

TOWN OF SALISBURY

Post Office Box 66
Salisbury, Vermont 05769

APPLICATION FOR ZONING PERMIT

Application No. 26-12
(assigned by administrator)

Date: 4/6/26

Applicant name(s) and
mailing address:

Robbie Devoid
1928 Leland Rd
Salisbury, VT 05769

Communication:

Phone: 802-349-6163 Email: potentialview@gmail.com

Owner name(s) and
mailing address (if
different from applicant):

Route 7 Properties LLC

Communication:

Phone: — Email: —

Location of property: Street Address: 1258 Route 7

Tax map identification: Parcel ID # 0207009

Type of permit requested: Building/Development Sign Subdivision
 Temporary Use Access Other

Briefly describe* the proposed activity: Building a road and gravel parking
area with one 30' x 50' x 10' gravel garage structure and
one 24' x 48' x 16' three sided material shed

*The applicant (or owner) should submit, as attachments to this application, a dimensioned site plan or sketch (preferably 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.

Signature of applicant: [Signature]
Signature of landowner
(if other than applicant): _____

Date: 4/21/26
Date: _____

NOTE: it is the responsibility of the applicant to obtain the necessary state required permits, if applicable, from the Vermont Department of Environmental Conservation. The VT DEC Permit Specialist (Water & Wastewater) for Salisbury: (802) 261-5429. The Office for Act 250 for Salisbury: (802) 879-5614.

Permit fee paid: Amount: \$ 200 Date filed 4/14/2026 ZA [Signature]

Disposition of permit: Granted Denied See attached

Zoning Administrator Date: _____

Salisbury DRB ZONING and SUBDIVISION Hearing Application

No: _____ Date: 4/20/26

Date Received:

Applicant(s)*: Robbie Devoid

Property

Owner(s)*: Route 7 Properties, LLC

Mailing

Address: 1978 Lebard Rd
Salisbury, VT

Mailing

Address: Same

Phone: 802-349-6163

Phone:

Property Address & Parcel(s)* #:

Zoning District/Use:

- Type: () §3.5 Appeal from Decision of Zoning Administrator File copy with Administrator
 () §3.6 Variance; §3.40 Conditional Use; §3.8 Site Plan Review; () §3.7 Waiver;
 () §4.7 Planned Residential or Planned Unit Developments; () Minor Subdivision; §6.3;
 () Major Subdivision; §6.1
 () Other specify

Describe proposed activity*:

- Building a gravel road and parking area along with one 30'x50'x11' garage building and one 24'x48'x16' three sided material shed

Applicable Zoning Regulation provision(s)*:

Signatures Required of

Applicant(s)*:

Date:

Owner(s)*: 

Date:

(If other than applicant)

4/21/26

Date:

Date:

- (2) An accurate map of the property as specified in §3.3(1)(g) of the Salisbury Unified Development Regulations.
- (3) A list of neighboring owners' names and mailing addresses.
- (4) See Zoning Regulation sections quoted, above, for other required submissions.

For use by Development Review Board:

Ck received: No. _____ Date / / Amount \$ _____

Map, names & addresses received: Date / /

Other required material received: Date / /

**Please use reverse side if more space is needed. Name, mailing addresses and phone data for all applicants and all owners is required.
Form SDRB-Z3 (2/3/2021).*

Narrative, Location Map, and Soils Map
Route 7 Properties, LLC
Salisbury, VT

1. Introduction

Bowman Consulting is writing on behalf of Route 7 Properties, LLC, to apply for a State Stormwater Discharge Permit pursuant to General Permit 3-9050 for the above referenced project.

2. Project Description

This project proposes to add a commercial use to an existing residence located at 1258 Route 7 in Salisbury, VT. The commercial use is a property management business and will require the construction of a new gravel yard as well as two buildings resulting in 0.80 ac of new impervious and 1.26 ac total impervious on the property. The existing home and access drive from Route 7 will remain. As this project proposes to construct greater than 0.50 ac of new impervious and will result greater than 1.0 ac of total impervious on the property, the proposed project requires permit coverage under jurisdiction of stormwater management rules – Environmental Protection Rules, Chapter 22. All proposed impervious will be treated and detained in a proposed Gravel Wetland.

3. Existing Condition

The existing property is approximately 38 acres and is primarily agricultural field, with sections of wooded areas around streams and other drainages. An existing single-family home, garage and gravel access and parking area are constructed adjacent to Route 7. A constructed pond, Class II wetland and stream are located north and west of the existing development, draining to Halnon Brook. The project slopes away from Route 7 at a gradual 3% slope, with elevation 415 at the eastern property boundary in front of the residence and elevation 372 as the southwestern property corner along the stream. Onsite soils are mapped as primarily Vergennes Clay, Hydrologic Soil Group (HSG) D, with areas of Livingston Clay, HSG C/D.

4. Proposed Stormwater System:

a) Description of Impervious Area: The site is developed with 0.46 ac of impervious between the existing residence, garage and gravel access and parking area. The project proposes to add 0.80 ac of new impervious for a gravel yard and two buildings associated with a property management business.

b) Receiving Body: Unnamed tributary of Halnon Brook

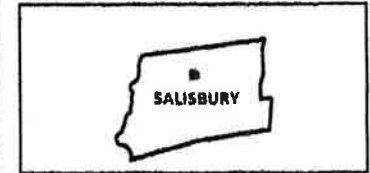
- c) Fish Habitat Designation for Receiving Water: Cold
- d) Description of compliance with each of the treatment standards in the 2017 VSMM including the treatment practices or waivers used to meet each of the following standards:
- i) Post-Construction Soil Depth and Quality Standard: Areas subject to this standard have been identified on Sheet C4-02 and instructions for contractor compliance are included within stormwater details on Sheet C8-02.
 - ii) Groundwater Recharge Standard: This standard is waived as all proposed impervious is located on HSG D soils.
 - iii) Water Quality Treatment Standard (WQ_v):
 - (1) S/N 001: The WQ_v is met for discharge point 1, via a Tier II Gravel Wetland with pre-treatment sediment forebay. Within the Gravel Wetland, greater than 50% of the WQ_v is stored within a permanent pool, and extended detention is provided for the remaining WQ_v via a 1" orifice.
 - iv) Channel Protection Standard (CP_v):
 - (1) S/N 001: The CP_v is met for discharge point 1, by the Extended Detention Method. Twelve-hour extended detention is provided above the Gravel Wetland, controlled by a low-flow orifice in the outlet structure.
 - v) Overbank Flood Protection Standard (Q_{P10}):
 - (1) S/N 001: The Q_{P10} is met for discharge point 1, via peak flow reduction within the Gravel Wetland. The Q_{P10} is controlled via the outlet structure and the peak discharge rate has been reduced below the pre-development peak discharge.
 - vi) Extreme Flood Protection Standard (Q_{P100}):
 - (1) S/N 001: State how Q_{P100} is waived for discharge point 1, as the project involves less than 10 acres of impervious. The Gravel Wetland has been designed to safely pass the 100-yr, 24-hr rain event.

The following items are included for review:





- **eNOI form submitted via ANROnline**
- **Narrative: Narrative, Location Map, and Soils Map.**
- **Workbooks: STP Selection Tool and Standards Compliance Workbook**
- **Worksheets: STP and Waiver Worksheets, grouped by discharge point**
- **Modeling: Runoff modeling and calculations demonstrating compliance with the applicable treatment standards.**
- **Plans: Pertinent plan sheets with all required information outlined in the Application Requirements for Operational Permits Document.**
- **Plan Set Reference: List of all plans applicable to the stormwater management design, operational standards, and application requirements.**

Bowman

Location



Legend

-  Project Property
-  State Significant Wetlands
-  VHD Open Water
-  VHD Stream

Sources: USGS 24K Topographic Maps; Project Arise by Bowman (2025); VT Significant Wetland by ANR (2024); VHD Stream and Open Water by ANR (2025).

Disclaimer: The accuracy of information presented is determined by its sources. Bowman is not responsible for any errors or omissions that may exist. Questions of on-the-ground location can be resolved by site inspections and/or surveys by a registered surveyor. This map is not a replacement for surveyed information or engineering studies.

Route 7 Properties, LLC
1258 Route 7
Salisbury, VT

Project Location Map

Project: 25-260
Prepared By: ADP
03/27/26
1 inch = 2,000 feet



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