

Town of East Montpelier

ZONING PERMIT

NOTICE

[To Be Displayed on the Property in Full View of the Public Right-of-Way]

Date Issued: August 30, 2016

Effective Date: September 14, 2016

Location: East Hill Road Lot 9 of 2016 Wells
Subdivision 16-033

Owner: Duane Wells ; Applicant David Lieberow

For: ~67'x51' New House w/ 2-Car Garage,

Plus 12'x20' Shed || Condition: No construction until water & wastewater permit is issued

Application # 16-042

Approved by: C. Bruce Johnson, ZA

Do not start project or commence use prior to the Effective Date. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any state or local appeal process. This application is available for inspection at the Town Office. This poster must be displayed on the property in full public view for 15 days.
APPEALS TO DRB: A notice of appeal, including the \$150 fee, must be filed with the East Montpelier Town Clerk or Zoning Administrator at the Town Office by the listed Effective Date.
WARNING: State permits may be required for this project. Contact the state Permit Specialist, at (802) 505-5367, before beginning any construction.

Permit # 16-042
Zoning District D
Overlays -

ZONING PERMIT APPLICATION
TOWN OF EAST MONTPELIER
PO Box 157, East Montpelier, VT 05651

Date Received: 8/30/16
Parcel # Part of 09-105.900
Tax Map # Part of 12-02-29.290

- *****
- A. 1. Name of Landowner: Deane Wells Phone No. 802/249-0733
 2. Address of Landowner: 45 Cutter Hts., Montpelier, VT.
 3. Applicant (other than owner): David Liebenow Phone No. 802-793-8694
 4. Address of Applicant: 28 Elliston St Barre VT 05641
 5. Location of Property: East Hill Rd.

B: Application is made (check appropriate boxes):

Casmoney14@yahoo.com

- | | | |
|---|--|--|
| To: | For: | For: |
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> One <input type="checkbox"/> Two-family dwelling | <input type="checkbox"/> Subdivision of land |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Multi-family dwelling | <input type="checkbox"/> Boundary adjustment |
| <input type="checkbox"/> Alter | <input checked="" type="checkbox"/> Accessory Structure <u>12x20 shed</u> | <input type="checkbox"/> Extraction of earth resources |
| <input type="checkbox"/> Extend | <input type="checkbox"/> Commercial / Business | <input type="checkbox"/> Ground water withdrawal |
| <input type="checkbox"/> Remove | <input type="checkbox"/> Light Industrial | <input type="checkbox"/> Landfilling |
| <input type="checkbox"/> Change use | <input type="checkbox"/> Industrial | <input type="checkbox"/> Other |

Describe work to be performed: New house ~ 67' x 51'
3-4 bed
2-car garage
12' x 20' shed

C. Lot description:

- | | |
|---|--|
| 1. acreage <u>9.03</u> | 4. depth side yards <u>225</u> Ft. <u>475</u> Ft.
(building to lot lines) |
| 2. road frontage <u>833</u> Ft. | 5. depth rear yard <u>135</u> Ft.
(building to lot line) |
| 3. depth front yard <u>315</u> Ft.
(Road centerline to building) | |

Important - Submit site location map which describes the property on which the proposed land development is to occur. The map should indicate the length in feet of each boundary, the location and dimensions in feet of the development within the property, the distance from that development to all adjacent property lines and the distance to the public road centerline. Each parcel created by land development should be clearly described.

READ BELOW CAREFULLY AND SEE SECTION D ON PAGE 2 OF APPLICATION:

In accordance with 24 V.S.A. §4446, no development or subdivision of land may begin in the Town of East Montpelier until all applicable municipal land use permits and approvals have been issued. The undersigned requests a zoning permit as described above, understanding that the permit will be voided and penalties imposed, if the land development is not completed as described. The permit will be voided if development is not substantially commenced within one year from date of issue. The undersigned hereby applies on the basis of the representations contained herein, and to the best of his/her knowledge believes them to be true. The undersigned acknowledges the Section D notices on page 2 of this application.

Landowner: [Signature] Date: 8/30/16
Applicant: [Signature] Date: 8/29/16

Zoning Permit Fee: \$ 150.00 Cash Check #1286 Date 8/30/16 Rec'd by DB.
DRB Hearing Fee: \$ _____ Cash Check Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"

D. Warning: State permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 505-5367 to speak to Peter Kopsco, our region's state permit specialist, before beginning any construction.

Notice: Your project may be subject to the state's residential or commercial energy code. For more information contact the Energy Code Assistance Center at 855-887-0673 or see the following web pages:
Residential Building Energy Standards: http://publicservice.vermont.gov/energy_efficiency/rbes
Commercial Building Energy Standards: http://publicservice.vermont.gov/energy_efficiency/cbes

E. Action by Zoning Administrator:

1. Granted Denied Date Reason.....
2. Appealed to Development Review Board By
Date

Notice: Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board &/or Town Clerk within 15 days of the decision or act. The appeal fee is \$150.00.

3. Final Action: Permit # 16-042 Date Issued 08/30/16 Effective Date 09/14/16

DO NOT start this project prior to the effective date, as the statutes require a 15-day appeal period. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any appeal process.

4. **Permittee is required to submit a Certificate of Compliance form to the Zoning Administrator in accordance with East Montpelier Land Use & Development Regulations Section 7.4:**
 Yes (form included with permit) No


.....
Zoning Administrator

F. Action by Development Review Board:

1. Public Notice Date
2. Date(s) of Hearing
3. Granted Without conditions With conditions (See written decision for conditions)
4. Denied (See written decision for reasoning)

.....
Chairman, Development Review Board

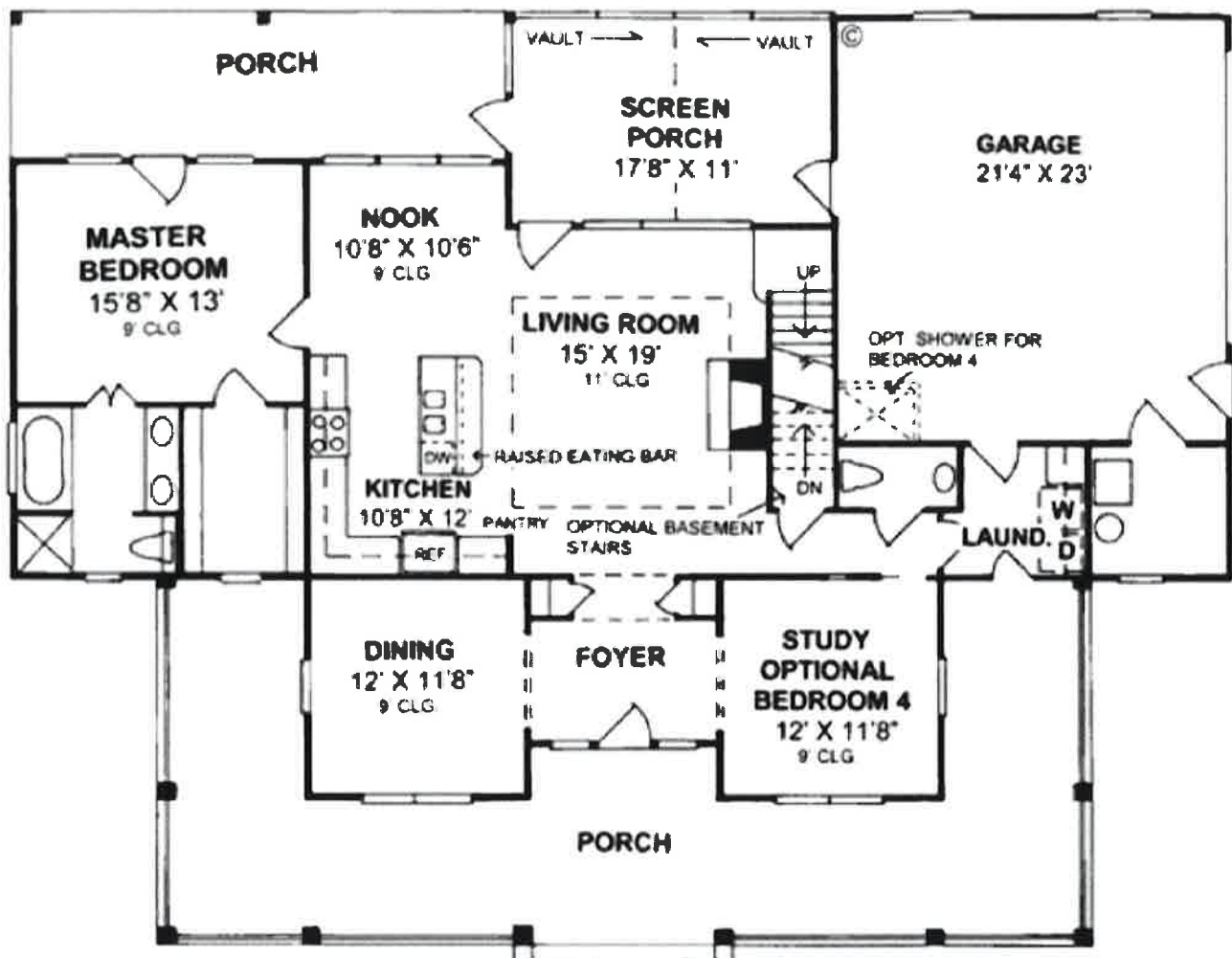
The DRB's written decision was issued on:

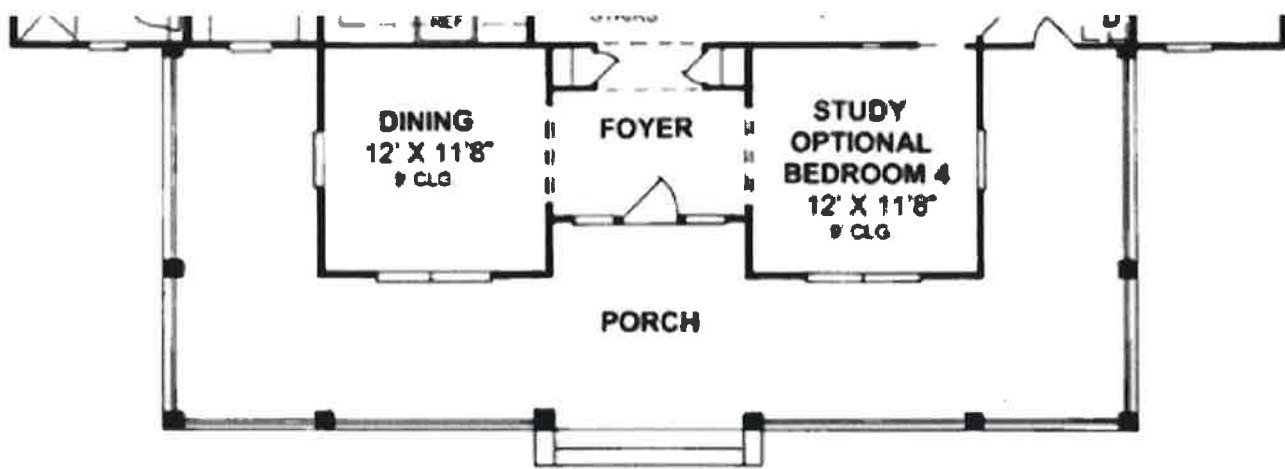
The applicant, appellant or other interested person who has participated in a regulatory proceeding of the DRB may appeal the decision rendered by the DRB within 30 days of the issuance of such decision, to the Environmental Division of the Vermont Superior Court, in accordance with 24 V.S.A. §4471.

1. "Participation" in a DRB proceeding shall consist of offering, through oral or written testimony, evidence of a statement of concern related to the subject of the proceeding.
2. The notice of appeal shall be filed by certified mailing, with fees, to the Environmental Division of the Vermont Superior Court and by mailing a copy to the East Montpelier Zoning Administrator, who shall supply a list of interested persons (including the applicant if not the appellant), to the appellant within five (5) working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person. If any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.

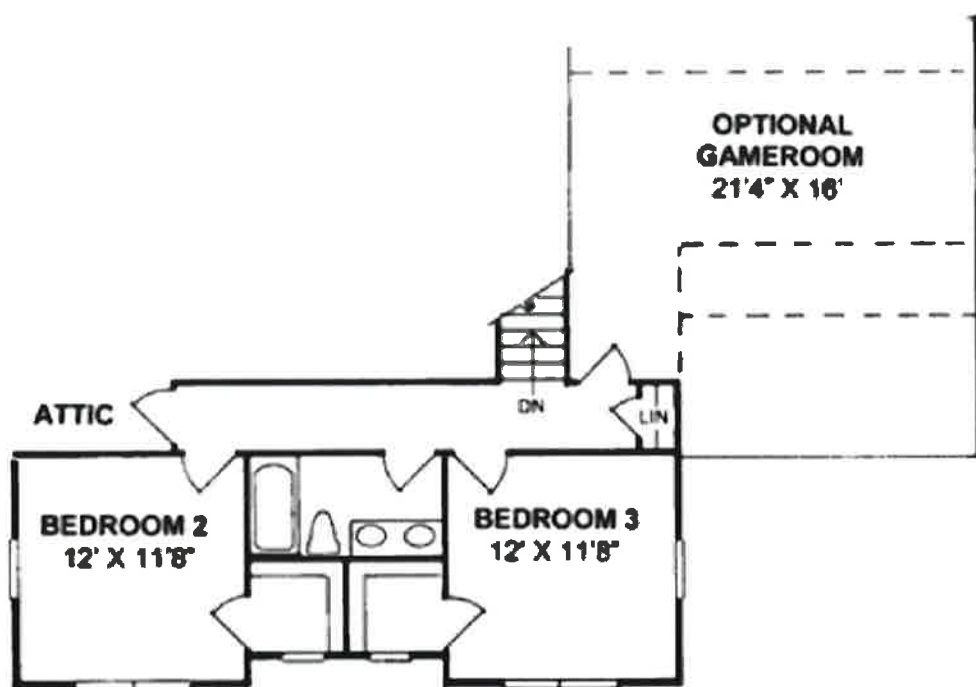


Front Elevation
Click To Zoom





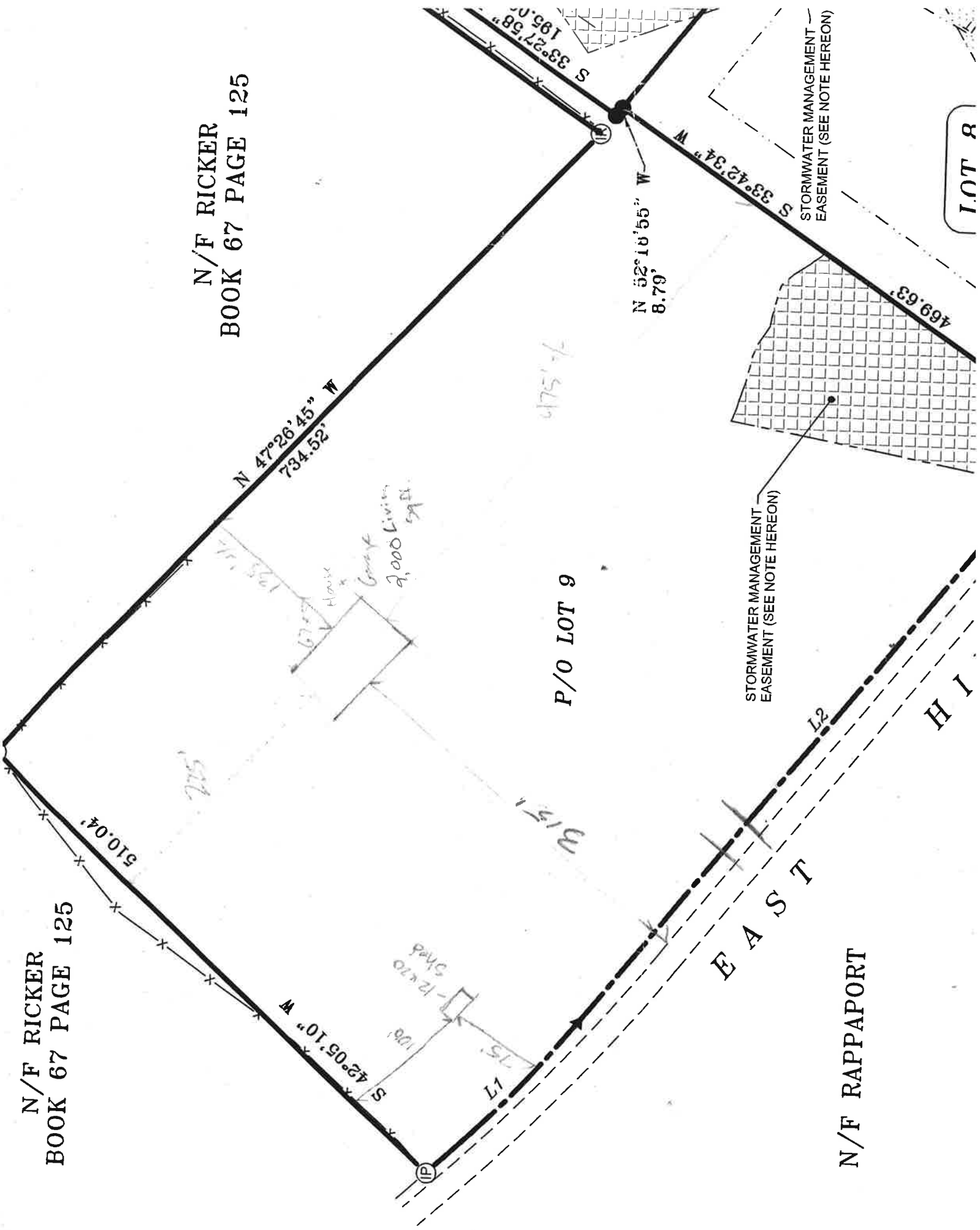
Level One
[Click To Zoom](#)



Level Two

N/F RICKER
BOOK 67 PAGE 125

N/F RICKER
BOOK 67 PAGE 125



P/O LOT 9

LOT 8

EAST
HI

N/F RAPPAPORT

N 47°26'45" W
734.52'

N 52°10'55" W
8.79'

S 33°42'34" W
469.63'

STORMWATER MANAGEMENT EASEMENT (SEE NOTE HEREON)

STORMWATER MANAGEMENT EASEMENT (SEE NOTE HEREON)

510.04'

S 42°05'10" W
1076'

L1

L2

House
Garage
2,000 sq. ft.

475' ±

313'

205'

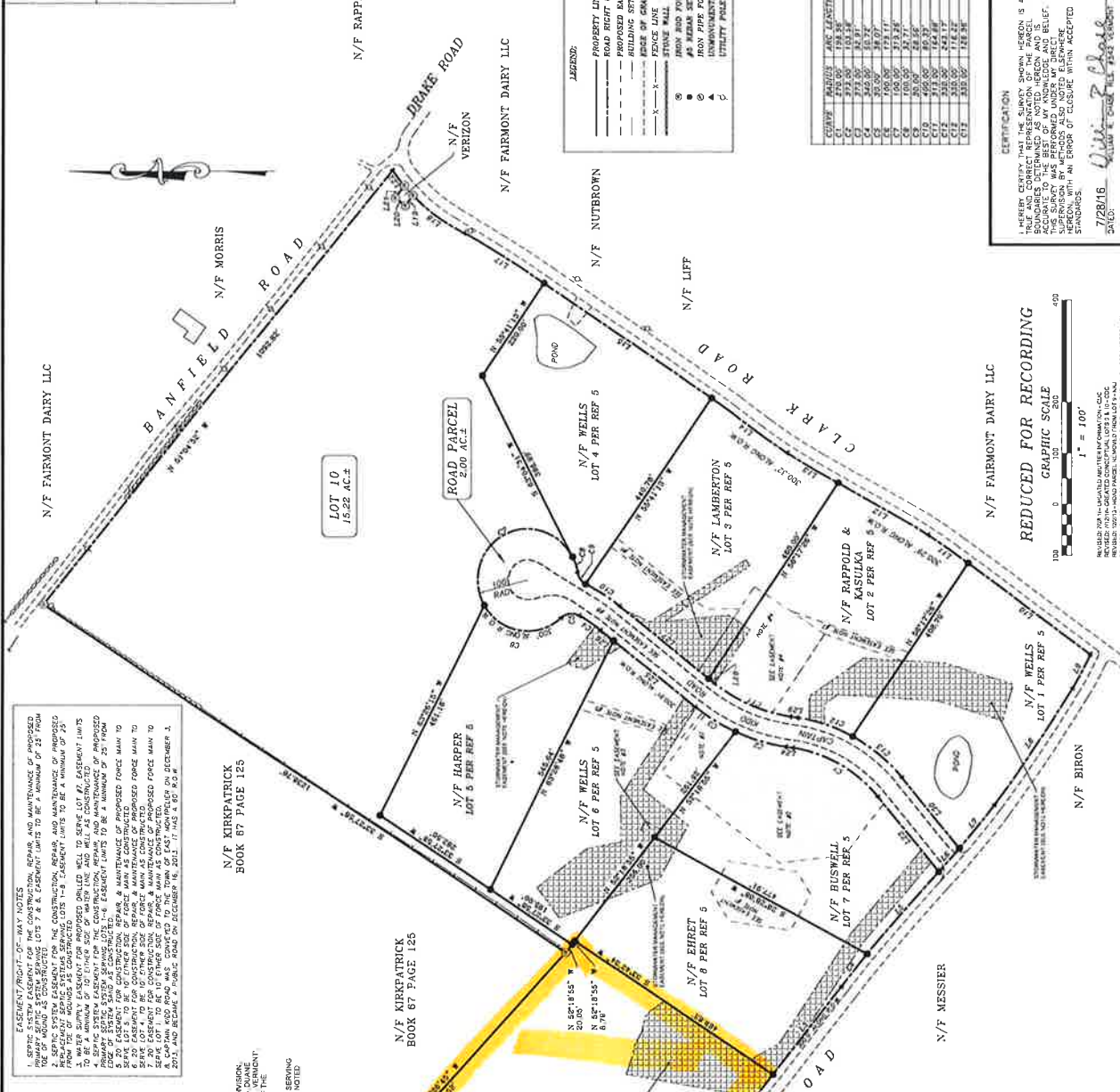
9445
0120
5M4

1076'

75'

469.63'

S 33°27'58" W
185.05'



NOTICE TO VIEWERS:

1. STORMWATER MANAGEMENT FACILITIES FOR THE CONSTRUCTION, REPAIR AND MAINTENANCE OF PROPOSED STORMWATER MANAGEMENT FACILITIES FOR LOTS 9 & 10, AS SHOWN ON THIS PLAN, SHALL BE PROVIDED BY THE SUBDIVISION MANAGER.

2. STORMWATER MANAGEMENT FACILITIES FOR THE CONSTRUCTION, REPAIR AND MAINTENANCE OF PROPOSED STORMWATER MANAGEMENT FACILITIES FOR LOTS 1-8, AS SHOWN ON THIS PLAN, SHALL BE PROVIDED BY THE SUBDIVISION MANAGER.

3. THE SUBDIVISION MANAGER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, REPAIR AND MAINTENANCE OF PROPOSED STORMWATER MANAGEMENT FACILITIES FOR LOTS 9 & 10, AS SHOWN ON THIS PLAN, IN ACCORDANCE WITH THE REQUIREMENTS OF VERMONT REGS. 1010 CMR 1.00, 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 1.14, 1.15, 1.16, 1.17, 1.18, 1.19, 1.20, 1.21, 1.22, 1.23, 1.24, 1.25, 1.26, 1.27, 1.28, 1.29, 1.30, 1.31, 1.32, 1.33, 1.34, 1.35, 1.36, 1.37, 1.38, 1.39, 1.40, 1.41, 1.42, 1.43, 1.44, 1.45, 1.46, 1.47, 1.48, 1.49, 1.50, 1.51, 1.52, 1.53, 1.54, 1.55, 1.56, 1.57, 1.58, 1.59, 1.60, 1.61, 1.62, 1.63, 1.64, 1.65, 1.66, 1.67, 1.68, 1.69, 1.70, 1.71, 1.72, 1.73, 1.74, 1.75, 1.76, 1.77, 1.78, 1.79, 1.80, 1.81, 1.82, 1.83, 1.84, 1.85, 1.86, 1.87, 1.88, 1.89, 1.90, 1.91, 1.92, 1.93, 1.94, 1.95, 1.96, 1.97, 1.98, 1.99, 2.00.

STORMWATER MANAGEMENT FACILITIES:

ALL AREAS WITHIN THE CONSTRUCTION ACCESS UTILITY EASEMENT FOR THE PROPOSED ROAD BEHIND THE SUBDIVISION SHALL ALSO BE SUBJECT TO A STORMWATER MANAGEMENT EASEMENT AS NOTED ABOVE.

STORMWATER MANAGEMENT EASEMENT NOTES:

1. ALL AREAS WITHIN THE CONSTRUCTION ACCESS UTILITY EASEMENT SHALL BE USED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT FACILITIES ASSOCIATED WITH THE SUBDIVISION.

2. THE SUBDIVISION MANAGER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, REPAIR AND MAINTENANCE OF PROPOSED STORMWATER MANAGEMENT FACILITIES FOR LOTS 9 & 10, AS SHOWN ON THIS PLAN, IN ACCORDANCE WITH THE REQUIREMENTS OF VERMONT REGS. 1010 CMR 1.00, 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 1.14, 1.15, 1.16, 1.17, 1.18, 1.19, 1.20, 1.21, 1.22, 1.23, 1.24, 1.25, 1.26, 1.27, 1.28, 1.29, 1.30, 1.31, 1.32, 1.33, 1.34, 1.35, 1.36, 1.37, 1.38, 1.39, 1.40, 1.41, 1.42, 1.43, 1.44, 1.45, 1.46, 1.47, 1.48, 1.49, 1.50, 1.51, 1.52, 1.53, 1.54, 1.55, 1.56, 1.57, 1.58, 1.59, 1.60, 1.61, 1.62, 1.63, 1.64, 1.65, 1.66, 1.67, 1.68, 1.69, 1.70, 1.71, 1.72, 1.73, 1.74, 1.75, 1.76, 1.77, 1.78, 1.79, 1.80, 1.81, 1.82, 1.83, 1.84, 1.85, 1.86, 1.87, 1.88, 1.89, 1.90, 1.91, 1.92, 1.93, 1.94, 1.95, 1.96, 1.97, 1.98, 1.99, 2.00.

PROPOSED LOTS 9 & 10:

CLARK ROAD, BANFIELD ROAD & EAST HILL ROAD
EAST MONTPELIER, VERMONT

CHASE & CHASE SURVEYORS & SEPTIC DESIGNERS INC.
301 N. MAIN ST. - BARRRE, VT. 05641
(802) 479-9606

LINE TABLE

LINE NO.	BEARING	DISTANCE	AREA
1	N 82°18'55" W	20.00	
2	S 82°18'55" E	8.91	
3	N 82°18'55" W	20.00	
4	S 82°18'55" E	8.91	
5	N 82°18'55" W	20.00	
6	S 82°18'55" E	8.91	
7	N 82°18'55" W	20.00	
8	S 82°18'55" E	8.91	
9	N 82°18'55" W	20.00	
10	S 82°18'55" E	8.91	
11	N 82°18'55" W	20.00	
12	S 82°18'55" E	8.91	
13	N 82°18'55" W	20.00	
14	S 82°18'55" E	8.91	
15	N 82°18'55" W	20.00	
16	S 82°18'55" E	8.91	
17	N 82°18'55" W	20.00	
18	S 82°18'55" E	8.91	
19	N 82°18'55" W	20.00	
20	S 82°18'55" E	8.91	
21	N 82°18'55" W	20.00	
22	S 82°18'55" E	8.91	
23	N 82°18'55" W	20.00	
24	S 82°18'55" E	8.91	
25	N 82°18'55" W	20.00	
26	S 82°18'55" E	8.91	
27	N 82°18'55" W	20.00	
28	S 82°18'55" E	8.91	
29	N 82°18'55" W	20.00	
30	S 82°18'55" E	8.91	
31	N 82°18'55" W	20.00	
32	S 82°18'55" E	8.91	
33	N 82°18'55" W	20.00	
34	S 82°18'55" E	8.91	
35	N 82°18'55" W	20.00	
36	S 82°18'55" E	8.91	
37	N 82°18'55" W	20.00	
38	S 82°18'55" E	8.91	
39	N 82°18'55" W	20.00	
40	S 82°18'55" E	8.91	
41	N 82°18'55" W	20.00	
42	S 82°18'55" E	8.91	
43	N 82°18'55" W	20.00	
44	S 82°18'55" E	8.91	
45	N 82°18'55" W	20.00	
46	S 82°18'55" E	8.91	
47	N 82°18'55" W	20.00	
48	S 82°18'55" E	8.91	
49	N 82°18'55" W	20.00	
50	S 82°18'55" E	8.91	
51	N 82°18'55" W	20.00	
52	S 82°18'55" E	8.91	
53	N 82°18'55" W	20.00	
54	S 82°18'55" E	8.91	
55	N 82°18'55" W	20.00	
56	S 82°18'55" E	8.91	
57	N 82°18'55" W	20.00	
58	S 82°18'55" E	8.91	
59	N 82°18'55" W	20.00	
60	S 82°18'55" E	8.91	
61	N 82°18'55" W	20.00	
62	S 82°18'55" E	8.91	
63	N 82°18'55" W	20.00	
64	S 82°18'55" E	8.91	
65	N 82°18'55" W	20.00	
66	S 82°18'55" E	8.91	
67	N 82°18'55" W	20.00	
68	S 82°18'55" E	8.91	
69	N 82°18'55" W	20.00	
70	S 82°18'55" E	8.91	
71	N 82°18'55" W	20.00	
72	S 82°18'55" E	8.91	
73	N 82°18'55" W	20.00	
74	S 82°18'55" E	8.91	
75	N 82°18'55" W	20.00	
76	S 82°18'55" E	8.91	
77	N 82°18'55" W	20.00	
78	S 82°18'55" E	8.91	
79	N 82°18'55" W	20.00	
80	S 82°18'55" E	8.91	
81	N 82°18'55" W	20.00	
82	S 82°18'55" E	8.91	
83	N 82°18'55" W	20.00	
84	S 82°18'55" E	8.91	
85	N 82°18'55" W	20.00	
86	S 82°18'55" E	8.91	
87	N 82°18'55" W	20.00	
88	S 82°18'55" E	8.91	
89	N 82°18'55" W	20.00	
90	S 82°18'55" E	8.91	
91	N 82°18'55" W	20.00	
92	S 82°18'55" E	8.91	
93	N 82°18'55" W	20.00	
94	S 82°18'55" E	8.91	
95	N 82°18'55" W	20.00	
96	S 82°18'55" E	8.91	
97	N 82°18'55" W	20.00	
98	S 82°18'55" E	8.91	
99	N 82°18'55" W	20.00	
100	S 82°18'55" E	8.91	

LEGEND:

- PROPERTY LINE #
- ROAD RIGHT OF WAY LINE
- PROPOSED EASEMENT LIMITS
- EXISTING EASEMENT LIMITS
- EDGE OF GRADE
- FENCE LINE
- STONE WALL
- IRON ROD FOUND (DIAL, I.T.)
- IRON ROD FOUND (DIAL, C.P.)
- IRON ROD FOUND (DIAL, I.T.)
- UNMARKED POINT
- UTILITY POLE

CHASE & CHASE SURVEYORS & SEPTIC DESIGNERS INC.

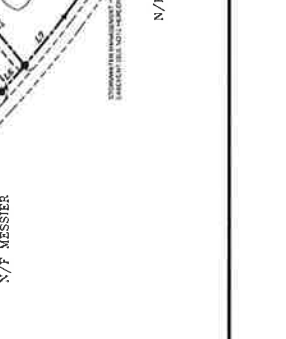
GROUP	AREA	PERCENT	CHASE & CHASE	CHASE & CHASE	CHASE & CHASE
C1	152.00	100.00	152.00	152.00	152.00
C2	152.00	100.00	152.00	152.00	152.00
C3	152.00	100.00	152.00	152.00	152.00
C4	152.00	100.00	152.00	152.00	152.00
C5	152.00	100.00	152.00	152.00	152.00
C6	152.00	100.00	152.00	152.00	152.00
C7	152.00	100.00	152.00	152.00	152.00
C8	152.00	100.00	152.00	152.00	152.00
C9	152.00	100.00	152.00	152.00	152.00
C10	152.00	100.00	152.00	152.00	152.00
C11	152.00	100.00	152.00	152.00	152.00
C12	152.00	100.00	152.00	152.00	152.00
C13	152.00	100.00	152.00	152.00	152.00
C14	152.00	100.00	152.00	152.00	152.00
C15	152.00	100.00	152.00	152.00	152.00
C16	152.00	100.00	152.00	152.00	152.00
C17	152.00	100.00	152.00	152.00	152.00
C18	152.00	100.00	152.00	152.00	152.00
C19	152.00	100.00	152.00	152.00	152.00
C20	152.00	100.00	152.00	152.00	152.00
C21	152.00	100.00	152.00	152.00	152.00
C22	152.00	100.00	152.00	152.00	152.00
C23	152.00	100.00	152.00	152.00	152.00
C24	152.00	100.00	152.00	152.00	152.00
C25	152.00	100.00	152.00	152.00	152.00
C26	152.00	100.00	152.00	152.00	152.00
C27	152.00	100.00	152.00	152.00	152.00
C28	152.00	100.00	152.00	152.00	152.00
C29	152.00	100.00	152.00	152.00	152.00
C30	152.00	100.00	152.00	152.00	152.00

CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARIES DETERMINED AS NOTED HEREON AND IS THE RESULT OF A SURVEY MADE AND CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AND ETHICS OF THE SURVEYING PROFESSION.

DATE: 7/28/16
BY: *[Signature]*
TITLE: SURVEYOR

CHASE & CHASE SURVEYORS & SEPTIC DESIGNERS INC.
301 N. MAIN ST. - BARRRE, VT. 05641
(802) 479-9606



NOTICE TO VIEWERS:

1. THIS SURVEY WAS CONDUCTED BY USE OF A LITTS SET 4 TOTAL STATION TOGETHER WITH A STEEL TAPE WITH AN ERROR OF CLOSURE WITHIN ACCEPTED ENGINEERING PRACTICE.

2. ALL EASEMENTS ARE SHOWN AND INFORMATION SUPPLIED BY CHASE & CHASE SURVEYORS & SEPTIC DESIGNERS INC. OTHERS AND SURVEYORS.

3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.

4. EASEMENTS TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.

5. BEARINGS SHOWN HEREON ARE BASED ON THE SURVEY NOTED IN REFERENCE NO. 1 SHOWN ELSEWHERE HEREON.

6. TOWN RECORDS WERE DETERMINED TO BE 3 ROD NORTH-OF-WAY EAST AND 1 ROD SOUTH-OF-WAY WEST OF THE TOWN RECORDS AND PURSUANT TO VERMONT REGS. 1010 CMR 1.00, SECTION 841 OF THE VERMONT CONSTITUTION AND PARS. 1010 CMR 1.00, SECTION 841 OF THE VERMONT CONSTITUTION.

This plat is identical to the final plat approved by resolution of the Designated Review Board of the Town of East Montpelier, Vermont on the _____ day of _____, 2016, subject to the requirements and conditions of said resolution.

Signed this _____ day of _____, 2016, by _____
Zoning Administrator, East Montpelier.