



Town of Pittsford  
PO Box 10 \* 426 Plains Road  
Pittsford, VT 05763  
(802) 483-6500  
[www.pittsfordvermont.com](http://www.pittsfordvermont.com)

**PUBLIC HEARING NOTICE: PITTSFORD ZONING BOARD of ADJUSTMENT (ZBA)**

**June 29, 2026 at 7:00pm**

**426 Plains Road Pittsford, VT 05763**

**via zoom at [zoom.us](https://zoom.us) meeting ID 652 103 6395**

Monday, June 29, 2026 at 7:00pm, the Pittsford ZBA will conduct, in Person and Remotely via Zoom, Public Hearings to review:

**Application #26-21 from JoEllen and Stephane Goulet** for a permit and a variance for a detached shed with breezeway 13'x20', demolition of an existing shed, and demolition of an existing deck and build of a new deck 6'x20' on a non-conforming lot in a rural district located at 1328 Furnace Road Pittsford, VT 05763.

Concise copies of the application will be posted on [www.pittsfordvermont.com](http://www.pittsfordvermont.com); and complete applications will be available for review at Town Office. Interested Parties are to be signed/logged in by 7:10 pm and prepared to submit testimony, or they may forfeit their right to appeal any decision by the ZBA in Vermont Superior Court.





TOWN OF PITTSFORD
ZONING APPLICATION

Application for: (Check all that Apply): [X] Zoning Permit [ ] Appeal of Admin Decision [X] Variance
[ ] Site Plan Review [ ] Subdivision [ ] Conditional Use [ ] Lot Line Adjustment

\*For applications including conditional use, variance, subdivision, and lot line adjustment, an addendum sheet will need to be completed for the application to be complete.

APPLICANT INFORMATION

Name: STEPHANE & JOELLE GOULET Telephone #: 802-342-0610

Mailing Address: 1328 FURNACE ROAD, PITTSFORD, VERMONT, 05763

E-mail Address: smokin3310@yahoo.com

OWNER INFORMATION (If Different than Applicant)

Name: Telephone #:

Mailing Address:

E-mail Address:

PROJECT LOCATION

Parcel #: 0066 Tax Map #: 25 Lot #: i 328 Plot #: 230

Street Address: 1328 FURNACE ROAD, PITTSFORD, VERMONT, 05763

Is the Property in a Flood Plain? [ ] Yes [X] No Wetlands area: [ ] Yes [X] No

Lot Size: 060 Zoning District: Rural

Present Use of Property: [ ] Vacant [X] One-Family [ ] Two-Family [ ] Multi-Family

[ ] Commercial [ ] Industrial [ ] Other: Describe

PROPOSED WORK TO BE COMPLETED/USE OF PROPERTY

[X] New Building [ ] Alteration/Addition [ ] Change of Use [ ] Subdivision

Description of Proposed Work: DETACHED SILED 13'X 20' (BUILT ON SITE)

CERTIFICATIONS OF PROPERTY OWNER AND/OR APPLICANT & 6'X 20' FRONT PORCH.

PROPERTY OWNER: The undersigned property owner hereby certifies that the information for this application is true and accurate, consents to its submission either by themselves, the co-applicant, agent, or lessee, and understands that if the application is approved, that the zoning permit and any attached conditions will be binding on the property. Further, the undersigned authorizes the Administrative Officer access at reasonable times to the property covered by the permit issued under this application for the purposes of ascertaining compliance with said permit.

PROPERTY OWNER'S SIGNATURE: [Signature]

APPLICANT (if not property owner): The undersigned applicant hereby certifies that ALL the information submitted for this application is true and accurate.

APPLICANT'S SIGNATURE: STEPHANE GOULET / JoEllen D. Goulet

Date Received 5/11/2006 Permit #: 26-21 Fee Paid/Date

**LEGAL DESCRIPTION OF PROPERTY – A PLOT PLAN IS REQUIRED WITH ALL APPLICATIONS**

Zoning; Section 1302

Application #: 26-21

**Effective Date:**

No zoning permit shall take effect until the time for appeal under Section 1401 has passed, or in the event that a notice of appeal is properly filed, until final adjudication of the appeal.

**Completion:**

All activities as authorized by the issuance of the permit shall be commenced within one (1) year of the effective date of the permit and shall be completed within two (2) years of the effective date or the permit shall become null and void. The applicant must reapply and obtain another zoning permit to complete the activities as initiated under the original permit. The Zoning Administrator may allow an extension of up to two (2) years.

The issuance of a zoning permit does not relieve the applicant of any responsibility for obtaining other required local, state, or federal permits or approvals, as necessary.

**DETERMINATION AND INITIAL ACTION OF THE ADMINISTRATIVE OFFICER**

Zoning District of the subject property: rural

Identification and Classification of the proposed use(s):

- demolition of existing shed & deck permitted
- building shed w/ breezeway permitted
- building deck 60' x 20' permitted

} needs variance - non-conforming lot size / too close to boundary lines

(P = permitted, C = conditional, E = exempt, X = prohibited)

Application is REFERRED to the Appropriate Municipal Panel (AMP) for the following approval(s):

- Conditional Use (for uses classified as such above)
- Site Plan Review
- Other

Date: 6/8/2026

**FINAL ACTION OF THE ADMINISTRATIVE OFFICER**

- APPROVED
- APPROVED with condition that all conditions of the AMP approvals shall apply
- DENIED
- No Permit Required \_\_\_\_\_

Signature and Date: \_\_\_\_\_

**Notes to Applicant:**

- 1) An applicant and/or interested person (as defined in 24 VSA § 4464 may appeal a decision or act of the Administrative Officer within 15 days of the date of the decision by filing a notice of appeal with the Secretary of the Board of Adjustment and by filing a copy of the notice with the Administrative Officer.
- 2) Other application materials and submittals are required for proposed uses that require a site plan review and/or a conditional use or variance permit. The Administrative Officer will provide you with the forms and directions.

# Untitled Map

Write a description for your map.

Legend

Furnace Rd

Google Earth

Image © 2026 Airbus

REMOVE

100 ft



Furnace

PERRY ROAD.



# Untitled Map

Write a description for your map.

## Legend

 1328 Furnace Rd



Google Earth

© 2026 Google



7.02 ft





CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION	
GOULET JOELLEN D		1 Level	2 Town Water	1 Paved	3 Rural				
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID 480-151-10022									
1328 FURNACE RD		VT		PITTSFORD, VT		2025 FINAL GL		EFF. 4/1/25	
PITTSFORD VT 05763-933									

PREVIOUS ASSESSMENTS (HISTORY)											
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	1010	48,100	2024	1010	48,100	2024	1010	48,100	2024	1010	48,100
	1010	47,000		1010	47,000		1010	47,000		1010	47,000
	1010	300		1010	300		1010	300		1010	300
FOR		PGL		FOR		PGL		PGL		PGL	
Total		95,400		Total		95,400		Total		95,400	

RECORD OF OWNERSHIP											
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	1010	48,100	2024	1010	48,100	2024	1010	48,100	2024	1010	48,100
	1010	47,000		1010	47,000		1010	47,000		1010	47,000
	1010	300		1010	300		1010	300		1010	300
Total		95,400		Total		95,400		Total		95,400	

ASSESSING NEIGHBORHOOD									
Nbhd	Nbhd Name	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC		
0001	B	169 469	09-04-2020	U	I	0	08		
		0143 141-1	07-08-2011	Q	V	100,000	00		
		0130 0422	06-03-2008	U	V	3,700	23		
		0106 0104	10-15-1999	U	V	0	1N		
		0088 0580	06-24-1991	U	V	0	0		

APPRaised VALUE SUMMARY									
Code	Description	Value							
1010	Appraised Bldg. Value (Card)	48,100							
1010	Appraised Xf (B) Value (Bldg)	0							
1010	Appraised Ob (B) Value (Bldg)	300							
1010	Appraised Land Value (Bldg)	47,000							
1010	Special Land Value	0							
1010	Total Appraised Parcel Value	95,400							

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	

LAND LINE VALUATION SECTION																	
B	Use Code	Descripti	Zone	Land Typ	Home Stead %	House Site %	Land Units	Unit Price	Size Adj	Site Ind	Cond.	Nbhd.	AcreDisc.	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single F			100	100	0.600 AC	54,000	1.45061	A	1.00	01	1.0000		1.000		47,000
Total Card Land Units													0.600 AC	Parcel Total Land Area	0.6000	Total Land Value	47,000

8/15 CK F.O.DUE TO MAJOR 2004 REMODEL

COLOR- GRAY- RENTAL

2004-NEW WIRING, WALLS+CEILINGS+ FLOORS UP LEVELED.

(BSMT=2,INSUL,CEILING, STAIRS, LAYOUT, OD KITCH)

