



APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE  
FLOOD HAZARD OVERLAY

Town of Hardwick  
PO Box 523, Hardwick, VT 05843  
(802) 472-1686

[zoning.administrator@hardwickvt.gov](mailto:zoning.administrator@hardwickvt.gov)

FOR TOWN USE ONLY

Application Number: 2025-031 Tax Map Number 09026-00010  
Zoning District HMU  
Date Application Received 5/17/25 Fee Paid \$ \$240 Date Paid 5/17/25

Please provide all of the information requested in this application. Failure to provide all required information will delay the processing of this application. Submit the completed application and a check payable to the Town of Hardwick according to the 2024 Zoning Fee schedule.

**Applicant(s):**

Name(s): Lucky SAP LLC

Mailing Address: PO BOX 27759, HOUSTON, TX 77227-7759

Telephone(s) Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: +1 7133852058

E-Mail: glaser@luckysap.com

**Landowner(s) (if different from applicant(s)):**

Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone(s) Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**Physical Location of Property (911 address):**

206 VT-14, Hardwick, VT 05843

**Base Flood Elevation (If Known)**

817.9'

**Type of Permit:**

☒ Conditional Use ☐ Variance

**Proposed Use/Development (please check all that applies):**

- ☒ New Construction Solar Panels  
☐ Commercial  
☐ Renovation/Remodeling – Substantial Improvement (Interior and/or Exterior)  
☒ Change of Use (please describe): Mixed Use, Restaurant, Retail, Agricultural Processing

Estimated Value of Project: \$ 100,000 In the Flood Hazard Area Overlay, the application must have a detailed account of the expenses in the project. Please attach a list with labor and materials for all included repairs and/or renovations. A list of included and excluded costs is attached to the end of this application.

**Other Permits or Verifications Which May Be Necessary:**

- ☐ State Potable Water and Wastewater Permits - \_\_\_\_\_  
☐ Town of Hardwick Water and/or Sewer Connection Verification - \_\_\_\_\_  
☐ Local utility company has been consulted - [ ] yes [ ] no \_\_\_\_\_  
☐ Curb Cut - requires a separate application - necessary if a new driveway must be installed.  
[ ] Applied (date) \_\_\_\_\_ [X] Not required

End of  
Main

**Property Description:**Acreage in lot 0.14 1.2 ac

(Please Note: If your property is enrolled in the Current Use Program, your conditional use or variance application may impact your Current Use status. Please verify your status with Vermont Property Valuation and Review, Current Use Program at 802-828-6633).

Feet of Road Frontage \_\_\_\_\_

Setbacks: Front 170 (to center of road)  
Right side 100'  
Stream \_\_\_\_\_

Left Side 22  
Rear 72'  
Other \_\_\_\_\_

**Dimensions of Proposed and Existing Buildings:**

Existing:  
Length 88' No. of Stories 1  
Width 40'  
Height 1 story

Proposed: Solar Panels  
Length \_\_\_\_\_ No. of Stories \_\_\_\_\_  
Width \_\_\_\_\_  
Height \_\_\_\_\_

Existing use and occupancy. (If there are no buildings currently on the property, please write "bare land.") Kof C Hall

Proposed use and occupancy. Mixed Use - Restaurant, Retail, Agricultural Processing

Specs  
picture  
Anchored -  
all electric  
elevated

**General Location Map and Site Plan:**

In order for a Conditional Use application to be reviewed by the Development Review Board, a general location map and a completed site plan must be provided.

☒ A general location map (on a USGS topographic map or Vermont orthophoto base) showing the location of the proposed development in relation to zoning districts, public highways, drainage and surface waters, and adjoining properties and uses.

☐ A completed site plan includes, but is not limited to:

1. North Arrow, scale, project name, date and name and address of the person or firm preparing the map;
2. The dimensions of the lot, property lines and setback distances from boundaries;
3. The location and names of roads and streets abutting the property;
4. Existing site features, including ridgelines, hill tops and areas of steep slope (greater than 25%); drainage, surface waters, wetlands, and associated setback areas; vegetation and tree lines; historic features (ie. Stone walls), and designated critical habitat, flood hazard and source protection areas;
5. The location (footprints) of existing and proposed structures, including all buildings, other structures, signs, and/or walls;
6. Existing and proposed rights-of-way and easements;
7. Existing and proposed roads, driveways, parking and loading areas (traffic circulation), and pedestrian paths;
8. Existing and proposed utility lines, water supply and wastewater disposal areas;
9. Proposed site grading (cut and fill), stormwater management, and erosion control measures; and
10. Proposed outdoor lighting, landscape design and screening.

**Sketch a floor plan or diagram showing the dimensions of the proposed building, addition or alteration.**  
(This should show the rooms in the inside of the building, including both upstairs and downstairs if there is more than one floor.)

see attached

**NOTE FOR CONDITIONAL USE PERMITS:** Additional information may be required by the Development Review Board to determine conformance with the Town of Hardwick Zoning Bylaws. The application will not be considered complete by the DRB until all required materials have been submitted. One or more application requirements may be waived by the DRB, at the request of the applicant, should the DRB determine that the information is unnecessary for a comprehensive review of the application. Waivers shall be issued by the Board in writing at the time the application is accepted and deemed complete.

☐ Applicant requests a waiver from application requirements. Reason(s) for waiver include(s) the following:

## **Conditional Use Criteria – Article 5 – Section 5.2:**

**At your Development Review Board hearing, you will be asked to present your proposal. Please be prepared to address the impact of your project based on the following criteria.**

**"Conditional use approval shall be granted by the Board of Adjustment (DRB) upon finding that the proposed development will not result in an undue adverse effect on any of the following:**

**1. The capacity of existing or planned community facilities and services.** The Board shall consider the demand for community facilities and services that will result from the proposed development in relation to the existing and planned capacity of such facilities and services, and any adopted capital budget and program currently in effect. The Board may request information or testimony from other local officials to help evaluate potential impacts on community facilities and services. To minimize adverse impacts to community facilities and services, the Board may impose conditions as necessary on the provision of facilities, services or related improvements needed to serve the development, and/or the timing and phasing of development in relation to planned municipal capital expenditures or improvements;

**2. Character of the area affected.** The Board shall consider the design, location, scale, and intensity of the proposed development in relation to the character of the neighborhood or area affected by the proposed development, as determined from zoning district purpose statements, municipal plan policies and recommendations, and evidence submitted in hearing. The Board may impose conditions as necessary to eliminate or mitigate adverse impacts to the area, neighboring properties and uses, including conditions on the design, scale, intensity, or operation of the proposed use;

**3. Traffic on roads and highways in the vicinity.** The Board shall consider the potential impact of traffic generated by the proposed development on the function, capacity, safety, efficiency, and maintenance of roads, highways, intersections, bridges, and other transportation infrastructure in the vicinity of the project. The Board may request information or testimony from the Selectboard, Road Commissioner or state officials to help evaluate potential impacts on town and state highways in the vicinity of the development. A traffic study also may be required to determine potential adverse impacts and appropriate mitigation measures. The Board may impose conditions for pedestrians or motorists, including the installation of infrastructure or accepted traffic management and control measures as required by the development;

**4. Bylaws in effect.** The Board shall determine whether the proposed development conforms to other applicable municipal bylaws and ordinances currently in effect including, but not limited to, town road, health, and facility (e.g., sewer, water) ordinances. The Board shall not approve proposed development that does not meet the requirements of other municipal regulations in effect at the time of application;

**5. The utilization of renewable energy resources.** The Board shall consider whether the proposed development will interfere with the sustainable use of renewable energy resources either by diminishing their future availability, or by interfering with access to such resources. Conditions may be imposed as necessary to ensure the long-term availability of, and continued access to, renewable energy resources.

## **Specific Review Standards shall include:**

**1. Siting & Dimensional Standards.** All conditional uses shall meet minimum applicable dimensional and density standards as specified for the district in which the use is located (Article 2), the particular use (Article 4), and for the protection of surface waters (Section 3.12). In addition, the Board may specify as a condition of approval lower densities of development, increased frontage or setback distances, increased buffer areas, and/or designated building envelopes that limit the area to be used for structures and parking, as necessary to avoid or minimize adverse impacts to the character of the area, to significant natural and historic resources identified in the town plan or through site investigation, or to adjoining properties and uses.



**2. Performance Standards.** All conditional uses shall meet performance standards as specified in Section 3.11. In determining appropriate performance standards for a particular use, the Board may consult with state regulatory officials and consider accepted industry standards. In addition, the Board may limit the hours of operation so that the proposed use is compatible with the character of the neighborhood and area.

**3. Access & Circulation Standards.** All conditional uses shall meet applicable access management standards as specified in Section 6.6. The Board, in consultation with the Selectboard and state, may impose conditions as necessary to ensure the safety of vehicular and pedestrian traffic on and off-site, including but not limited to conditions on the location and number of access and intersection locations, requirements for shared access and/or parking, and provisions for emergency access, parking, service and loading area, snow storage, pedestrian paths and transit facilities (e.g. sheltered bus stops), as appropriate.

**4. Landscaping & Screening Standards.** The Board may require landscaping, fencing, screening or site grading as necessary to maintain the character of the area, or to screen unsightly or incompatible uses from town highways, other public rights-of-way, or adjoining properties. Particular consideration will be given to the preservation of existing vegetation, visibility of the development from public vantage points (including roads), and the adequacy of landscaping and screening materials to meet seasonal weather and soil conditions. A landscaping management plan, and surety for up to three years that is acceptable to the Board of Adjustment, may be required to ensure that required landscaping and screening is properly installed and maintained.

**5. Stormwater Management & Erosion Control Standards.** All conditional uses shall incorporate accepted stormwater management and erosion control practices as appropriate for the setting, scale and intensity of the existing and planned development. Development shall be sited and designed to minimize stormwater runoff and erosion during all phases of development. The Board may require the submission of a stormwater management and/or erosion control plan, prepared by a qualified professional, that incorporates accepted management practices recommended by the state in the *Vermont Stormwater Management Manual* and the *Vermont Handbook for Soil erosion and Sediment Control on Construction Sites*, as most recently amended.

## **District Standards.**

**1. Central Business District.** Within the Central Business District, development shall be designed in accordance with the following standards:

- a. The use of front yards shall be limited to landscaping, pedestrian paths and associated pedestrian amenities (e.g. street furniture, pedestrian scale lighting and signs) and driveways. Outdoor storage, parking and loading areas shall not be located within front yards unless the Board finds that the property is a pre-existing building or that no other practical alternative exists.
- b. Buildings should be oriented toward and relate to, both functionally and visually, public streets and/or common greens, parks or plazas, and not be oriented toward parking lots. The front façade should include a main entry-way and pedestrian access to the street. Buildings located on corner lots shall either be oriented toward the major street or include a corner entrance. The Board may impose a maximum setback, relative to adjacent buildings, to achieve a consistent streetscape.
- c. New buildings and additions to existing buildings shall be designed to be compatible with, and not stand in contrast to, historic structures located within the district with regard to building scale, massing, materials, orientation and rhythm of openings.

**2. Village Neighborhood District.** Within the Village Neighborhood District development shall be designed in accordance with the following standards:

- a. The use of front yards shall be limited to landscaping, pedestrian paths and associated pedestrian amenities (e.g. street furniture, pedestrian scale lighting and signs) and driveways. Outdoor storage, parking and loading areas shall not be located within front yards unless the Board finds that the property is a pre-existing building or that no other practical alternative exists.

- b. Buildings should be oriented toward and relate to, both functionally and visually, public streets include a main entry-way and pedestrian access to the street. The Board may impose a maximum setback, relative to adjacent buildings, to achieve a consistent streetscape.
- c. The scale and massing of new buildings, including height, weight, street frontage and roof type, shall be compatible and harmonious with surrounding residential structures. Consideration shall be given to buildings serving special civic, social or cultural functions, including places of worship, that may be designed to serve as prominent focal points within the district.

**3. Highway Mixed-Use District.** Within the Highway Mixed Use District, development with frontage on state highways (Route 15, Route 14, Route 16) shall be designed in a manner that meets the following standards:

- a. Within and contiguous to parking areas, landscaping shall emphasize the use of shade trees to provide a tree canopy, provide separation between parking spaces to avoid large expanses of parking and minimize the visibility of parking areas from off-site. Suitable locations for shade trees include along walkways, in center islands, in between parking space and clustered in appropriate locations.
- b. A landscaped strip of at least twenty (20) feet shall be provided parallel to the road, which may be crossed by driveways and sidewalks. Form, location, and composition of the landscaped strip shall be shown on the site plan and approved by the Board of Adjustment.

**4. Rural Residential and Compact Residential Districts.** Within the Rural Residential and Compact Residential Districts, development shall be designed in accordance with the following standards:

- a. Development shall be designed to minimize loss of agricultural land and natural habitat, impact on water quality, and diminishment of the scenic and rural qualities of the site as experienced both on-site and from other vantage points in the Town.
- b. Access roads, driveways and utility corridors shall be shared to the extent feasible; and, where sites include linear features such as existing roads, tree lines, stone walls, and/or fence lines, shall follow these features to the extent feasible in order to minimize the loss of productive agricultural and forest land, and to avoid physical and visual impacts.

**5. Forest Reserve District.** Development within the Forest District should not detract from the site's scenic qualities, nor obstruct significant views from public vantage points, and should blend in with the existing landscape. Development shall take into consideration existing contours and forest cover to ensure that adequate opportunities exist for the siting and natural screening of development to minimize site disturbance and visual impacts. The Board may require the submission of a visual impact assessment for conditional uses within this district, and/or require additional screening of structures consistent with the natural and built environment.

**Notes:**

**Variance Criteria:**

**"The Board of Adjustment (DRB) shall hear and decide upon requests for variances pursuant to the Act 4469 and appeal procedures under Section 7.3. The Board may grant a variance and render a decision in favor of the appellant only if *all* of the following facts are found, and the findings are specified in its written decision.**

1. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning regulation in the neighborhood or district in which the property is located;
2. Because of these physical circumstances and conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning regulation and that the authorization of a variance is necessary to enable the reasonable use of the property;
3. The unnecessary hardship has not been created by the appellant;
4. The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, nor be detrimental to the public welfare.
5. The variance, if authorized, will represent the minimum that will afford relief and will represent the least deviation possible from the zoning regulation and from the plan."

**(If you are requesting a variance, you will be asked to present your proposal. Please be prepared to explain to the Development Review Board why your project should be granted a variance.)**

**Permission to Enter Property & Applicant Certification Signatures**

Signing of this application authorizes Town Personnel to enter onto the premises for the purpose of verifying information presented.

The undersigned hereby certifies that the information submitted in this application regarding the above property is true, accurate and complete and that I (we) have full authority to request approval for the proposed use of the property and any proposed structures. I (we) understand that any permit will be issued in reliance of the above representations and will be automatically void if any are untrue or incorrect.

The undersigned understand that additional information, such as a survey of the property or expert testimony may be required for review and consideration of this application by the Zoning Administrator or by the Development Review Board and, that, upon my written authorization, fees for such additional information shall be my responsibility.

The permit will expire and become null and void within 2 years from the date of issuance if the permitted development has not commenced.

**Construction may not be started until 30 days from the date of Development Review Board approval.**

Signature of Applicant(s) by email will Date \_\_\_\_\_

Signature of Landowner(s) sign when in State Date \_\_\_\_\_

**Note: Failure to develop your property in accordance with your application and any conditions of this permit may result in an enforcement action and may affect your ability to sell or transfer clear title to your property.**

The applicant or any interested person who has participated in the proceeding may appeal a decision of the Development Review Board within 30 days of such decision to the Vermont Environmental Court, in accordance with the Act (4471, 4472).

**Please note that this is only a local permit and state permits may be needed for your project. Please contact the Permit Specialist at the VT Agency of Natural Resources at (802) 477-2241 or [jeff.mcmahon@vermont.gov](mailto:jeff.mcmahon@vermont.gov)**

**FOR ADMINISTRATIVE USE ONLY**

Date of Approval or Denial by Development Review Board: \_\_\_\_\_


Applicant/Landowner Received a Copy of the Applicable Building Energy Standards: \_\_\_\_\_ (Date) \_\_\_\_\_

Applicant/Landowner Did NOT Need to Receive a Copy of the Applicable Building Energy Standards (Due to the fact that the structure will not be heated or cooled): \_\_\_\_\_ (Date) \_\_\_\_\_

# Assessment Field Card

Town of Hardwick, Vermont



Parcel Information	
	<p><b>Address:</b> 206 VT ROUTE 14 SOUTH <b>Map-Lot:</b> 09026-00010 <b>Patriot Account #:</b> 337 <b>Owner:</b> LUCKY SAP LLC <b>Co-Owner:</b> <b>Mailing Address:</b> C/O GERHARD GLASSER PO BOX 27759 HOUSTON, TX 77227-7759</p>
Building Exterior Details	General Information
<p><b>Building Type:</b> RESTAURANT <b>Year Built:</b> 1960 <b>Grade:</b> C- <b>Frame Type:</b> WOOD <b>Living Units:</b> 1 <b>Building Condition:</b> Fair-Avg <b>Roof Cover:</b> METAL <b>Roof Type:</b> GABLE <b>Exterior Wall Type:</b> TEX 111 <b>Pool:</b> False</p>	<p><b>Total Acres:</b> 0.5 <b>Land Use Code:</b> 41 <b>Neighborhood Code:</b> 41 <b>Owner Occupied:</b> <b>Condo Name:</b> <b>Condo Unit:</b> <b>Zone:</b> <b>Utility Code 1:</b> <b>Utility Code 2:</b> <b>Utility Code 3:</b></p>
Building Area	Ownership History
<p><b>Gross Area:</b> 4100 sqft <b>Finished Area:</b> 4000 sqft <b>Basement Area:</b> 0 sqft <b>Garage Area:</b> 0 sqft <b>Detached Garage:</b> sqft <b>Basement Garage:</b> 0 sqft</p>	<p><b>Sale Date:</b> 10/18/2024 <b>Sale Price:</b> \$ 280000 ← <b>Nal Description:</b> <b>Grantor (Seller):</b> KNIGHTS OF COLUMBUS, <b>Book/Page:</b> 165-288-289</p>
Building Interior	Assessed Value
<p><b>No. Total Rooms:</b> 2 <b>No. Bedrooms:</b> 0 <b>No. Full Baths:</b> 0 <b>No. Half Baths:</b> 2 <b>Bath Rating:</b> <b>No. Kitchens:</b> 1 <b>Kitchen Rating:</b> COMM <b>Building Framing:</b> WOOD <b>Interior Wall Type:</b> PLYWD PANL <b>Fireplaces:</b> 0 <b>Solar Hot Water:</b> False <b>Central Vac:</b> False <b>Floor Type:</b> CARPET <b>Heat Type:</b> FORCED H/A <b>Heat Fuel:</b> GAS <b>Percent A/C:</b> 0</p>	<p><b>Assessed Yard Value:</b> \$ 5800 <b>Assessed Land Value:</b> \$ 40000 <b>Assessed Bldg Value:</b> \$177700 ← <b>Total Assessed Value:</b> \$223500</p>



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

5/28/2025

Property Information - Hardwick, VT

Page 1 of 2





Federal Emergency Management Agency  
Washington, D.C. 20472

MS. LISA GINETT  
SUNWISE SURVEYING  
199 MCKINISTRY ROAD  
CABOT, VT 05647

CASE NO.: 25-01-0701A  
COMMUNITY: TOWN AND VILLAGE OF  
HARDWICK, CALEDONIA  
COUNTY, VERMONT  
COMMUNITY NO.: 500027

DEAR MS. GINETT:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration

**LIST OF ENCLOSURES:**

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator  
Community Map Repository  
Region





# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWN AND VILLAGE OF HARDWICK, CALEDONIA COUNTY, VERMONT	A parcel of land, as described in the Warranty Deed recorded in Book 165, Pages 288 and 289, in the Office of the Town Clerk, Town of Hardwick, Vermont
	COMMUNITY NO: 500027	
AFFECTED MAP PANEL	NUMBER: 5000270014D	
	DATE: 7/17/2002	
FLOODING SOURCE: COOPER BROOK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.495601, -72.373672 SOURCE OF LAT & LONG: GPS DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	--	206 Vermont Route 14 South	Structure	X (shaded)	--	818.6 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORIONS REMAIN IN THE SFHA/FLOODWAY  
eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. If there are any errors on this eLOMA Determination Letter that cause FEMA to rescind and/or nullify the determination the property owner should consult the Licensed Professional that submitted this eLOMA. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, 3601 Eisenhower Avenue, Alexandria, VA 22304-4605, Fax: 703-751-7415.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration

eLOMA



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### Structure Removal:

The following considerations may or may not apply to the determination for your Structure:

**PORTIONS OF THE PROPERTY REMAIN IN THE SFHA and/or FLOODWAY** - Portions of this property, but not the subject of the Determination document, may remain in the Special Flood Hazard Area (SFHA) and/or the regulatory floodway for the flooding source indicated on the Determination Document. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <https://www.fema.gov/regional-contact-information>

**STUDY UNDERWAY** - This determination is based on the flood data presently available. However, the Federal Emergency Management Agency may be currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. If a new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

**EXTRATERRITORIAL JURISDICTION** - The subject of the determination is shown on the National Flood Insurance Program map and may be located in an Extraterritorial Jurisdiction area for the community indicated on the Determination Document.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

Patrick "Rick" F. Sacibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration

eLOMA



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

**GREAT LAKES** - The Federal Emergency Management Agency (FEMA) has based this determination on elevation data which is published in the current Flood Insurance Study for the community. However, the elevations established in the U.S. Army Corps of Engineers (USACE) reports on the Great Lakes are the best available data known to us. If in the future there are any subsequent map revisions to the National Flood Insurance Program map and the USACE reports remain the best available data known, FEMA will use those elevations for any such revisions. Further, be advised that the elevations on the Flood Insurance Rate Map (FIRM) may only reflect the Stillwater elevation for the lake and may not account for the effects of wind driven waves or wave run-up. On-site conditions such as wind speed, wind direction, fetch distance, water depth and the slope of the beach or bluff may result in significant increases to the base flood elevation. Therefore, it is strongly recommended that the requestor be aware of these circumstances and, if warranted, evaluate the effects of wind driven waves along the shoreline of the property.

**STATE AND LOCAL CONSIDERATIONS** - Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

**COASTAL BARRIER RESOURCE SYSTEM** - Based upon information provided to FEMA by the U.S. Fish and Wildlife Service (USFWS), the subject property may be within a System Unit or an Otherwise Protected Area (OPA) of the John H. Chafee Coastal Barrier Resource System (CBRS). Federal flood insurance is generally not available within the CBRS for new construction or substantial improvements occurring after the flood insurance prohibition date (which is generally tied to the date that the area was first established as either a System Unit or OPA, but may differ in some cases). Other federal expenditures and financial assistance (including certain types of disaster assistance) are also restricted within System Units of the CBRS. The USFWS is the authoritative source for information regarding the CBRS. Additional information, including the CBRS Mapper, can be found on the USFWS website at: <https://www.fws.gov/cbra>.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration

eLOMA



# Federal Emergency Management Agency

Washington, D.C. 20472

## ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.



# Lucky Sap LLC — Business Plan Summary

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## Business Overview

**Lucky Sap LLC** is a Vermont-based, multi-purpose maple business operating from a commercial facility in **206-VT14, Hardwick, VT**. The building features:

- A **restaurant** serving simple local food and drinks
- A **commercial kitchen** for product development
- A **maple syrup processing facility**

Lucky Sap LLC produces, sells, and serves innovative maple-based products — both in-person and online — using syrup sourced from its own **Woodbury, VT** sugaring operation.

## Mission Statement

**Lucky Sap LLC** exists to create high-quality, Vermont-made maple products that are innovative, sustainable, and rooted in local tradition. We use our own maple syrup to produce everything from craft foods to beverages, offering customers a place to enjoy, explore, and buy maple in all its forms — while supporting local producers and minimizing our environmental impact.

## Key Products and Offerings

- **Maple Syrup** (packaged in various containers and sizes)
- **Maple Cream, Maple Sugar, Maple Candies**
- **Maple Energy and Endurance Products** for endurance sports
- **Maple Sodas and Pure Maple Sap Drinks** (canned)
- **Maple Beer** (Golden Ale brewed with maple syrup)
- **100% Maple Spirit** (pure maple syrup distilled spirit)
- **Maple infused Spirits and Maple Liqueur** (contract-distilled)
- **Restaurant/Food Service** focused on local, simple fare
- **Retail Shelf Space** for own and local Vermont producers

## Unique Features

- **Own Maple Supply:** Full control from tap to products
- **Sustainability:** Installing a **40KW solar array** to minimize carbon footprint
- **Innovation:** Product development in maple-based foods, drinks, and spirits
- **Community Focus:** Partnering with local producers to expand their range of offers

## Customer Base

- **Local residents** and Vermont tourists (Stowe, Montpelier visitors)
- **Snowmobile traffic** during winter months
- **Online shoppers** (U.S. and international customers)
- **Retail outlets and specialty stores** seeking high-quality maple products

## Financial Summary

Category	Estimate
<b>Startup Investment</b>	~\$160,000 (self-funded)
<b>Annual Revenue Target</b>	~\$300,000
<b>Annual Operating Costs</b>	~\$168,000
<b>Projected Year 1 Net Income</b>	~\$132,000

Revenue streams include:

- Restaurant dining and beverage sales
- Retail and wholesale maple product sales
- Online e-commerce
- Contract co-packing and private labeling
- Collaboration with other Vermont artisans

## 12-Month Goals

- Fully launch the **restaurant** and retail operation
- Begin **maple beer production**
- **Finalize distillery approval** and launch maple spirits
- Complete installation of the **solar array**
- Launch a fully operational **e-commerce website**
- Expand distribution across Vermont and into select national markets



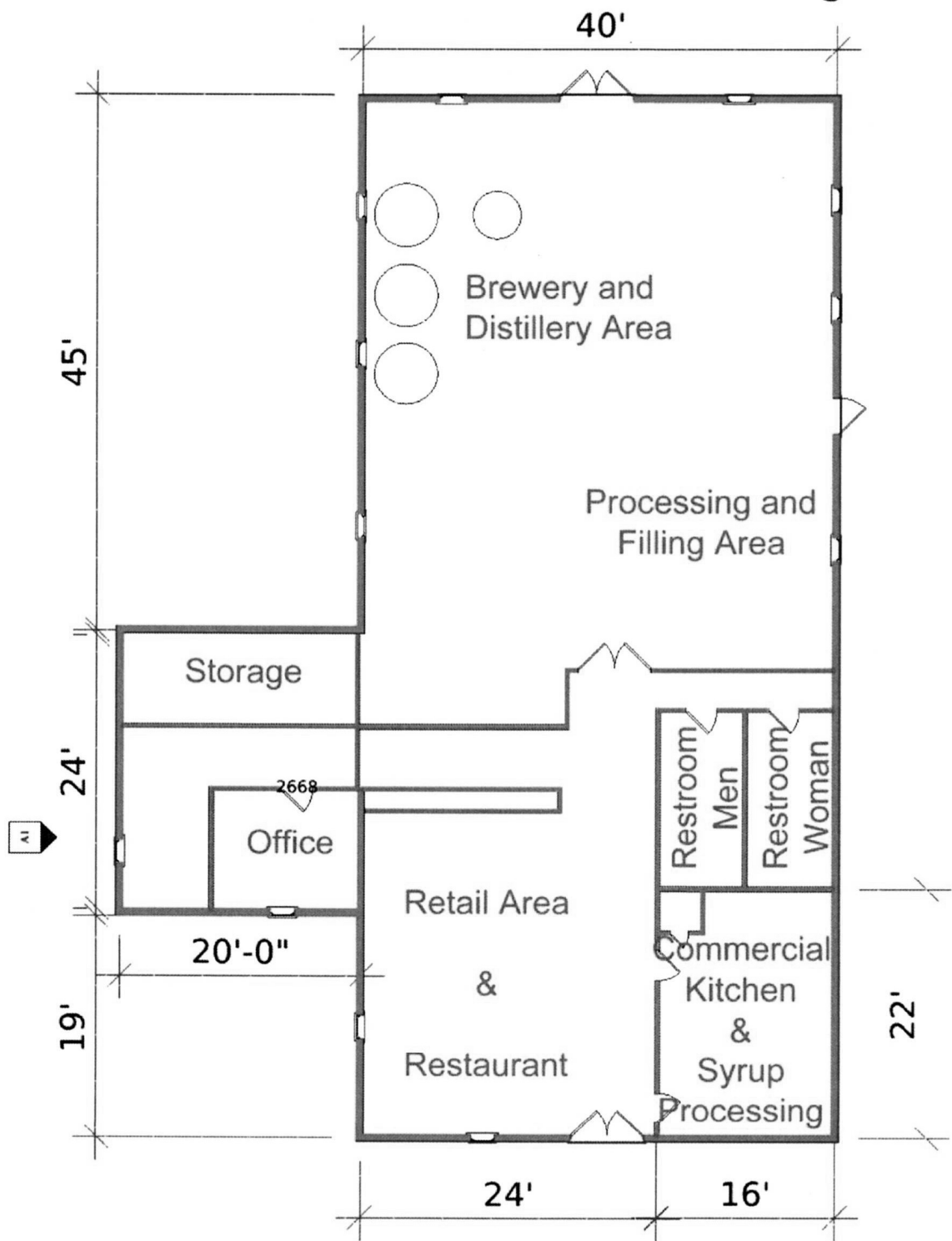
## Ownership and Team

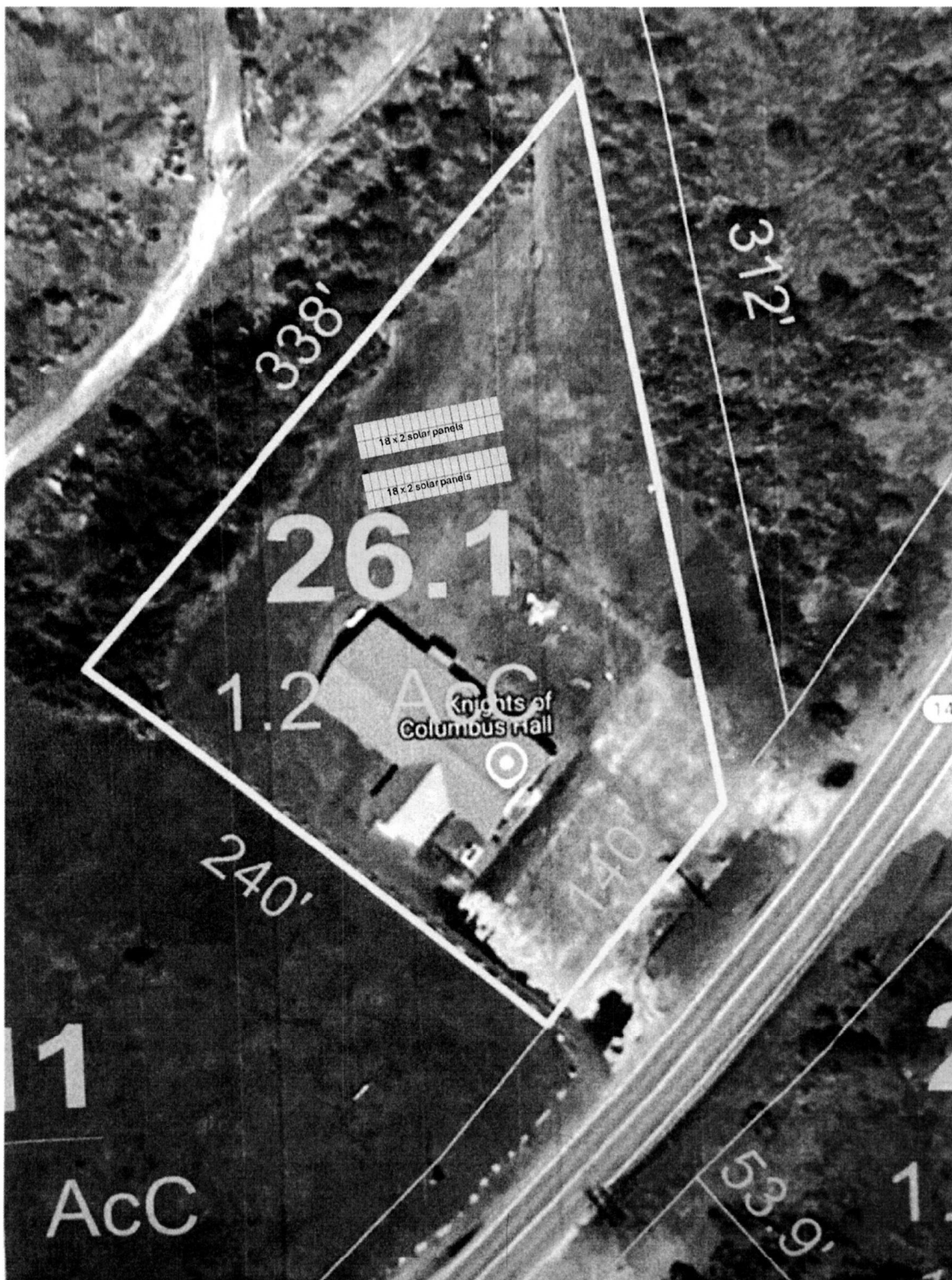
- Owned and operated by the founders
- 1-2 contractors supporting building and production setup
- Part-time and seasonal hourly staff for production, retail, and restaurant support

## Summary Statement

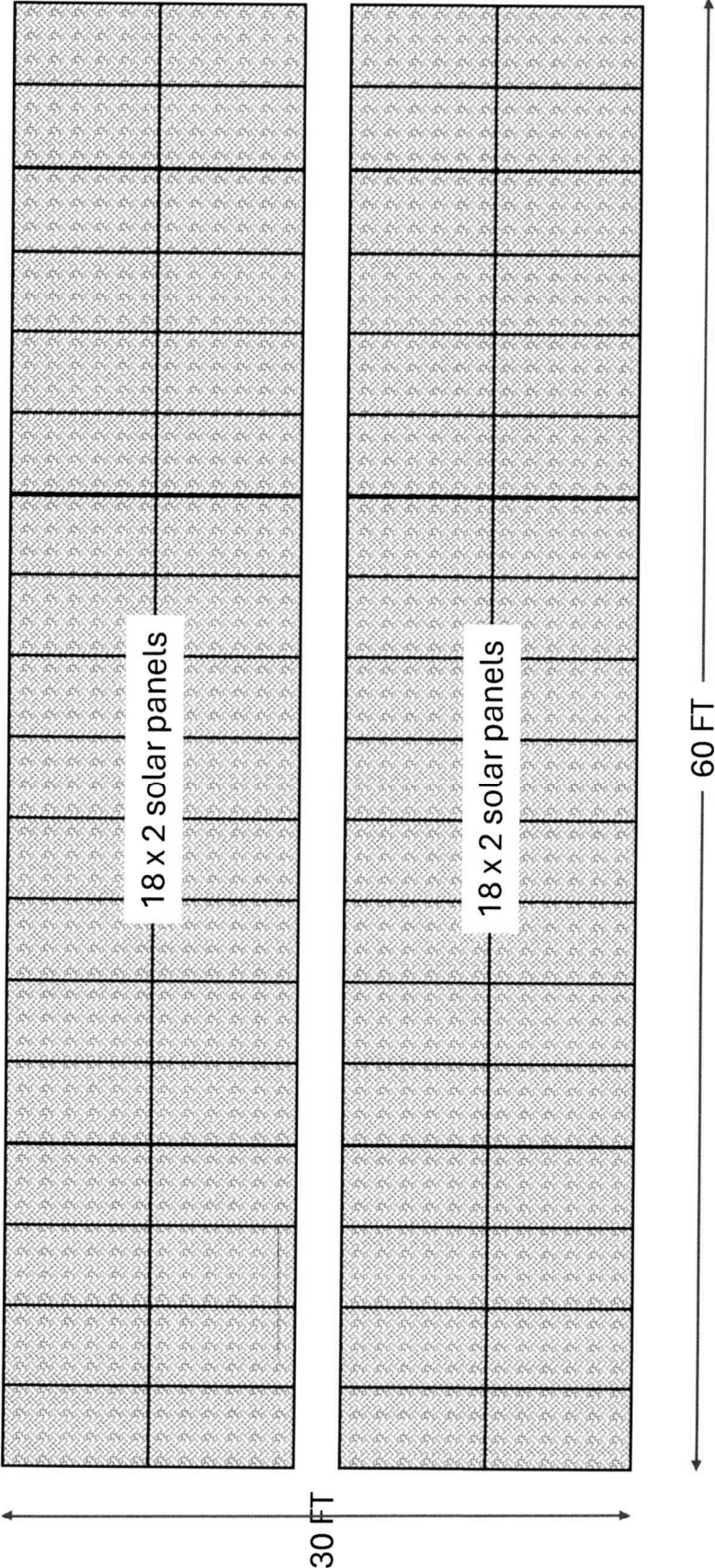
Lucky Sap LLC is positioned to become a modern Vermont maple brand - blending **traditional craftsmanship** with **product innovation, local community collaboration**, and a **commitment to sustainability**. From **trees to products, syrup to spirits**, Lucky Sap offers something unique and authentic to locals, tourists, and customers around the world.

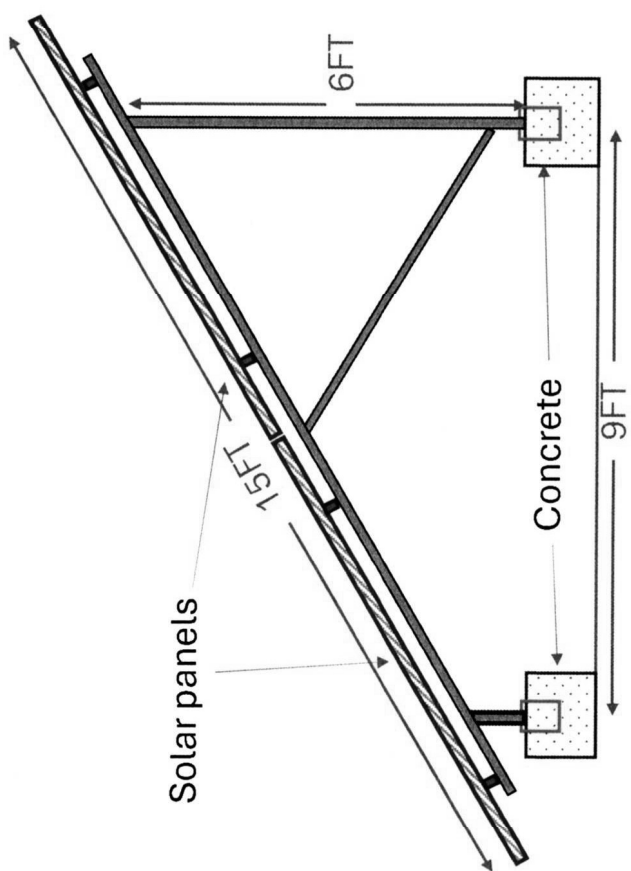
# 206 VT-14, Hardwick Commercial Building





Solar Panel Layout for 206 VT-14 Hardwick (former KoC building)





## Longi 580 Watt Hi-Mo 7 Bifacial Solar Panel

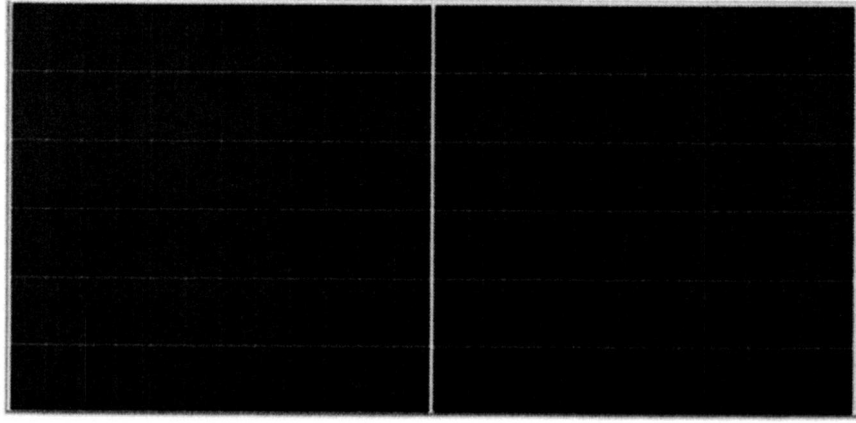
LONGi Solar SKU: LR5-72HGD-580M

**Weight:** 31.80 KGS

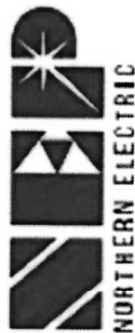
**Width:** 113.40 (cm)

**Height:** 227.80 (cm)

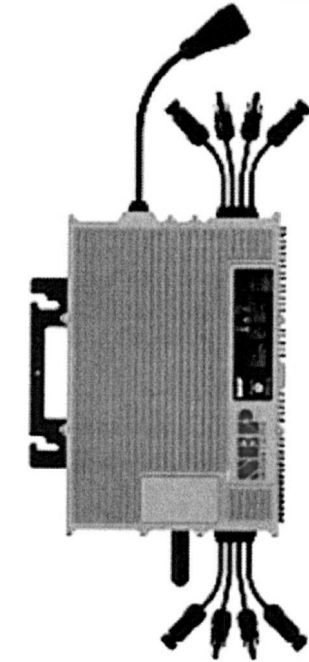
**Depth:** 3.00 (cm)





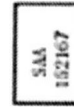


## BDM-2000 MICROINVERTER



### Features

- U.S. California Rule 21 Certified
- Low cost \$/watt micro inverter
- Built-in WiFi for remote monitoring
- High continuous output power up to 2000Wac, recommended for four max 700W solar panel
- High efficiency with 96.5% CEC
- Globally certified for UL 1741, SAA, TUV, VDE-AR-N 4105, VDE 0126, G83/2, CEL 021, IEC61727, EN50438, TOR Erzeuger Typ A
- Integrated grounding for easy installation
- NEMA-5/IP-66/IP-67 enclosure rating
- Can connect with BDM-1600, BDM-1200, BDM-1000, BDM-800, BDM-600 (aka BDM-300X2), BDM300 and BDM-250





# Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov

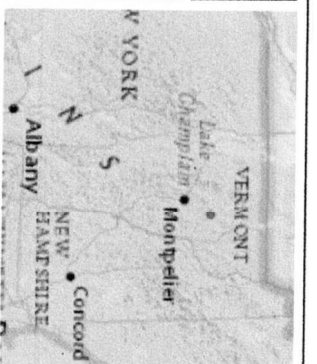


1: 1,873  
March 27, 2024



95.0  
0 48.00 95.0 Meters  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Agency of Natural Resources  
1" = 156 Ft. 1cm = 19 Meters  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



## LEGEND

- DFIRM X-Sections
- DFIRM Floodways
- Flood Hazard Areas (Only FEMA)
  - AE (1-percent annual chance flood)
  - A (1-percent annual chance flood)
  - AO (1-percent annual chance zone)
  - 0.2-percent annual chance flood ha
- Parcels (standardized)
- Roads
  - Interstate
  - US Highway: 1
  - State Highway
  - Town Highway (Class 1)
  - Town Highway (Class 2,3)
  - Town Highway (Class 4)
  - State Forest Trail
  - National Forest Trail
  - Legal Trail
  - Private Road/Driveway
  - Proposed Roads
- Town Boundary

## NOTES

Map created using ANR's Natural Resources Atlas