



REPORT OF INSPECTION COMMITTEE

To: Board of Civil Authority, Mendon, VT
From: Val Taylor, Larry Courcelle, Ann Singiser; Inspection Committee
Re: Inspection of Weinberg property located at 320 Old Stockbridge Path,
parcel ID 0602115500 on August 12, 2022 at 9:00 a.m.
Report date: August 30, 2022

We conducted an inspection of the above property with Andrew and Shannon Weinberg present and found the following:

The house sits on a 53.5-acre plot of land with a panoramic long-range view to the distant valley and mountains to the northwest. The property lines go down to Route 4 to the west and to the top of the mountain to the east. The immediate land of several acres around the house is cleared and mowed and much of the remainder of the land is wooded. The area around the house is beautifully landscaped with shrubbery and perennial gardens. The approach to the house is a gravel driveway off a private narrow and fairly steep unpaved road.

The house is of an open concept consisting of the main floor (1280 square feet), a sleeping loft area (832 square feet), and partly above ground basement (1280 square feet). The basement is largely finished except for a laundry and utility room area. The house is sided with wood clapboards and the roof is of Galvalume standing seam with some solar panels. All building materials are of excellent quality. There is a deck wrapping around the entire raised first floor and a stone patio outside the lower basement entrance with an adjacent outdoor shower.

One enters the house through a mudroom with shelves, hooks, a closet and a half bath with a sliding barn door. There is a cleaning closet and pantry before entering the very large room consisting of the kitchen, dining, and living room areas. The kitchen appliances are stainless and the counter a hard composite. The beamed ceiling above the kitchen area is under the large bedroom loft above it. The rest of the room is open to the roof with a fan in the peak and a wood stove against the front outside wall. All the floors are wood laminate.

The loft consists of a large sleeping area overlooking the living area and the distant view. Behind the bed area are a dressing room/closet leading into a bathroom with a full tub, walk-in shower, two sinks, and a separate toilet. There are small decks off each side of the bedroom area.

In the basement are two bedrooms with closets, a ¾ bath with a step-in shower and two sinks, a living area, and a workout exercise space. The laundry with a sink leads to the utility area with the hot water heater. The house has radiant heat in the basement, baseboard hot water in the living area fueled by propane. It also has the wood burning stove, solar panels supplying power, and a generator. The house is entirely off the grid.

Outside on the property are a detached three-car garage with open storage space above (832 square feet) and a shipping container cleverly disguised as a shed with a gable roof and a covered adjacent area.

Based on the above information, we find the highest and best use for the property is residential.

Respectfully submitted,

David Singer

James Canella

Val *EW*
