncommon
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-AEE4-81020DASDA16
Covering Type: LVT / Sheathing / Sillings / Sheathing / Truss

Truss Spacing: 24" OC
Strapping Spacing: 24" OC

of Modules: 24

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

Racking: SnapNack UR-40

Attachment/Flashing: S51 Solarfoot through strapping into sheathing

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

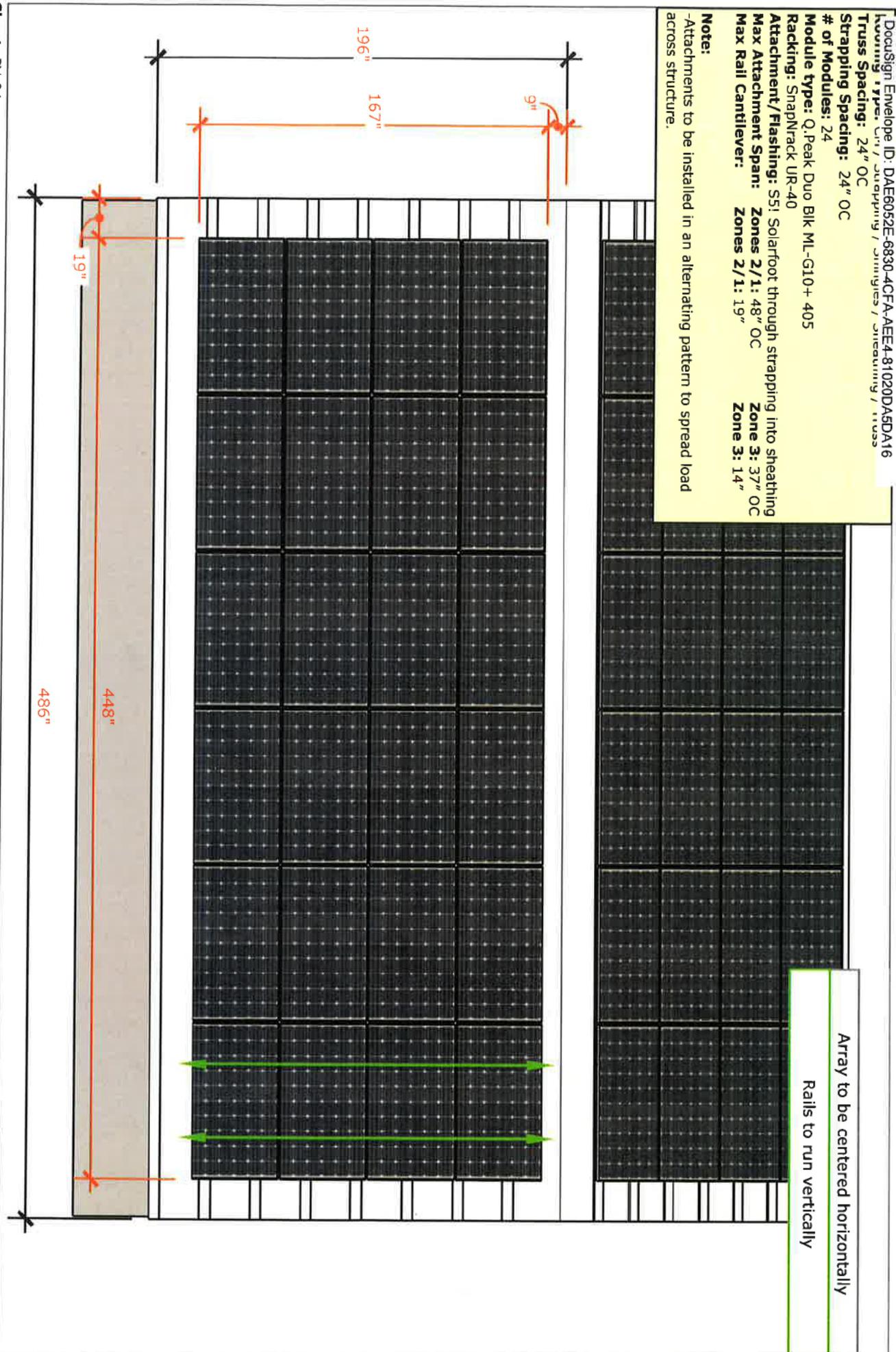
Max Rail Cantilever: Zones 2/1: 19" Zone 3: 14"

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: 19.44kW_{DC} , 14.4kW_{AC} (STC)
Azimuth: (R1)195° //(R2)15° (True)
Tilt: 23°

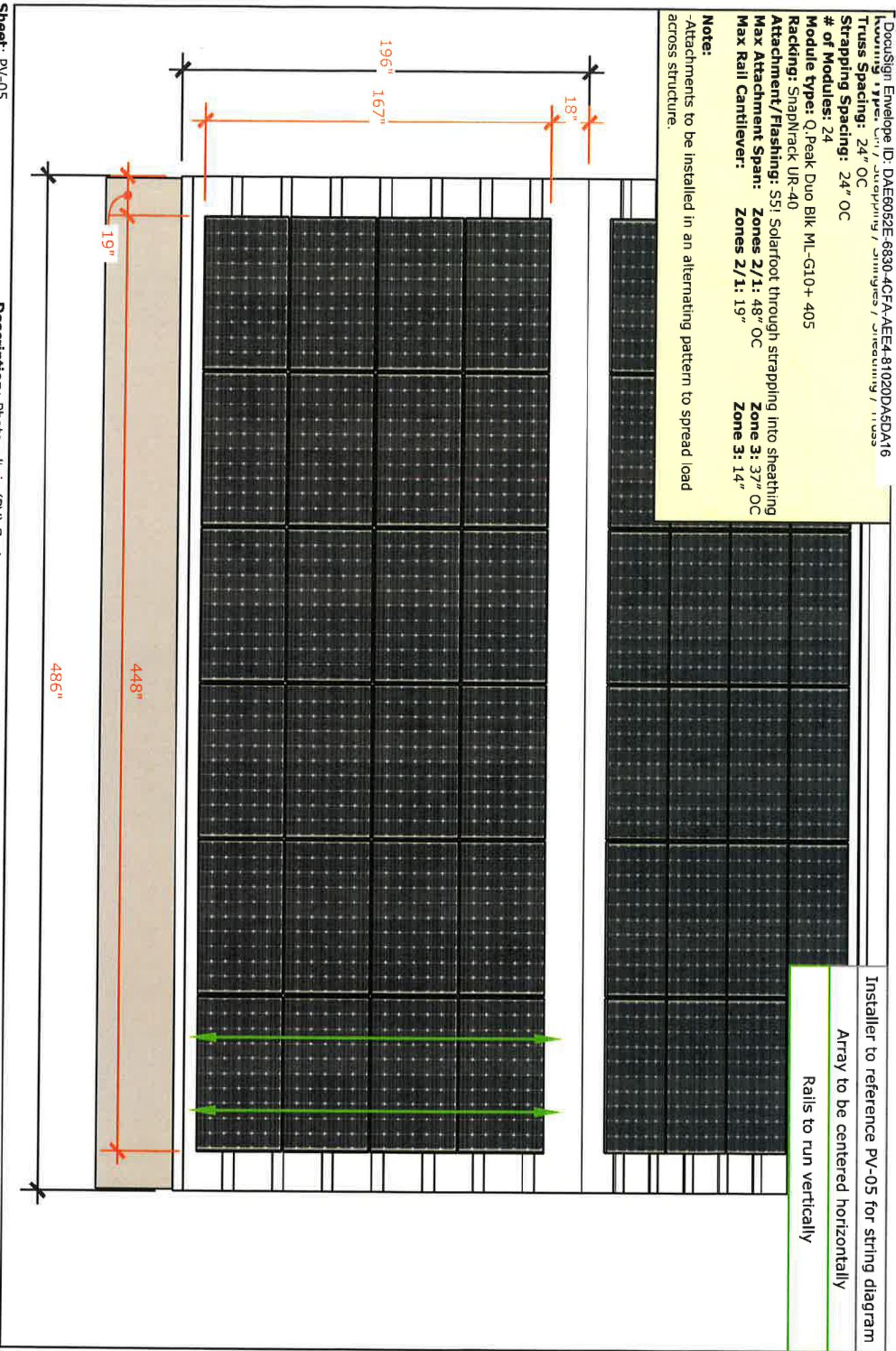
Client: Fallon, Veronica
Address: 487 Mill River Rd
Georgia, VT 05478
Utility: VEC



suncommon
442 US Route 2
Waterbury, VT 05676
Main Desk Phone: (802) 882-8181
Design Team Phone: (802) 882-8194

DocuSign Envelope ID: DA6E052E-6830-4CFA-AEE4-81020DAD5DA16
Covering Type: Unit / Sheathing / Stringers / Structure / Tiles
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 Zone 3: 37" 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.



Sheet: PV-05
Title: R2 Layout
Scale: 1" = 5'
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



suncommon
442 US Route 2
Waterbury, VT 05676
Main Desk Phone: (802) 882-8181
Design Team Phone: (802) 882-8194

Installer to reference PV-05 for stringing diagram

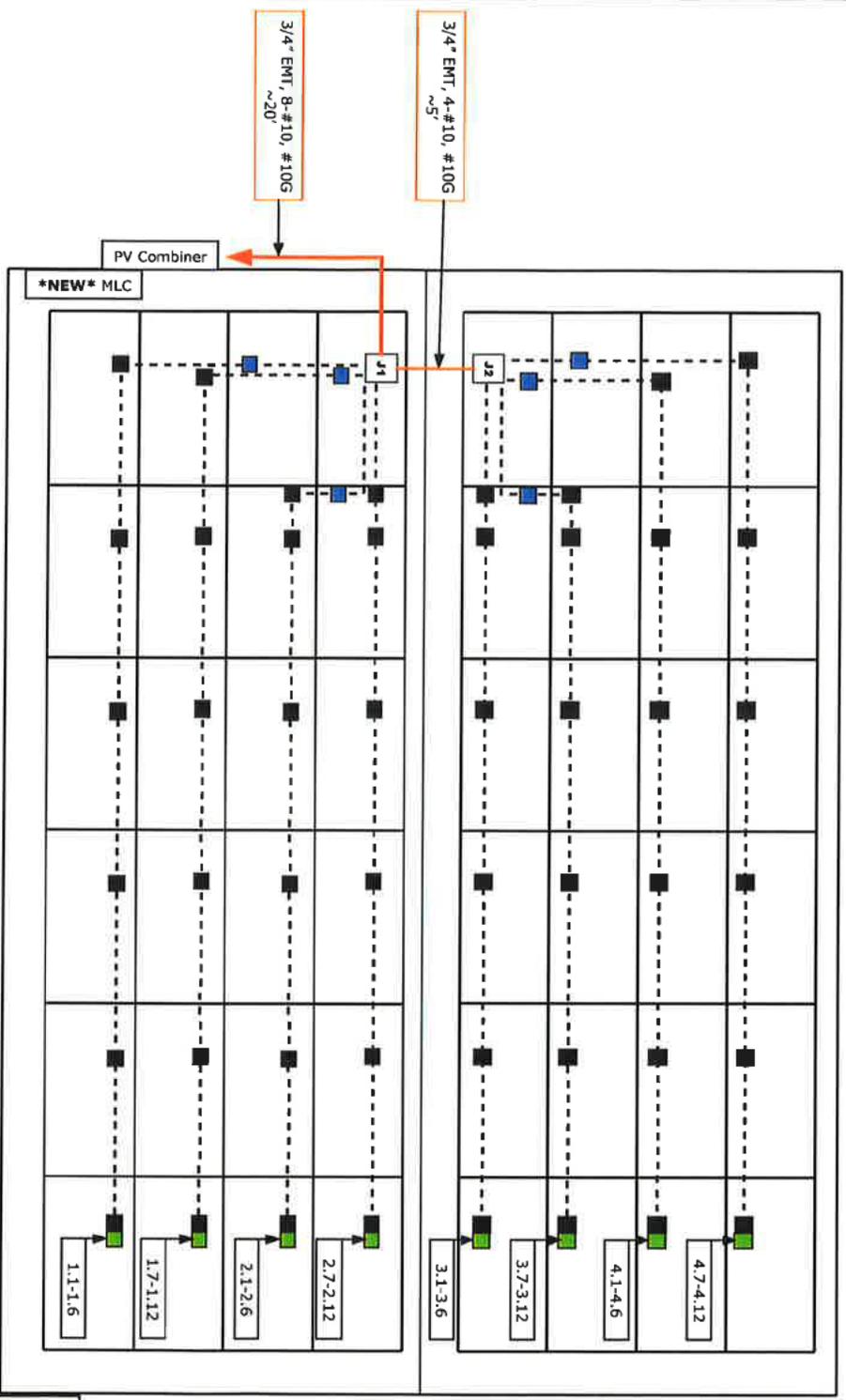
Array to be centered horizontally
Rails to run vertically

BRANCH CIRCUIT	CIRCUIT AMPERAGE	VOLTAGE RISE (%)
1		
2		
3	7.26	.36
4		

BRANCH CIRCUIT	CIRCUIT AMPERAGE	ESTIMATED LENGTH (FT)	CONDUCTOR SIZE	VOLTAGE RISE (%)
1		20		.29
2				.29
3	14.52		#10 CU	.44
4		30		.44

CIRCUIT AMPERAGE (A)	ESTIMATED LENGTH (FT)	CONDUCTOR SIZE	VOLTAGE RISE (%)
58.08	10	# CU	.15
58.08	60	#1/0 AL	.58

BRANCH CIRCUIT	VOLTAGE RISE (%)
1	1.38
2	1.38
3	1.53
4	1.53



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

LEGEND

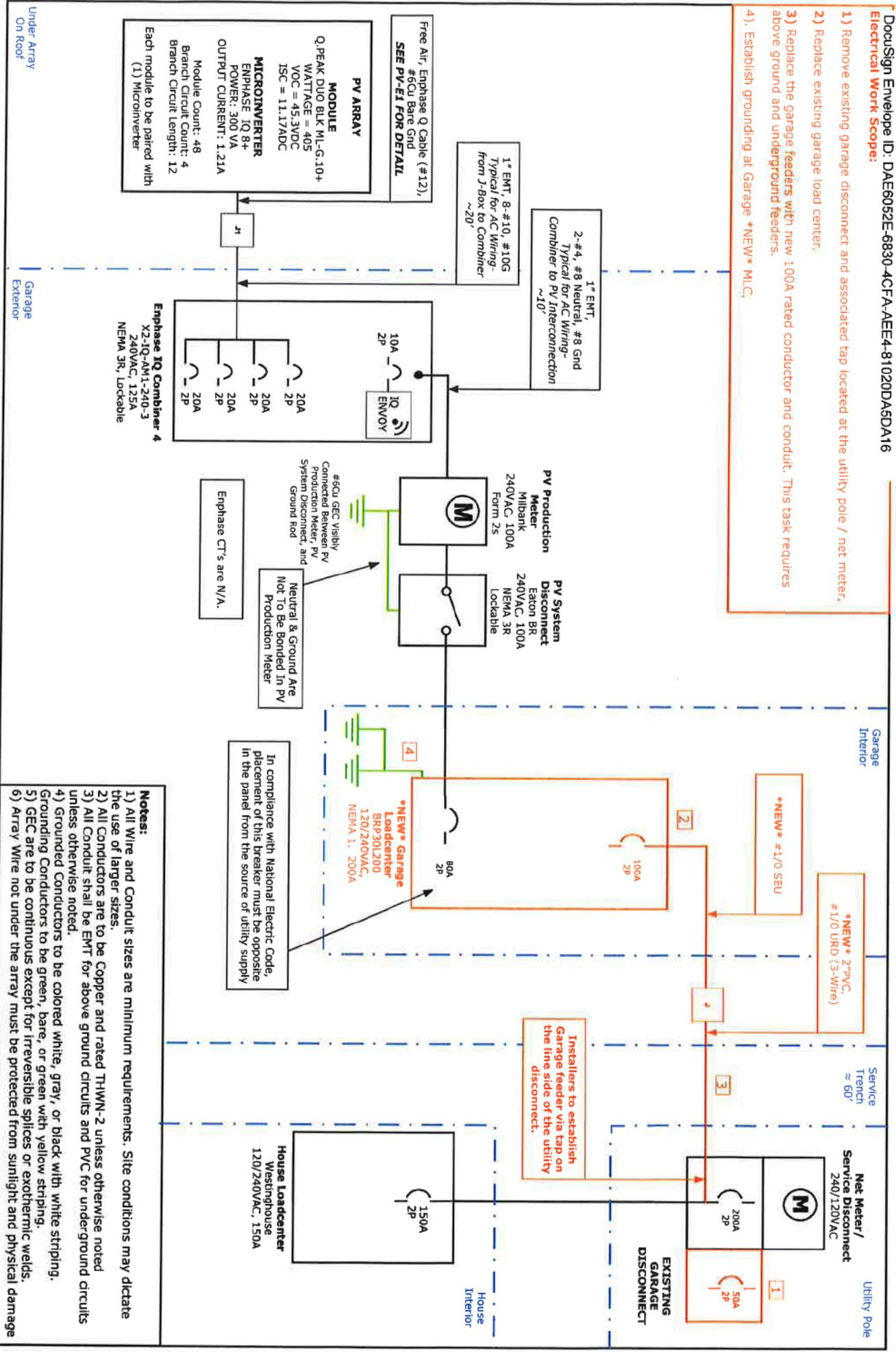
- PORTRAIT Q-CABLE
- - - LANDSCAPE Q-CABLE
- RAW Q CABLE
- THHN IN EMT
- Q CABLE CONNECTED TO MICROINVERTER
- FEMALE Q SEALING CAP
- Q CABLE TERMINATOR
- FEMALE FIELD-WIREABLE CONNECTOR
- MALE FIELD-WIREABLE CONNECTOR



442 US Route 2
 Waterbury, VT 05676
 Main Desk Phone: (802) 892-8181
 Design Team Phone: (802) 882-8194

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.



- Notes:**
- 1) All Wire and Conduit sizes are minimum requirements. Site conditions may dictate the use of larger sizes.
 - 2) All Conductors are to be Copper and rated THWN-2 unless otherwise noted
 - 3) All Conduit shall be EMT for above ground circuits and PVC for underground circuits unless otherwise noted.
 - 4) Grounded Conductors to be colored white, gray, or black with white striping.
 - 5) GEC are to be continuous except for irreversible splices or exothermic welds.
 - 6) Array Wire not under the array must be protected from sunlight and physical damage

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



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_{DC} / 14.4kW_{AC} (STC)
Azimuth: (R1)195° //(R2)150° (True)
Tilt: 23°

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



442 US Route 2
Waterbury, VT 05676
Main Desk Phone: (802) 882-8181
Design Team Phone: (802) 882-8194



GEORGIA

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