

Permit # 16-003

ACCESS (CURB CUT) APPLICATION

Date Received: 1/27/16

TOWN OF EAST MONTPELIER

Parcel # 04-046.100

Fee \$ 35.00 ^{CK # 729}

PO Box 157, East Montpelier, VT 05651

Tax Map # 08-02-41.200

Applicant: ROSS NADEAU Phone: 915.806.9697

Mailing Address: 178 SUMMIT AVENUE, MILV VALLEY, CA 94941

Property Owner: THE SHANK-NADEAU FAMILY 2012 TRUST Phone: 915.806.9697

Mailing Address: 88 DAVIS LANE, PENNGROVE, CA 94951

Property Location: 2100 CENTER ROAD, EAST MONTPELIER PARCEL 41.2

PROJECT DESCRIPTION: **sketch drawing and location map must be attached.**

CONSTRUCT A NEW ACCESS

CHANGE AN EXISTING ACCESS

- agricultural
- commercial
- industrial
- residential
- development
- other _____

Current Access:

- agricultural
- commercial
- industrial
- residential
- development
- other _____

Proposed Access:

- agricultural
- commercial
- industrial
- residential
- development
- other _____

Distance, in feet, of the proposed access to the nearest intersection (specify the intersection): 600 FEET
TO THE CENTER ROAD AND DODGE ROAD Y INTERSECTION

Has the proposed access been flagged (i.e., marked) at the site? YES NO

Site must be flagged before the application will be considered.

The undersigned agree(s) to construct and maintain this access in accordance with applicable regulations and adhere to the specifications, restrictions, and conditions contained in this permit, if issued.

[Signature]
Applicant

1/19/2016
Date

[Signature]
Property Owner

1/19/2016
Date

Denied: _____

Approval to Proceed: Upon receipt of this permit you are authorized to proceed with the project in accordance with the conditions, specifications and restrictions, including Road Foreman recommendations, contained in this document and any attachments to this document. Approval is granted only for the work described in this application and must be performed as directed. The Permit Holder shall be responsible for all damages to persons and/or property due to or resulting from any work allowed under this permit. The Permit Holder shall defend, indemnify and hold harmless the Town of East Montpelier and its officers, agents and employees from all suits, actions or claims of any character, name and description brought on account of any injuries or damages sustained by any person or property, including all costs or expenses to defend against such suits, actions or claims.

2/1/2016
Date

[Signature]
SELECTBOARD

[Signature]
SELECTBOARD

[Signature]
SELECTBOARD

[Signature]
SELECTBOARD

[Signature]
SELECTBOARD

Road Foreman Determination:

Proposed access meets applicable sight distance standards. Comments: _____

Access approved as agricultural access to Mike Gerard

Road Foreman Recommendations:

Culvert/Drainage Requirements:

Roadway Culverts – 18” minimum diameter of metal, reinforced concrete, or polyethylene pipe with drop inlets or catch basins as required. Hydraulic Analysis to determine appropriate pipe diameter is recommended for all live stream crossings and elsewhere where large storm flows may be expected. See VTrans Standard A-76.

Driveway Culverts – Circular drainage culverts shall have a minimum inside cross-sectional area equivalent to that provided by a 15” circular pipe. See VTrans Standard B-71.

Underdrains – 6” minimum diameter of metal, PVC plastic or polyethylene pipe.

Road Foreman

Date

Additional Selectboard Conditions &/or Restrictions:

TOWN OF
EAST MONTPELIER, VERMONT
SELECTBOARD

Casey Northrup (2014 – 2017)

Gene Troia (2015 – 2016)

Kim Swasey (2015 – 2017)

Carl Etnier (2013 – 2016)

Chair, Seth Gardner (2015 – 2018)

February 12, 2016

The Shank-Nadeau Family 2012 Trust

Attn: Ross Nadeau

88 Davis Lane

Penngrove, CA 94951

Re: East Montpelier Access Permit #16-003

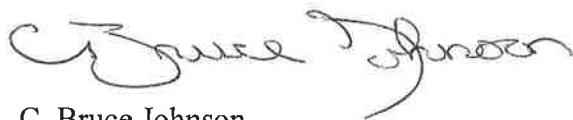
Dear Mr. Nadeau:

The Selectboard met on Monday, February 1, 2016 and issued an after-the-fact approval of the requested upgrade to your agricultural access off of Center Road. If you have questions on the construction conditions contained in the approval, please contact Road Foreman Mike Garand at (802) 223-5870. Mr. Garand determined that no culvert or other drainage improvement will be needed at this time, given the stated use as an agricultural access.

Please understand that any work in the town's right-of-way and any alteration to an existing access point requires consultation with the road foreman and, in most circumstances, approval by the Selectboard. That didn't happen in this situation, which led to the rather formal demand letter of December 17, 2015. I very much appreciate your willingness to work with us to clear up this matter.

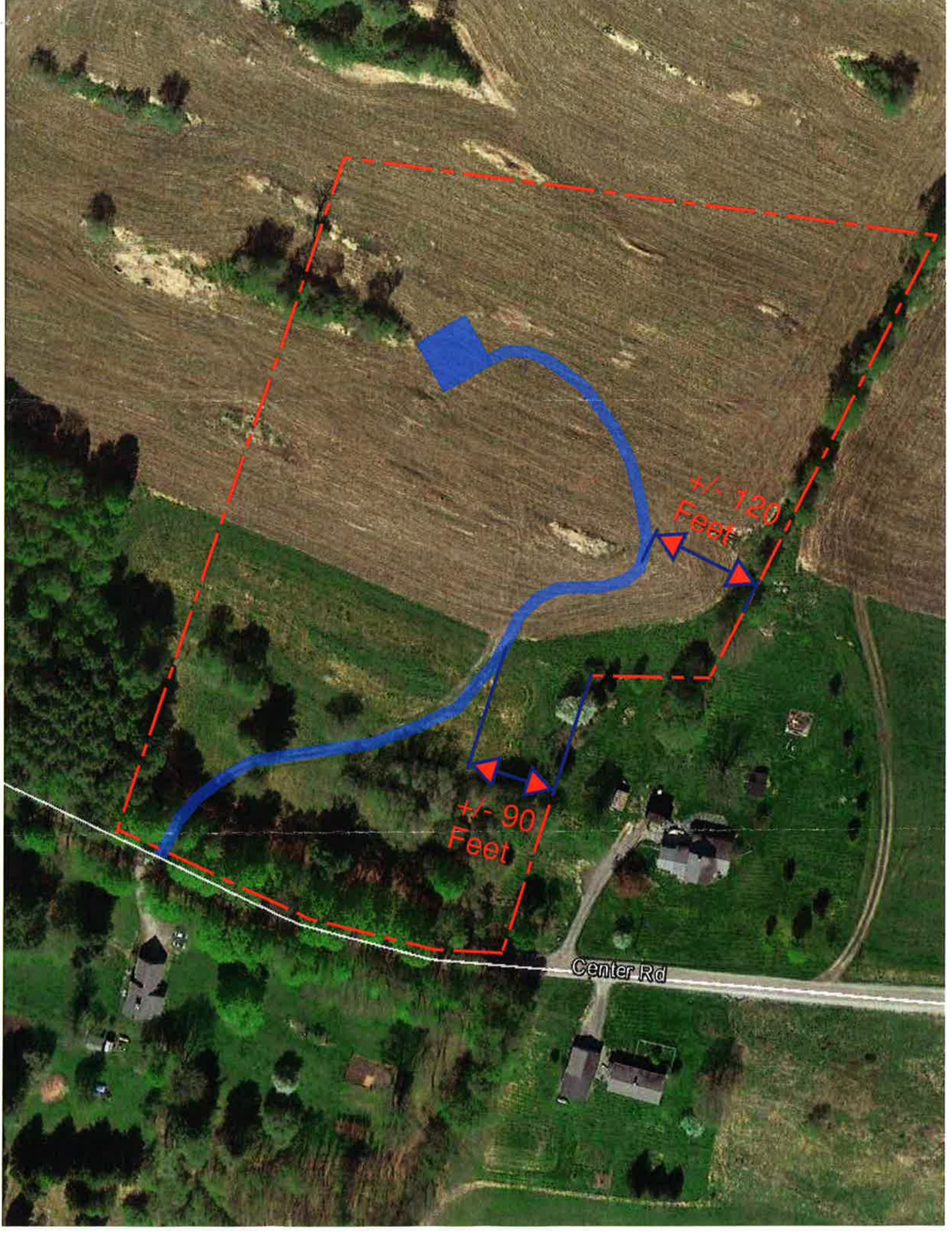
On a slightly different issue, the E-911 number for your lot is not 2100 Center Road. Your lot does not have an E-911 number as yet. When it is issued (I've put it on the list for additions later this year), it will be close to 2100, which is the number for the Flannery property across the street from your parcel, but will be an odd number in line with others on your side of the road.

Sincerely,



C. Bruce Johnson

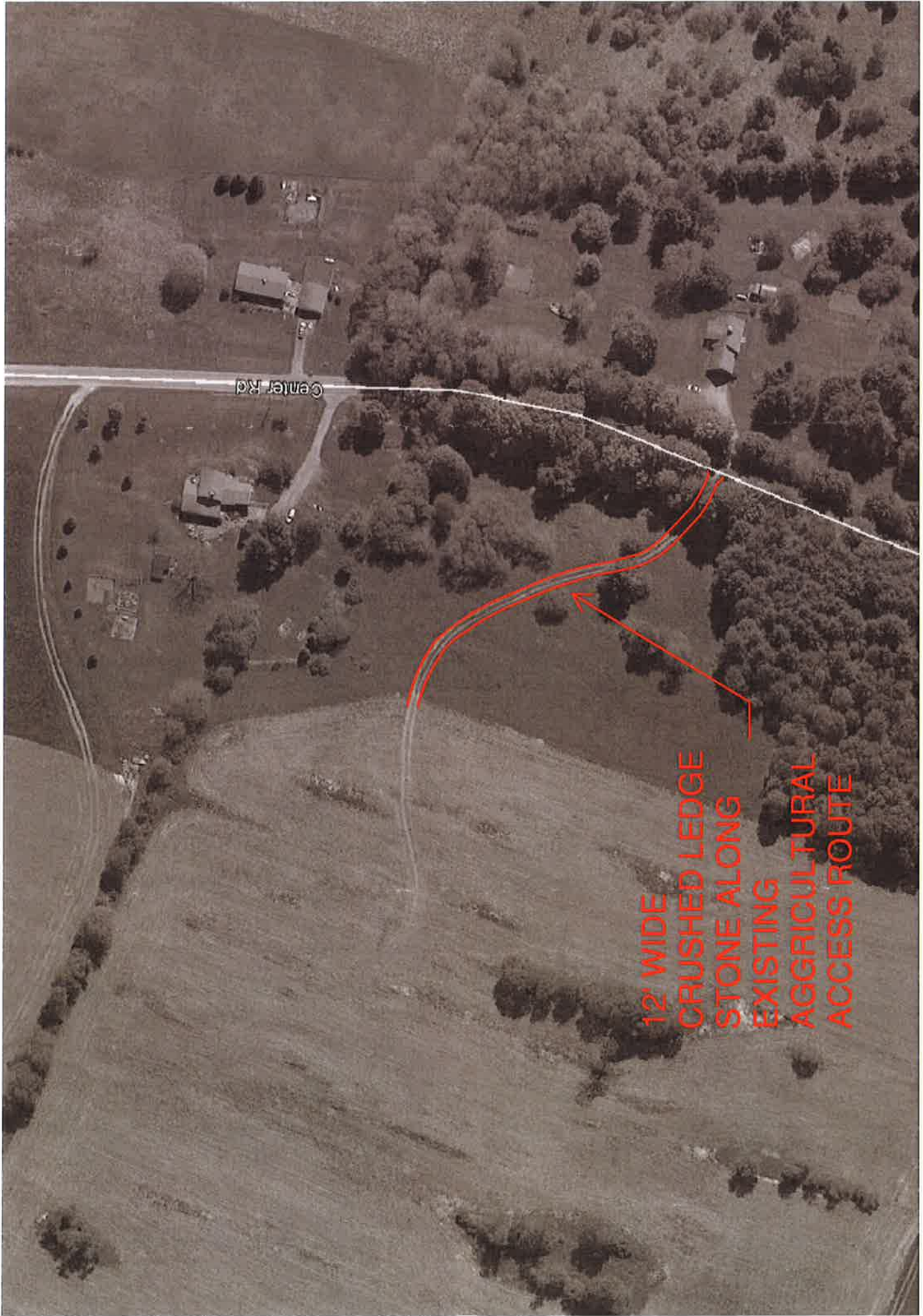
East Montpelier Town & Zoning Administrator



Center Rd

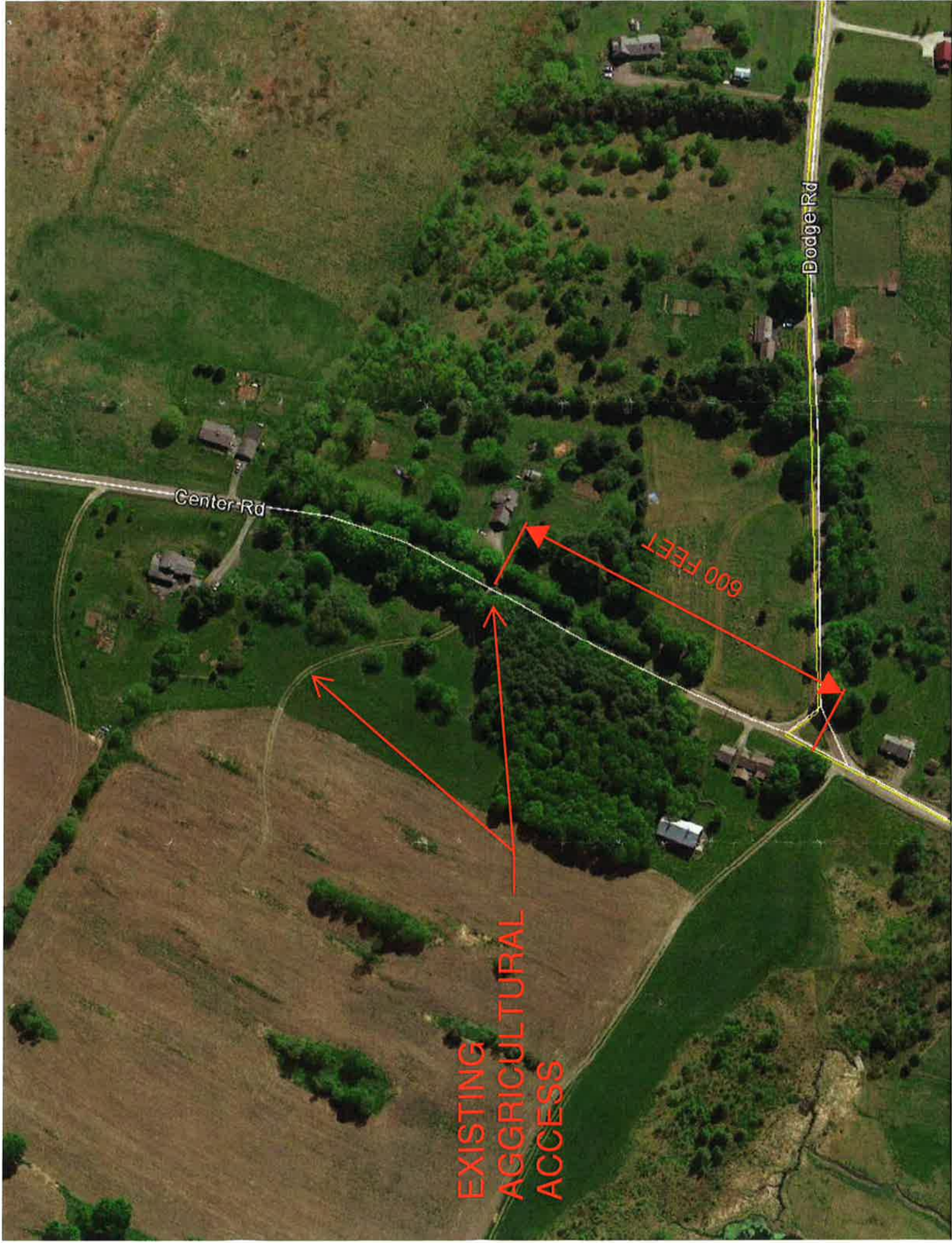
+/- 90 Feet

+/- 120 Feet



12' WIDE
CRUSHED LEDGE
STONE ALONG
EXISTING
AGRICULTURAL
ACCESS ROUTE

Center Rd

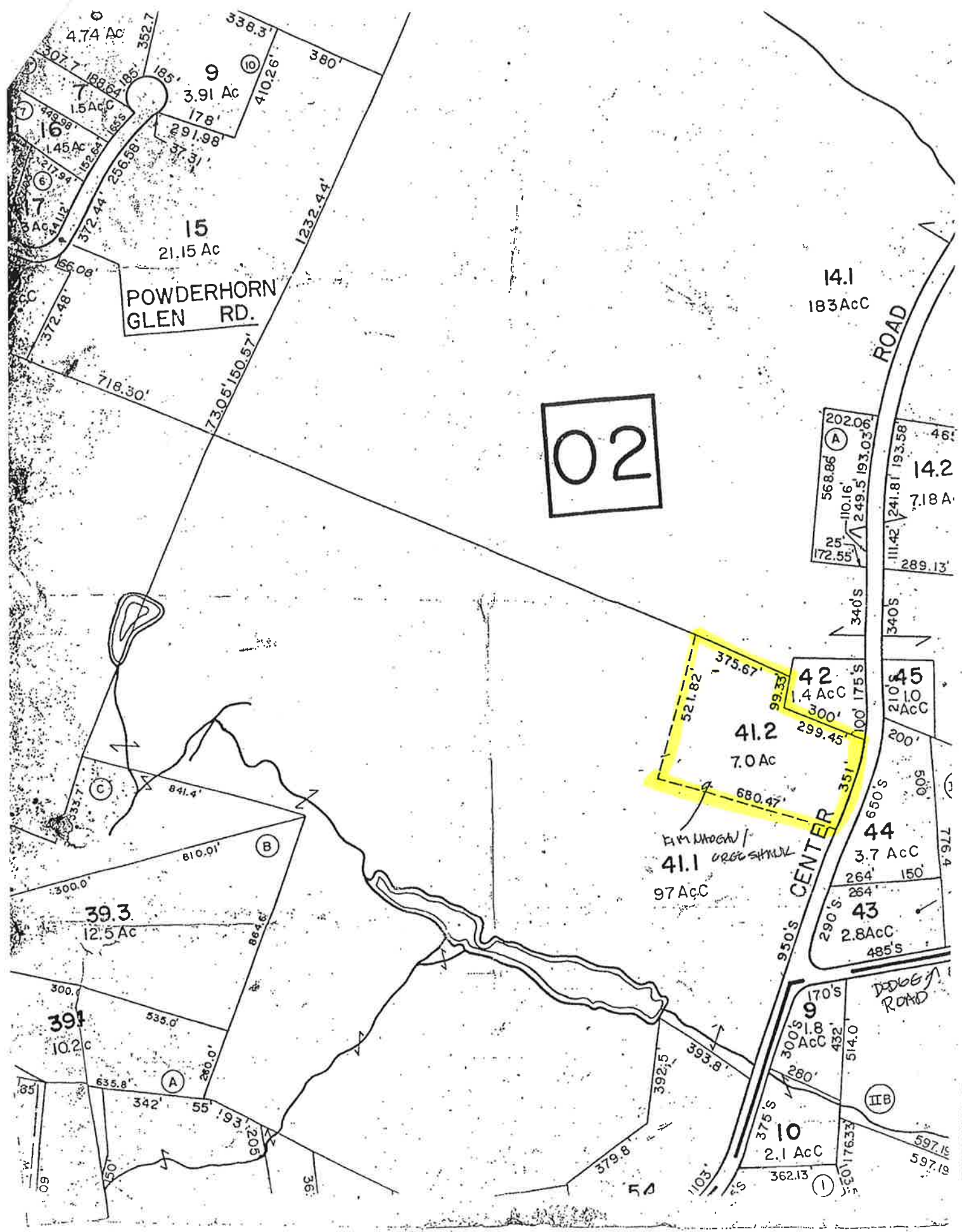


Center Rd

Dodge Rd

600 FEET

EXISTING
AGRICULTURAL
ACCESS



02

POWDERHORN
GLEN RD.

ROAD

CENTER
ROAD

DODGE
ROAD

15
21.15 Ac

14.1
183 AcC

14.2
7.18 Ac

42
1.4 AcC

45
2.1 AcC

41.2
7.0 Ac

44
3.7 AcC

43
2.8 AcC

39.3
12.5 Ac

41.1
97 AcC

9
1.8 AcC

10
2.1 AcC

39.1
10.2 Ac

597.15
597.19

50
09

36

50

1

IIB

(C)

(B)

(A)

(7)

(6)

(7)

(6)

(9)

(9)

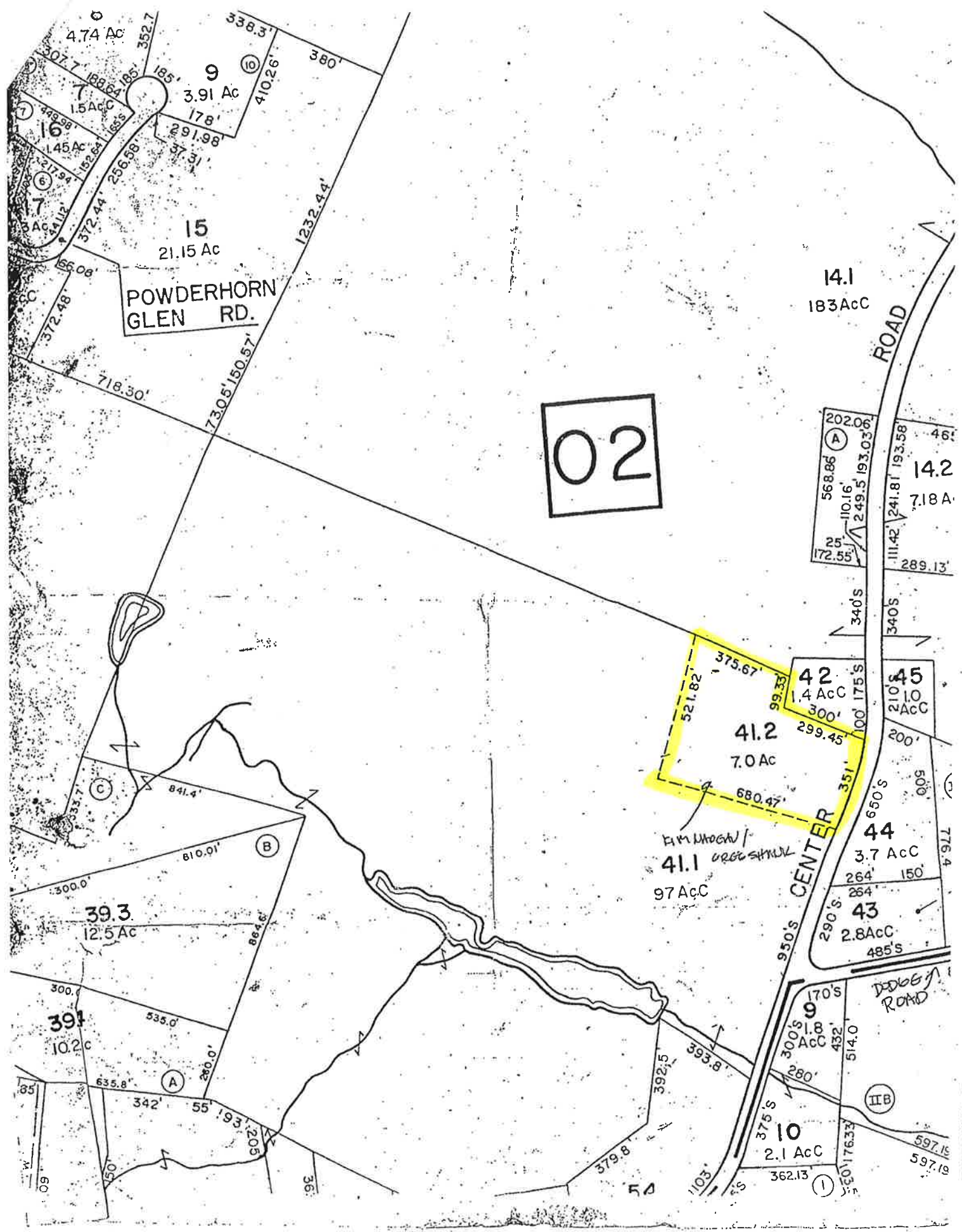
(A)

(C)

(IIB)

(1)

ARM MORGAN /
ORGE STRAW



TOWN OF
EAST MONTPELIER, VERMONT
TOWN & ZONING ADMINISTRATOR

C. Bruce Johnson
40 Kelton Rd, P.O. Box 157
East Montpelier, VT 05651-0157

eastmontadmin@comcast.net
(802) 223-3313 x 204
Fax: (802) 223-4467

December 17, 2015

The Shank-Nadeau Family 2012 Trust
88 Davis Lane
Penngrove, CA 94951

Re: Center Road, East Montpelier Parcel

To Whom It May Concern:

Recently a local contractor constructed an improved access/driveway onto your 7-acre property on Center Road. This work was done without a permit and was not done to our mandatory standards. All connections to our town highway system require curb cut approval from the East Montpelier Selectboard. Assuming this is a residential access point, the work must be done to state B-71 standards and meet any additional conditions included in the approval.

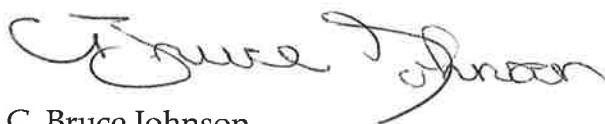
Please complete the enclosed permit application and submit it, with a check for \$35 made out to the "Town of East Montpelier", to the following address:

Town of East Montpelier
Attn: C. Bruce Johnson
PO Box 157
East Montpelier, VT 05651

The town road foreman will first evaluate the application and submit his recommendation to the Selectboard, which will then consider approval. The process usually takes around two weeks.

Thank you for your prompt reply. Please feel free to contact me with any questions.

Sincerely,



C. Bruce Johnson
East Montpelier Town & Zoning Administrator

TOWN OF EAST MONTPELIER
MEMORANDUM OF MUNICIPAL ACTION
24 V.S.A. Section 4443(c)

RECORD TITLE OWNER(S) OF PROPERTY (GRANTOR)

The Shank-Nadeau Family 2012 Trust

APPLICANTS(S) IF DIFFERENT FROM TITLE OWNER

Ross Nadeau

PROPERTY DESCRIPTION
ADDRESS OF PARCEL

0 Center Road
Tac Lot: Strong 1989 Subdivision

PARCEL ID NO

04-046.100

TAX MAP #

08-02-41.200

TYPE OF MUNICIPAL ACTION(S):

	PERMIT #	ACTION	DATE ISSUED	CONDITIONS
ZONING PERMIT				
SUBDIV. APPROVAL				
SIGN PERMIT				
CURB CUT PERMIT	<u>16-003</u>	<u>Granted</u>	<u>02/01/16</u>	<u>See Approval</u>
R-O-W PERMIT				
VIOLATION NOTICE				

All Records of Municipal Actions are located in the Town Clerk's Office.

Received for Record	
_____	AD, _____ at _____ o'clock AM PM
Recorded in Permit Book, Volume _____ Page _____	
Attest _____	TOWN CLERK / ASSISTANT TOWN CLERK