

Town of Underhill

P.O Box 120, Underhill, VT 05489

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Inquiry Pertaining to Occupying a Building without a Permit

Sent via Certified Mail, Return Receipt Requested

July 20, 2018

Northern Shire, L3C
663 Guyette Road
Plainfield, VT 05667

To Whom It May Concern:

During the certificate of occupancy permitting process, you and/or your representative informed the Underhill Planning & Zoning Department that you were no longer intending on using the old Maple Leaf Farm men's dormitory as an inn/hostel. Instead, the old Maple Leaf Farm men's dormitory would be used for residential rental purposes on a long term basis, and/or house individuals on a long term basis for free in return for their labor in renovating and maintaining the campus and its facilities. In addition, you and/or your representatives have advised that you have begun using the men's dormitory for residential use and for carrying out the activities of your programming business, as described during your March 19, 2018 hearing with the Underhill Development Review Board.

As you are aware, a certificate of occupancy permit was issued for **ONLY** the old Maple Leaf Farm women's dormitory and administration building, which was for the conversion of those two buildings into single-family dwelling. As of the date of this letter, the old Maple Leaf Farm men's dormitory has not received its certificate of occupancy permit, and therefore, shall not occupied for any reason other to perform renovation work consistent with the Board's conditional use approval. Additionally, please be advised that your conditional use approval does not permit long term housing under any circumstances except for those individuals living in the single-family dwellings. Should the old Maple Leaf Farm men's dormitory serve as a boarding house type building (for long term residence), you will be in violation of your approval. Please remember, as presented in your application and hearing, that building was to serve as a hostel/inn, and later on, as a boarding school.

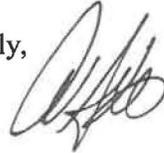
Upon receipt of this letter, I would ask if you could please refrain from occupying the old Maple Leaf Farm men's dormitory until you obtained the proper local, State and federal (if applicable) permits. Also, please be advised that any other buildings on the campus without certificates of occupancy shall not be occupied until the proper permits are submitted. Should this (these) building(s) continue to be used without a certificate of occupancy, you will be in violation of the *Underhill Unified Land Use & Development Regulations*, and will be issued a zoning violation.

Lastly, should your desired use of the old Maple Leaf Farm men's dormitory be used for long term residential, you will need to apply another conditional use review application with the Development

Review Board, which accurately reflects the parameters of your project.

Should you have any questions, please do not hesitate to contact at either: (802) 899-4434, ext. 106 or at astrniste@underhillvt.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Strniste', written over a light blue horizontal line.

Andrew Strniste
Planning Director & Zoning Administrator

cc: File

encl: None

Certified Mailing Tracking #: 7017 0660 0000 5816 3899