TOWN OF BRISTOL
Zoning Permit Application

RECEIVED
SEP 02 2025
By

Office Use Only

Permit #: 25-302 Parcel #: 060239 Zoning District RA2

Date Received: 9/2/2025 Fee Paid: _____

The undersigned hereby applies for a Zoning Permit for the following use, to be issued on the basis of the representations contained herein, of which the applicant swears to be true.

Type of permit requested: ☐ Building/Development ☐ Subdivision ☐ Temporary Use ☒ Conditional Use ☐ Access ☐ Other _____

Applicant Name: Jason Spiegel Landowner Name: Jason Spiegel

Address: 114 Lower Notch Road Phone #: 845-637-0959

Location of Property: 114 Lower Notch Road Bristol Vermont 05443

Description of Proposal: Seeking a permit for an Outdoor Shower constructed on my property. Outdoor Shower has been built with flood proof materials and designs.

Dimensions: Lot size: .65 acre Frontage on street: 203 ft

Setback from street: _____ Rear yard setback: _____

Side yard setbacks: _____ & _____

Building width: 7 ft Building length: 7 ft

Building height: 7 ft Square Footage: 49 sq ft

fee:
$75 accessory structure
$150 : Public Hearing
$225

The applicant (or owner) should submit as attachments to this application a dimensioned site plan or sketch (which need not be to scale) showing the location of the proposed structure with respect to the property boundaries, or the proposed alterations to the boundaries of the property in the case of a subdivision.

If the proposed project requires the installation of a new or substantially replaced wastewater/sewage disposal system, the applicant should also submit a copy of a soils test report for the property and a septic system design prepared by a certified Site Technician B or a professional Sanitary or Civil Engineer currently registered and licensed to practice in the State of Vermont.

Signature of Applicant: Jason Spiegel Date: ~~[illegible]~~ 09/02/2025

Signature of Landowner: Jason Spiegel Date: 09/02/2025

All permit application fees must be paid and above information received before any action on your application may be taken. Permit application fees are non-refundable.

Zoning permit to take effect 15 days from date of issuance. Once a zoning permit has taken effect, applicants shall have two years from the date it becomes effective to substantially complete the activities subject to the permit and to secure a certificate of compliance documenting the projects substantial completion. If the applicant fails to substantially complete the activity authorized within the two-year period, the Zoning Permit shall become null and void. The applicant will need to reapply to complete any activities.

TOWN OF BRISTOL
Zoning Permit Application

Permit Decision

Any activity for which a zoning permit is required and which involves the construction or modification of a driveway intersection with a public right of way shall require, as part of the zoning permit, approval of such construction or modification.

Access Permit Granted: **YES** ☐ **NO** ☐ **NOT REQUIRED** ☒ **Permit #**_____

If State permit(s) are required, copies must be submitted to the Town.

State Permit(s) Granted: **YES** ☐ **NO** ☐ **NOT REQUIRED** ☐ **Permit #** _____

Upon the basis of the representations contained above this application is:

(A) Found to meet the official zoning ordinances of the Town of Bristol and is hereby **APPROVED**.

Zoning Administrator _____ Date _____

(B) Found **NOT** to meet the official zoning ordinance of the Town of Bristol and is hereby **NOTAPPROVED** for the following reason(s):

_____

_____

Zoning Administrator _____ Date _____

(C) Forwarded to the below Appropriate Municipal Body:

☐ Design Review Commission ☑ Development Review Board ~~Planning Commission~~

For the following reason(s):

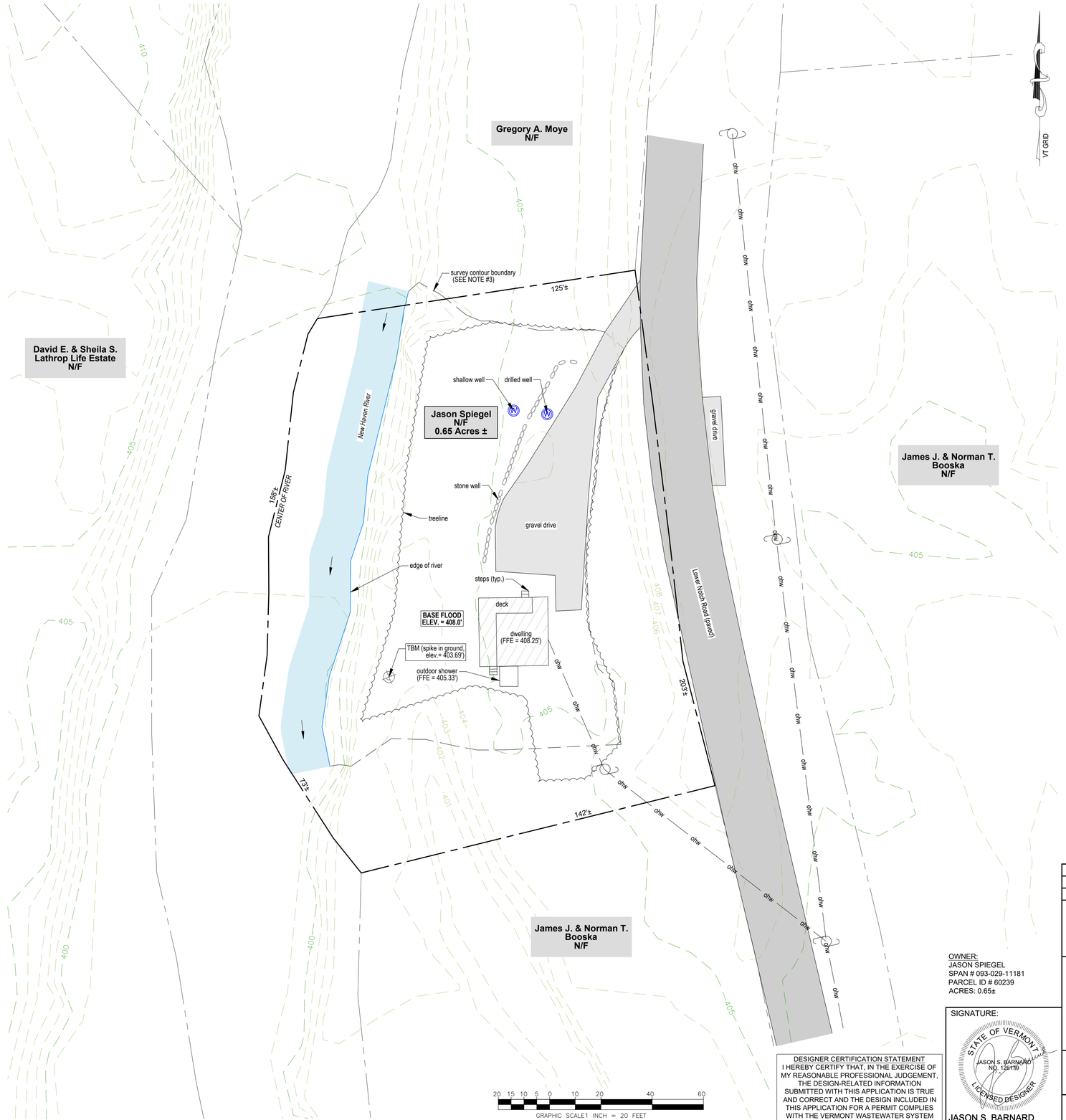
Subject to Article VIII: Flood Hazard Regulations, requires DRB approval for conditional use per SECTION 807

Zoning Administrator _____ Date 9/17/2025

An interested person may appeal any decision by the Administrative Officer within 15 days of the date of such decision.

It shall be unlawful to use or occupy, or permit the occupancy of any land or structure or part thereof until the Zoning Administrator issues a Certificate of Occupancy stating that the proposed use of the structure or land complies with the requirements of these Regulations.

Project Location Map
Not to Scale



LEGEND

- BOUNDARY LINE/ R.O.W. (EXISTING)
- BOUNDARY LINE/ R.O.W. (ABUTTING)
- 100 — 1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
- 100 — 1-FOOT GROUND SURVEY CONTOUR
- 100 — FINISH GRADE
- ZONING SETBACKS
- TREE LINE
- PROPOSED LIMITS OF CLEARING
- STONE WALL (EXISTING)
- dl — DITCHLINE
- S — GRAVITY SEWER (EXISTING)
- S — GRAVITY SEWER (PROPOSED)
- FM — FORCE MAIN
- W — 1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
- WELL ISOLATION
- WASTEWATER ISOLATION
- WL — WETLAND BOUNDARY
- WB — WETLAND BUFFER
- UE — UNDERGROUND ELECTRICAL CONDUIT
- GAS — UNDERGROUND GAS LINE
- tel — UNDERGROUND TELEPHONE LINE
- ohw — UTILITY POLE/ OVERHEAD WIRES
- SURVEY TRAVERSE STATION
- TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
- TEST PIT (TP-01)
- DRILLED WELL (UNLESS OTHERWISE NOTED)

PROJECT NOTES:

1. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LEGAL REQUIREMENTS OF A BOUNDARY SURVEY AS DESCRIBED IN 27 V.S.A. § 1403. PROJECT PERIMETER LINES ARE BASED ON BRISTOL TAX MAPS SHOWN ON THE AGENCY OF NATURAL RESOURCES (ANR) ENVIRONMENTAL INTEREST LOCATOR AND EVIDENCE FOUND DURING THE AUGUST 2025 TOPOGRAPHIC SURVEY. NO WARRANTY IS MADE TO THE ACCURACY OF THE BOUNDARY LINES SHOWN HEREON.

2. THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD AND GERVAIS, LLC IN AUGUST 2025.

3. THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NGVD29 ESTABLISHED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12i GNSS RECEIVER ADJUSTED TO VERMONT GRID ON RANDOM CONTROL POINTS USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION OF THE VT CORS NETWORK AND ELEVATION REFERENCE MARKS FROM THE MAP DESCRIBED IN NOTE #4. THE ELEVATIONS ON THIS PLAN OUTSIDE THE DASHED BOUNDARIES SHOWN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.

4. BASE FLOOD ELEVATION FOR THIS SITE HAS BEEN DETERMINED AT **408'** BASED ON A BEST FIT ROTATION AND ELEVATION INTERPOLATION FROM A MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, TOWN OF BRISTOL, VERMONT ADDISON COUNTY, PANEL 15 OF 20" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED AUGUST 5, 1986.

5. BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.

20 15 10 5 0 10 20 40 60
GRAPHIC SCALE1 INCH = 20 FEET

DESIGNER CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT, IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGEMENT, THE DESIGN-RELATED INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT AND THE DESIGN INCLUDED IN THIS APPLICATION FOR A PERMIT COMPLIES WITH THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES.

OWNER:
JASON SPIEGEL
SPAN # 093-029-11181
PARCEL ID # 60239
ACRES: 0.65±

SIGNATURE:
STATE OF VERMONT
JASON S. BARNARD
NO. 126179
LICENSED DESIGNER
JASON S. BARNARD
LICENSED DESIGNER #126179

DATE	DESCRIPTION	BY
	REVISIONS	

BARNARD & GERVAIS, LLC
Land Surveying
Water & Wastewater
Environmental Consulting
167 Main Street, P.O.Box 820
Enosburg Falls, VT 05450
Telephone: (802) 933-5168
10523 VT Route 116, P.O.Box 133
Hinesburg, VT 05461
Telephone: (802) 482-2597

FLOOD ELEVATION PLAN

JASON SPIEGEL

114 LOWER NOTCH ROAD, BRISTOL, VERMONT

SITE PLAN

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:
☐ PRELIMINARY DRAFT ■ FINAL TOWN REVIEW

PROJECT NO. 25311
DATE: 08-28-2025
SCALE: 1" = 20'
SURVEY: TG
DRAWN: JG
CHECKED: JB
DRAWING NO. S-1
SHEET 1 OF 2

LANDMARK
ENGINEERING & DESIGN

101 Court Street, Middlebury, VT 05753 • 802-236-8324 • led-vt.com

August 27, 2025

Mr. Jason Spiegel
114 Lower Notch Road
Bristol, Vermont 05443

RE: Engineer's Certification Letter
No Adverse Impacts Within the Floodplain
114 Lower Notch Road, Bristol, VT
LED Project No. 25038

Dear Mr. Spiegel,

I, Jamie L. Simpson, a licensed Professional Engineer in the State of Vermont, on August 22, 2025 performed an onsite inspection to observe and examine the improvements associated with the previously constructed 7-foot by 7-foot (49 sq.ft.) outdoor shower unit located within the designated Special Flood Hazard Area as identified on the Town of Bristol Zoning maps (Attachment No. 1) and is thereby determined to be within the 100-year floodplain of the New Haven River.

Based on my analysis, which included a review of applicable Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), the No Adverse Impact Standard as outlined in Section 7 of the Vermont Department of Environmental Conservation Flood Hazard Area and River Corridor Protection Procedure (FHARC), and existing site conditions I find the following to be true:

1. The project is located within Zone A5 of the 100-year floodplain as identified on FEMA FIRM Map Number 5000010015B, effective date August 5, 1986 (Attachment No. 2).
2. The previously completed construction and site work have been evaluated for compliance with local, state, and federal floodplain management standards as outlined in Section 7(a)(3) of the FHARC. The construction materials used consist of flood-resilient materials as described in Table 2 of the FEMA Flood Damage-Resistant Materials Requirements, Technical Bulletin 2 (August 2008).
3. The improvements have been designed and constructed such that there will be **no adverse impacts to the floodway**, including but not limited to:

    - No increase in base flood elevations (BFE) as the structure has been constructed on the existing grade of the flood plateau using pressure treated 4"x4" ground-contact rated posts and 1"x 6" nominal treated natural wood clapboards. The shower floor was surveyed and determined to be approximately 2.6 feet below the BFE. The shower entrance was

constructed with an open bottom design allowing the ingress and egress of flood waters. This results in no reduction of the floodplain storage capacity or increase in base flood elevation. There does not appear to have been any modifications to the existing ground elevation to construct the shower unit.

- No reduction in flood storage capacity as the structure consists of an open-bottom design and therefore it shall not reduce or degrade the capacity of the floodplain.
- No increase in flood velocities or redirection of floodwaters that would negatively impact upstream, downstream, or adjacent properties.
- The outdoor shower is attached on the downstream side of the existing residence which qualifies as a No Adverse Impact Exception within the River Corridor in accordance with Section 7(a)(2)(B)(iv)(b) as illustrated in Appendix B of the FHARC.

It is my professional opinion that the previously constructed outdoor shower unit located at 114 Lower Notch Road, Bristol, Vermont, as designed and constructed, hereby certify will not cause adverse effects to the floodplain or increase flood hazards to surrounding properties.

This certification is made in accordance with generally accepted engineering practices and standards, and within the scope of my professional expertise.

Respectfully submitted,
Landmark Engineering & Design, LLC

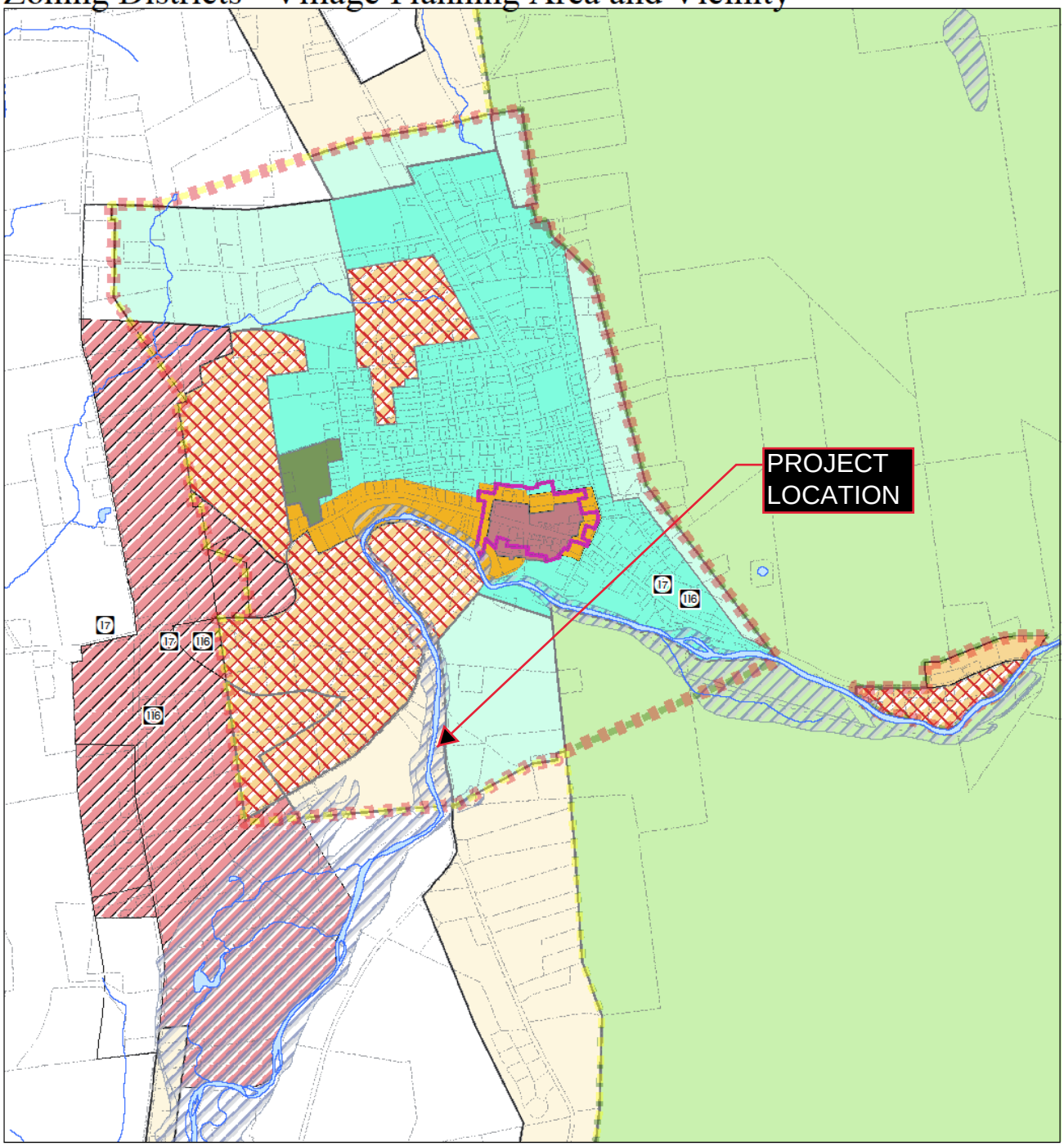
Jamie L. Simpson, P.E.
Principal

STATE OF VERMONT
JAMIE L. SIMPSON
NO. 97525
Civil
LICENSED
PROFESSIONAL ENGINEER

enc.

ATTACHMENT No. 1
Town of Bristol Zoning Maps

Zoning Districts - Village Planning Area and Vicinity



Legend

Land Use Planning Areas
- Village Planning Area
- Rural/Agricultural Planning Area
- Rural Conservation Planning Area

Zoning Districts
- VB/Village Business
- C-1/Commercial
- ROC/Residential, Office, Commercial
- VM/Village Mixed
- HDR/High Density Residential
- VR/Village Residential
- RA-1/Rural Agriculture 1
- RA-2/Rural Agriculture 2
- RA-5/Rural Agriculture 5
- REC/Recreational
- CON/Conservation
- BPC/Bristol Pond Camp
- FHA/Flood Hazard Area Overlay
- DRD/Downtown Design Review Overlay

Selectboard Signature: Date:

Zoning Districts: As adopted by town vote,

0 0.25 0.5 Miles

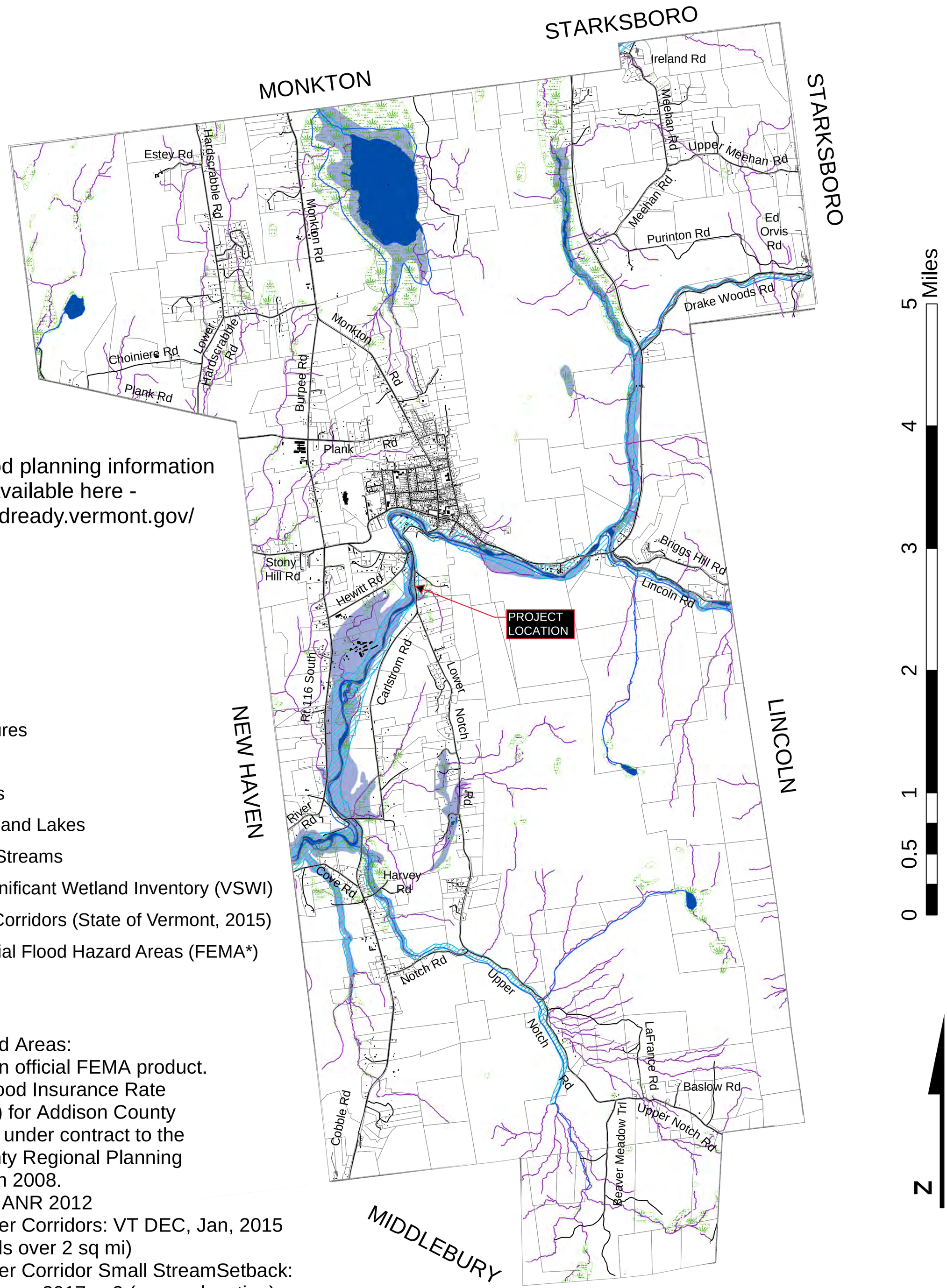
Addison County REGIONAL PLANNING COMMISSION

N

ACRPC 12/6/2016

Flood Hazard Areas

Town of Bristol, VT



Current flood planning information is available here - http://floodready.vermont.gov/

- Structures
- Roads
- Parcels
- Rivers and Lakes
- Small Streams
- VT Significant Wetland Inventory (VSWI)
- River Corridors (State of Vermont, 2015)
- * Special Flood Hazard Areas (FEMA*)

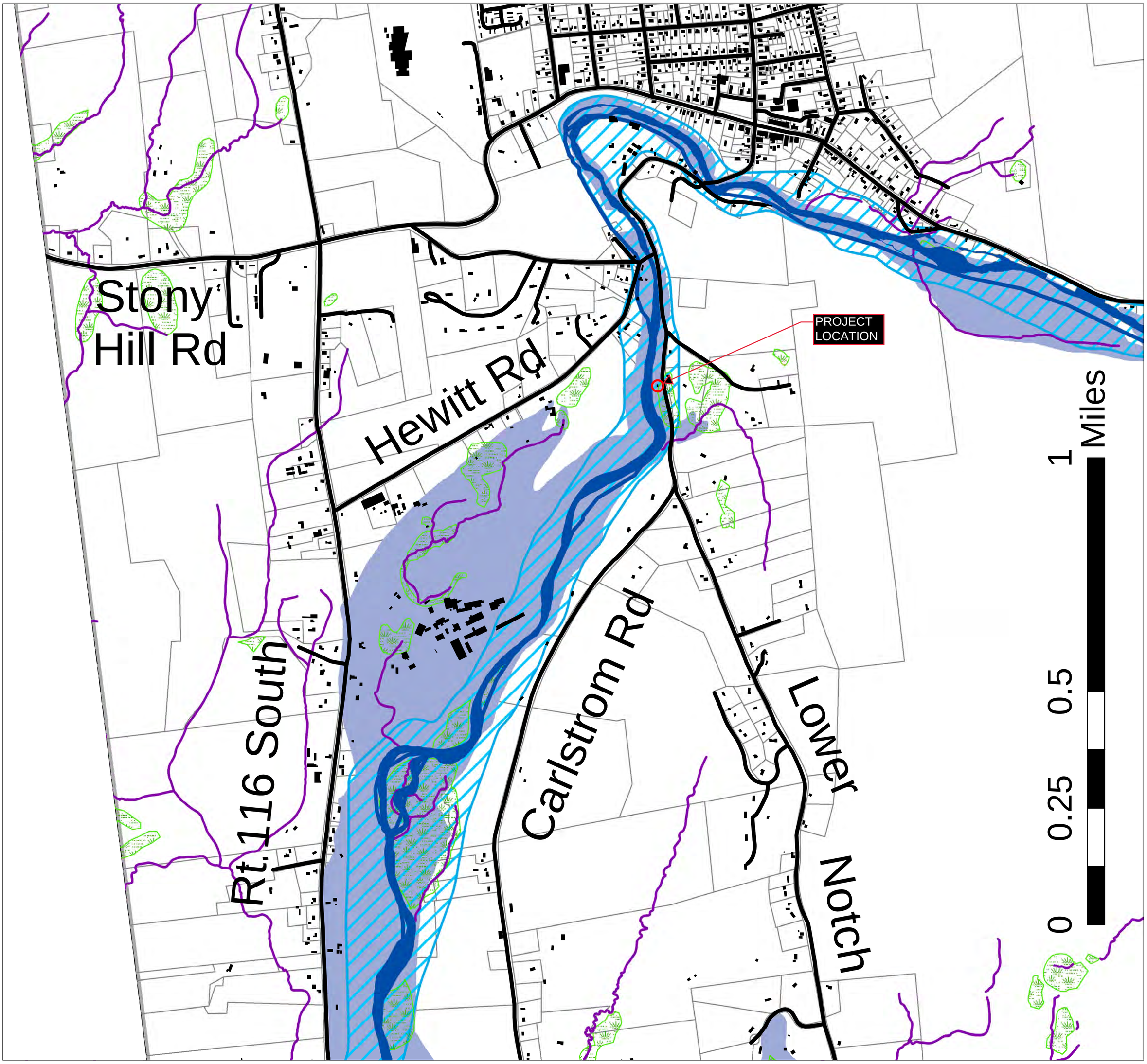
Sources:
* Flood Hazard Areas:
This is NOT an official FEMA product.
The FEMA Flood Insurance Rate Maps (FIRMs) for Addison County were digitized under contract to the Addison County Regional Planning Commission in 2008.
Wetlands: VT ANR 2012
Statewide River Corridors: VT DEC, Jan, 2015 (watersheds over 2 sq mi)
Statewide River Corridor Small StreamSetback: VT DEC, June, 2017, v.2 (approx location)
Tax Parcels: 2018, digitized by Craig Scribner and SGC for Town of Bristol

Addison County REGIONAL PLANNING COMMISSION

ACRPC 1/2020

Flood Hazard Areas

Town of Bristol, VT



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Roads
Structures
Parcels
Rivers and Lakes
Small Streams
VT Significant Wetland Inventory (VSWI)
River Corridors (State of Vermont, 2015)
* Special Flood Hazard Areas (FEMA*)

Sources:
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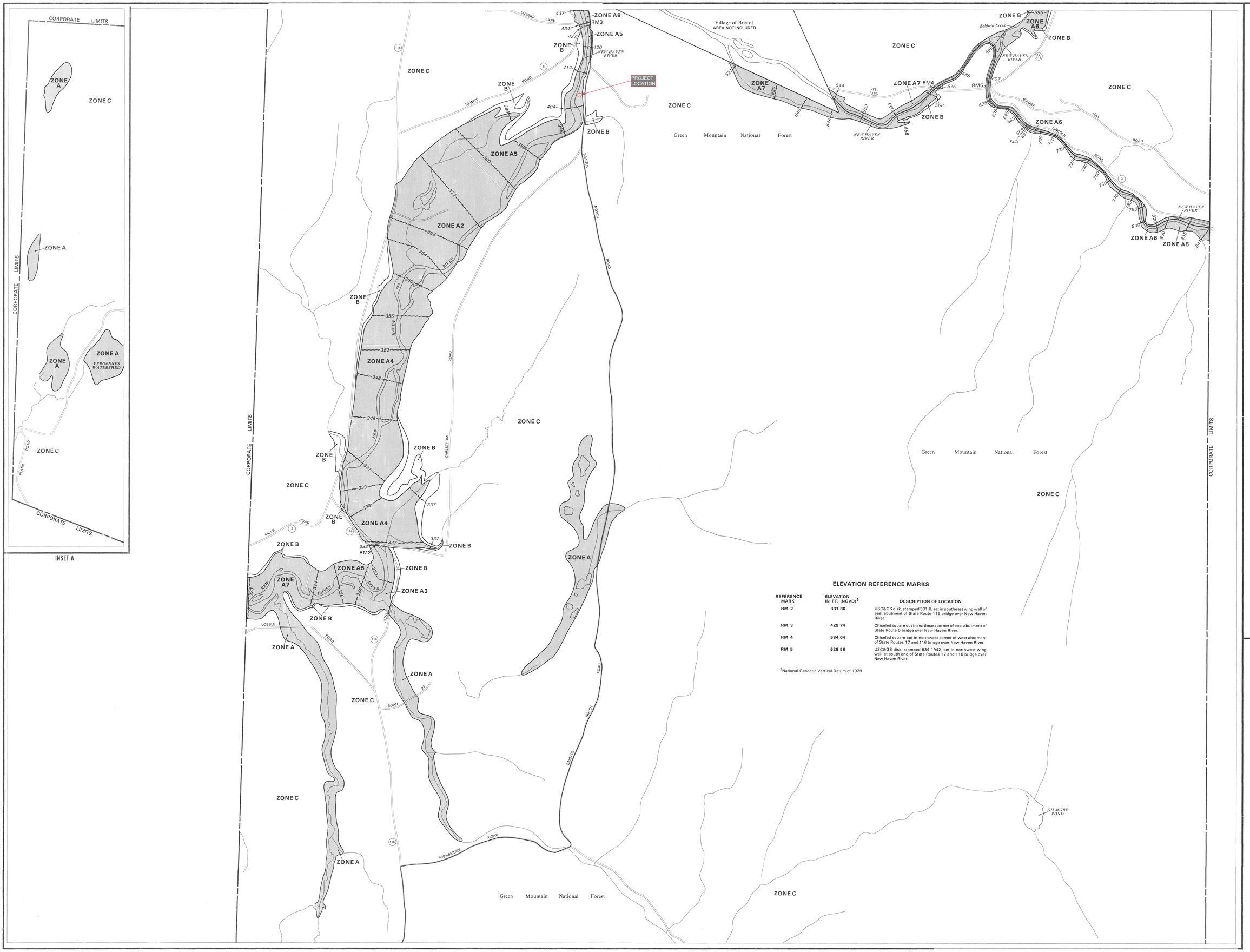
Statewide River Corridor Small StreamSetback: VT DEC, June, 2017, v.2 (approx location)
Tax Parcels: 2016, Town of Bristol and

Addison County REGIONAL PLANNING COMMISSION

ACRPC 1/2020

ATTACHEMENT No. 2

FEMA Flood Insurance Rate Map #5000010015B



ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION IN FT. (NGVD)[1]	DESCRIPTION OF LOCATION
RM 2	331.80	USC&GS disk, stamped 331.8, set in southeast wing wall of east abutment of State Route 116 bridge over New Haven River.
RM 3	429.74	Chiseled square cut in northeast corner of east abutment of State Route 5 bridge over New Haven River.
RM 4	584.04	Chiseled square cut in northwest corner of west abutment of State Routes 17 and 116 bridge over New Haven River.
RM 5	628.58	USC&GS disk, stamped 534 1942, set in northwest wing wall at south end of State Routes 17 and 116 bridge over New Haven River.

[1] National Geodetic Vertical Datum of 1929

KEY TO MAP

500-Year Flood Boundary — ZONE B
100-Year Flood Boundary — ZONE A1
Zone Designations* — ZONE A5
100-Year Flood Boundary — ZONE B
500-Year Flood Boundary
Base Flood Elevation Line With Elevation In Feet** — 513
Base Flood Elevation in Feet Where Uniform Within Zone** — (EL 987)
Elevation Reference Mark — RM7×
Zone D Boundary
River Mile — •M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
AO	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

INITIAL IDENTIFICATION:
AUGUST 9, 1974
FLOOD HAZARD BOUNDARY MAP REVISIONS:
SEPTEMBER 24, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE:
AUGUST 5, 1986
FLOOD INSURANCE RATE MAP REVISIONS:

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actuarial rates apply to structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620.

APPROXIMATE SCALE
800 0 800 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
BRISTOL, VERMONT
ADDISON COUNTY

PANEL 15 OF 20
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
500001 0015 B

EFFECTIVE DATE:
AUGUST 5, 1986

Federal Emergency Management Agency