



Woodstock Housing Advisor
<https://www.woodstock-vermont.com/housing>
WoodstockHousingAdvisor@gmail.com
802-297-7563

INVOICE

Date: 7/7/2023

Invoice # 007

Grant Awardee:

Shawn Byrne

3588 West Woodstock Rd

Woodstock, VT 05091

To:

Town of Woodstock/EDC

Housing Programs

31 The Green

Woodstock, VT 05091

Payee Name	Grant Account	Payment Terms
Shawn Byrne	ADU Workforce Rental Incentive	Due within 7 days

Date	Description	Payment Due
5/29/2023	EDC ADU Workforce Rental Second payment from \$7,500 available balance. Total grant \$10,000 (75% submitted)	\$3,679.00
	Total Payment Due:	\$3,679.00

Proof of Expenditures Submitted

Date	Description	Amount
5/23/2023	Brodie Webster, LLC receipt for drainage and drip edging on east/west side of the garage, rerouted water to dug, stone lined dry well	\$3,821.00 Paid
7/7/2023	McNeill Construction Invoice Total Project \$66,376.20, Permit \$115, Fire/Safety \$384, Septic line \$403.05	\$3,679.00 Submitted for payment
	Remaining 25% balance available upon signed tenant lease	\$2,500.00

Grant Payment Timing: EDC will pay the incentive grant in up to four milestone payments as the construction progresses. Owner will provide copies of invoices, bills and/or receipts to justify each milestone payment. Final payment (25%) will be held until the fully executed lease with a tenant for the ADU is in place by the Owner.

McNeill Construction Company, Inc

434 Cream Hill Road
Mendon, Vermont 05701
Cellular (802) 770-2322
pmcneillconst@gmail.com

Estimate

Date	Estimate #
6/13/2023	184

Name / Address
Shawn Bryne 3588 West Woodstock Rd Woodstock, Vt 05091

Description	Total
Renovate the existing workshop located in the back section of the garage. I will take some additional space from the garage space to make a full bathroom. I will add a kitchenette to the new studio apartment. The space will be approximately 350 sqft.. I will build a coved entry way over the front door.	
Materials	
New flooring	2,300.00
Two new windows	1,200.00
Siding and trim	4,600.00
Bathroom door	350.00
Bathroom vanity	400.00
Bath accessories	160.00
Covered Entryway material	2,500.00
Counter tops	1,000.00
Appliances - stove, refrigerator	2,300.00
Painting - interior and exterior	2,500.00
Plumbing & Heating - 12K innovator heat pump on demand water heater 199K, kitchen faucet, lav faucet, 36 x 36 shower with valve and trim, toilet, laundry hook up, gas to range, heat pump and water heater 4, fixtures, plumbing;materials	12,482.00
Electrical - Installation of new lighting fixtures, moving some wiring to accommodate new kitchen, adding circuits from existing electrical panel where necessary. adding electrical connections to a heat pump, and all required state permits and inspections.	4,600.00
	Total

McNeill Construction Company, Inc

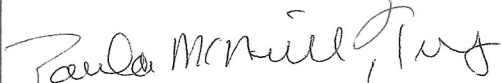
434 Cream Hill Road
 Mendon, Vermont 05701
 Cellular (802) 770-2322
 pmcneillconst@gmail.com

Estimate

Date	Estimate #
6/13/2023	184

Name / Address

Shawn Bryne
 3588 West Woodstock Rd
 Woodstock, Vt 05091

Description	Total
Debris Removal	950.00
Framing materials's and cement	2,500.00
Interior trim	1,000.00
Labor -	21,500.00
Subtotal	60,342.00
10% Contracting Fee	6,034.20
 Paula McNeill, Treasurer	
scheduled to start July 10, 2023	
Thank you for your business.	Total \$66,376.20

BANK OF AMERICA

BYRNE JOIN - 3096 : Account Activity

Transaction details

Posting date	Jun 20, 2023
Description	Check
Type	Check
Status	Cleared
Check #	305
Amount	-55,000.00
Description	Check
Merchant name	Check
Transaction category	Cash, Checks & Misc: Checks

ANNA K BYRNE
SHAWN M BYRNE
3588 W WOODSTOCK RD
WOODSTOCK, VT 05091-3305

6/13/2023 Date

305
53-13/110 MA
28348

Pay to the Order of: Paul McNeil \$5,000.00

Five Thousand and 00/100 Dollars

BANK OF AMERICA

ACH R/T 011000138

For: Jim

⑆011000138⑆ 004666593096⑆0305

⑆011000138⑆ 0305

004666593096

ANNA K BYRNE

Security Features exceed industry standards and include:

- ImageMatch®: Matching account and check number on back (found No. 9 750 P28)
- MobileMark®: Mobile Deposit check mark to indicate check has been deposited via mobile device
- The Security View® pattern on back designed to deter fraud
- Microprint (MP) lines printed on front and back
- The words "ORIGINAL DOCUMENT" across the back
- Photo Safe Deposit® icon visible on front and back

Do not cash if:

- Any of the features listed above are missing or appear altered
- Fugitive Ink on back looks pink or has disappeared
- Brown stains or colored spots appear on both front and back

ENDORSE HERE
mobile Deposit
Bevishire Bank
only
Paul McNeil
8/10/16/23
CHECK CASH OR DEPOSIT
WRITE NAME AND SIGNATURE ON LINE ABOVE



Woodstock, Vermont

The Shire Town of Windsor County

TOWN - VILLAGE MANAGER GOVERNMENT

Town Hall • P.O. Box 488 • Woodstock, Vermont 05091 • 802/457-3456

TOWN OF WOODSTOCK ZONING PERMIT

APPLICATION NUMBER: T-5290-23

PERMITEE: SHAWN AND ANNA BYRNE

LISTER'S NUMBER: 07.01.40

LOCATION: 3588 WEST WOODSTOCK ROAD

Pursuant to the authority granted by 24 V.S.A. § 4449 and Section 807 of the Town of Woodstock Zoning Regulations, the Administrative Officer hereby issues this zoning permit, which shall take effect on May 28, 2023.

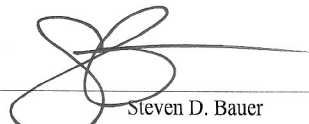
This permit specifically authorizes the permittee(s) to:

To convert an existing office space with bathroom to a studio apartment/accessory dwelling unit.

The permittee(s), their successors, and assigns are obligated by this permit to complete and maintain the subject of this permit as approved herein, with the following conditions:

1. This permit shall take effect fifteen (15) days from the date of issuance unless a notice of appeal has been properly filed with the clerk of the Town Development Review Board. In such case, the permit shall not take effect until adjudication of that appeal by the Town Development Review Board is complete and the time for making an appeal to the Environmental Division has passed. If an appeal is taken to the Environmental Division, the permit shall not take effect until the Environmental Division rules on whether to issue stay or until the expiration of 15 days, whichever comes first. 24 V.S.A. § 4449.
2. If the permitted activity has not commenced within a period of twenty-four (24) months of this date, the permit shall expire and shall no longer be valid.
3. The permitted activity shall be conducted in compliance with all applicable ordinances of the Town of Woodstock, Vermont.
4. The Permittee(s) shall obtain and maintain all applicable state permits.
5. A notice of permit, which contains a statement of the period of time within which an appeal may be taken shall be posted within view from the public right-of-way most nearly adjacent to the subject property until the sixteenth (16) day following the date of issuance.

Dated this day, May 12, 2023


Steven D. Bauer
Director of Planning & Zoning

Received For Record



WOODSTOCK, VT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD

June 29 A.D. 2023
at 8 o'clock 30 minutes A.M.
and recorded in Book 390 Page 500
Attest: Carol M. Wood
Asst. Town Clerk



BANK OF AMERICA**BYRNE JOIN - 3096 : Account Activity****Transaction details**

Posting date	Jun 15, 2023
Description	Check
Type	Check
Status	Cleared
Check #	283
Amount	-\$115.00
Description	Check
Merchant name	Check
Transaction category	Cash, Checks & Misc. Checks

ANNA K BYRNE		283 53-13/110 MA 26548
SHAWN M BYRNE		
3588 W WOODSTOCK RD WOODSTOCK, VT 05091-3305		
		<u>5/17/23</u> Date
Pay to the	<u>Town of Woodstock</u>	\$ <u>115.00</u>
Order of		
<u>One Hundred Fifteen and ⁰⁰/₁₀₀</u> Dollars		 Photo Safe Deposit Box icon
BANK OF AMERICA		
ACH R/T 011000138		
For	<u></u>	
⑆011000138⑆ 004666593096⑆0283		

3096-3096-3096

Pay to the Order of
 Mascota Bank
 Pay to the Order of
 Form Mascota Bank Only
 Town of Woodstock, VT 05091
 250 Main St
 Woodstock
 VT 05091
 (802) 457-1234
 TOWN OF WOODSTOCK
 (802) 457-1234
 931174748



VERMONT DEPARTMENT OF PUBLIC SAFETY
DIVISION OF FIRE SAFETY
Office of the State Fire Marshal, State Fire Academy and State Haz-Mat Team
www.firesafety.vermont.gov



CONSTRUCTION PERMIT LETTER & POSTER

Modification & Renovations under \$200,000.00

Conditions

- 2 Living space must provide proper means of egress including approved second means of escape.
- 3 Smoke alarms and Carbon Monoxide alarms shall comply with Vermont fire and building safety code.

This Construction permit shall be posted at the building site in a conspicuous location open to public view.

This permit does not include any of the additional required permits as listed above, such as plumbing, electrical, etc., which are required to be submitted by the respective trades. It is the responsibility of the permit applicant to see that all subcontractors have their respective work notices.

This letter has been sent to the applicant only. It is the responsibility of the applicant to ensure that a copy of this letter is distributed to all applicable parties, as well as ensure that a copy be available at the job site. It is the applicant's responsibility to coordinate inspections with the respective trades. Appointments with the inspector listed below shall be made prior to occupying, or reoccupying any building, or portion of any building, or use of any fixed equipment affected by the work permitted above. At the time of the final inspection and prior to the issuance of a certificate of occupancy, the field inspector will verify that the proper permits and work notices have been obtained.

This permit does not satisfy the requirements of local municipalities. You must contact local authorities to determine those requirements. Any change to the project, such as change orders or addendums, must be submitted to this department for approval. This permit expires after twelve (12) months unless commencement of the project has begun and remained continuous.

Sarah Grove - Assistant State Fire Marshal

6/9/2023

Sarah Grove

Site Number	107475	Project Number	490758	Permit Number	2115110
Project Name:	Modifications				



VERMONT DEPARTMENT OF PUBLIC SAFETY
DIVISION OF FIRE SAFETY
Office of the State Fire Marshal, State Fire Academy and State Haz-Mat Team
www.firesafety.vermont.gov



CONSTRUCTION PERMIT LETTER & POSTER

Modification & Renovations under \$200,000.00

Project Information			
Site Number:	107475	Project Number	490758
Project Name:	Modifications	Fire Marshal:	Sarah Grove
Building Address:	3588 West Woodstock Rd	Permit Number	2115110
Applicants Name:	Shawn Byrne	City/State/ZIP :	Woodstock, VT 05091
Applicants Address:	3588 West Woodstock Rd	Phone:	603-321-5595
		Email:	shawnbyrne@gmail.com
		City/State/ZIP :	Woodstock, VT 05091
Project Summary			
Converting detached garage / office space to a studio / ADU unit.			
Project Contacts			
Regional Office:	Springfield	802-885-8883	100 Mineral Street, Suite 307 - Springfield, VT 05156
Field Inspector:	Sarah Grove	802-885-8883	Sarah.Grove@vermont.gov

The application and submittals for the above project have been reviewed, and the permit is **Approved**. This approval applies only to the information listed on the drawing and specifications that have been submitted, and does not apply to any violations found on site during field inspections. The project may proceed provided the work is done in compliance with the 2015 Vermont Fire and Building Safety Code, the plans submitted to this **Office**, and the following **CONDITIONS**: (Boxes with check marks)

- ☒ The 2015 NFPA 1 Fire Code, 2015 NFPA 101 Life Safety Code and 2015 Vermont Fire and Building Safety Code will apply to this project.
- ☒ Structures undergoing construction, alteration, or demolition operations, including those in underground locations, shall comply NFPA 1 Chapter 16, and NFPA 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations.
- ☒ The building must meet or exceed the accessibility standards for new construction and the alterations incorporated in 28 CFR Part 35 and 36, The 2010 ADA Standard for Accessible Design, as amended in 20 VSA chapter 174 and the Vermont Access Rules.
- ☒ The 2020 Vermont Electrical Safety Rules apply to this project. An electrical work notice shall be obtained and all work inspected for all projects. All work shall be done by a Vermont Master Electrician with the exception of 1 & 2 family dwellings.
- ☒ The 2021 Vermont Plumbing Rules will apply to this project. All work shall be done by a Vermont Master Plumber who has obtained a plumbing work notice before starting any work.
- ☐ All existing fire protection systems shall have current TQP inspection prior to occupancy / final inspection.
- ☒ See page two of this permit for other conditions of construction.

It is the responsibility of the applicant to contact the above inspectors to set up a schedule of inspections at the start of the project. Final inspections shall be conducted by all trades prior to use or occupancy.


Site Number	107475	Project Number	490758	Permit Number	2115110
Project Name:	Modifications				

BANK OF AMERICA

BYRNE JOIN - 3096 : Account Activity

Transaction details

Posting date	Jun 16, 2023
Description	Check
Type	Check
Status	Cleared
Check #	304
Amount	-5384.00
Description	Check
Merchant name	Check
Transaction category	Cash, Checks & Misc: Checks

ANNA K BYRNE SHAWN M BYRNE 3588 W WOODSTOCK RD WOODSTOCK, VT 05091-3305		304 53-131110 MA 25548
Pay to the Order of <u>Vermont Dept. of Public Safety</u> \$ <u>384.00</u> <u>Three Hundred Eighty-Four ⁰⁰/₁₀₀</u> Dollars		Date <u>6/5/23</u>
BANK OF AMERICA ACH R/T 011000138		
For <u>ADU</u>		
⑆011000138⑆ 004666593096⑆0304		

- 004666593096
- 004666593096
- 004666593096
- Clearly Features exceed industry standards and include:
 - Magnetic Ink Machine account and check number
 - OR MICR line No. 6 761 0001
 - Watermark: Machine Deposit check mark to indicate one has been recorded via machine device
 - The Security Pattern pattern on back designed to deter fraud
 - Microprint: 144 lines printed on front and back
 - The words "ELECTRONIC DEPOSIT" across the back
 - High Safe Deposit icon vis on front and back
 - Do not cash if:
 - Any of the features listed above are missing or appear altered
 - Fugitive ink on back to look pink or has disappeared
 - Brown stains or colored spots appear on both front and back

00000877770493

PAY TO THE ORDER OF
 STATE OF VERMONT
 DEPARTMENT OF PUBLIC SAFETY,
 SPRINGFIELD
 BUSINESS UNIT #2140
 [M]ATE BANK FOR DEPOSIT ONLY [DEPOSIT IT
 For Deposit Only - Total Institution on line above

X
 ENDUSE HERE



Receipt

Wind River Environmental LLC.
46 Lizotte Dr
Suite 1000
Marlborough, MA 01752
Acquisition: Dimmick Septic

Customer Number: 1906242
Questions: 978-841-5000

BILL TO

Shawn Byrnes
shawn
3588 West Woodstock Road
Woodstock, VT 05091

JOB SITE

Second Home
3588 West Woodstock Road
Woodstock, VT 05091

Service Date:	6/2/2023	Invoice Number:	5885266	Order Number:	0292058970
P.O. Number:		Invoice Date:	6/12/2023	Order Date:	6/1/2023

Quantity	Service Type	Amount	Tax
1.00	DC-R-Service Call (Eval 1st hour)	\$403.05	\$0.00

Technician Comments:

Cover(s) secured. Camera from toilet to locate line. Found where it goes. Recommended No Recommendation.

Subtotal Pretax	Tax	Subtotal	Adjustment	Payments	Payment Terms	Amount Due
\$403.05	\$0.00	\$403.05	\$0.00	\$403.05	Due on Receipt	\$0.00

Please detach here and return the bottom portion with your payment.

From:

Shawn Byrnes
shawn
3588 West Woodstock Road
Woodstock, VT 05091

Customer #	Order Number	Invoice Number	Invoice Date	Amount Due
1906242	0292058970	5885266	6/12/2023	\$0.00

We accept the following credit cards within 30 days of the invoice date. Wind River Environmental will appear on your credit card statement for this transaction. For questions, please visit www.wrenvironmental.com/policies



Remit To:

Wind River Environmental LLC.
P.O. Box 22074
New York, NY 10087-2074

Customer Service Report

**Schedule Now For Service
June 2024
Call 978-562-4500**

Work Order # 0292058970

Customer Since: 2016

System Owner

System Location

Shawn Byrnes
3588 West Woodstock Road
Woodstock, VT 05091
603-321-5595

Second Home
3588 West Woodstock Road
Woodstock, VT 05091
Shawn Byrnes : 603-321-5595

Service Date:	Jun 06/02/2023 12:00 PM	Frequency:	
Service Type:	Standard	Previous Service:	05/08/2020
Approx. Gals.:	1000	System Treatment:	05/08/2020
Depth Below:	0	Custom Clean:	
Cust Home:	YES	Filter	
Township:		Inspection/T5:	
County:	Windsor	Build Up:	

Tank Size	Household Occupancy							
	1	2	3	4	5	6	7	8
1000	22	20	18	16	14	12	12	12
1250	22	20	18	18	16	14	12	12
1500	24	22	20	20	18	16	14	14
2000	26	24	22	22	20	18	16	16

Description	Qty	Unit Price	Ext. Price
DC-R-Service Call (Eval 1st hour)	1.00	\$403.0485	\$403.05
		Subtotal:	\$403.05
		Tax:	\$0.00
		Total:	\$403.05

Score From Table	0
Garbage Disposal (-6)?	0
System Age > 10 Years (-5)?	0
Seasonal Occupancy (+8)?	0
System Treatment Used (+5)?	0
Total Adjustments?	0
Net Score	0

Score	Service Every
< 5	6 Months
6 - 15	12 Months
16 - 23	18 Months
24+	24 Months

☐ **System Normal** **Keep your system healthy by following these 3 steps:**

- **Regular Service**
- **Use WRE Septic System Treatment**
- **Use a Filter**

☐ **Excessive Solids** Use WRE Septic System Treatment

☐ Heavy Sludge Use WRE Septic System Treatment☐ Tee Missing/Broken Repair/Replace Tee

<input type="checkbox"/> High Liquid Level	Possible system failure. Call for evaluation or customer cleaning.
--	--

☐ **Distribution Box Issue** See notes below for details.

☐ **Missing Filter** **Use a filter.**

☐ Other See notes below for details.

To schedule repairs, customer cleaning, or system evaluation, call 978-562-4500

Technician: Cody Fisher

Arrived at: 10:19 AM

Left at: 11:19 AM

Schedule Now for Service
June 2024
Call 978-562-4500

Payment Detail:
Master xxxxxxxxxxx3377 11/2027
Due on Receipt

Customer not on site

X

Customer Signature

Tech Notes:

Cover(s) secured. Camera from toilet to locate line. Found where it goes. Recommended No Recommendation. Tech Recommendation: No Recommendation - None



Remit payment to P.O. Box 22074 New York, NY 10087-2074

WINDRIVERENVIRONMENTAL

\$403.05

Account3377

403 TrueBlue® points

ON STATEMENT AS

WINDRIVERENVIRONMENTAL

MERCHANT LOCATION

866-866-6214 MA 01752

TRANSACTION DATE

Monday, Jun 12th, 2023

POST DATE

Tuesday, Jun 13th, 2023

PURCHASED BY

Shawn Byrne

MERCHANT CATEGORY

HEATING, PLUMBING, AIR CONDITIONING
CONTRACTORS

Dispute Charge

Questions about this purchase? Visit our [Help page](#)

The merchant location may not match the physical address where you made your purchase. It is common for merchants to use the