

TOWN OF
EAST MONTPELIER, VERMONT
SELECTBOARD

Casey Northrup (2014 – 2017)

Gene Troia (2016 – 2018)

Chair, Seth Gardner (2015 – 2018)

Kim Swasey (2015 – 2017)

Carl Etnier (2016 – 2019)

March 9, 2017

John & Patricia Connor
PO Box 66
East Montpelier, VT 05651

Re: East Montpelier Access Permit #17-006

Dear Mr. & Ms. Connor:

The East Montpelier Selectboard met on Monday, March 6, 2017, and approved the requested multi-residential access off of Towne Hill Road for the benefit of the Cherry Tree LLC parcel. If you have questions on the construction conditions contained in the approval, please contact Road Foreman Mike Garand at (802) 223-5870.

Please understand that this permit only gives town permission to construct the multi-residential access to the Cherry Tree LLC property once the 2017 subdivision of that parcel (pending East Montpelier Zoning Permit 17-004) is approved. Additional town permits will be necessary for any development of the three proposed building lots. We'll also need to select a street name and issue E-911 numbers for the developed access points once you have constructed the access road for the lots. Please contact me at (802) 223-3313 x 204 when you're ready for the next steps.

Sincerely,



C. Bruce Johnson
East Montpelier Town & Zoning Administrator

Original Copy

TOWN OF EAST MONTPELIER

Parcel # 05-021.050

Fee \$ 35.00

PO Box 157, East Montpelier, VT 05651

Tax Map # 11-00-75.000

COPY

Applicant: JOHN & PATRICIA Connor Phone: 802-229-1416

Mailing Address: P.O. Box 66 East Montpelier VT 05651

Property Owner: CHERRY TREE LLC Phone: 802-229-1416

Mailing Address: P.O. Box 66 East Montpelier VT 05651

Property Location: TOWN HILL RD, EAST OF OUR HOUSE PROPERTY

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

- CONSTRUCT A NEW ACCESS / CHANGE AN EXISTING ACCESS
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): 1100' From THE INTERSECTION OF TOWN HILL RD & RT 2

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.

Applicant [Signature]

Date 2-21-2017

Property Owner [Signature]

Date 2/21/17

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.

Date 3/6/17

[Signature] SELECTBOARD

[Signature] SELECTBOARD

[Signature] SELECTBOARD

[Signature] SELECTBOARD

[Signature] SELECTBOARD

Road Foreman Determination:

Proposed access meets applicable sight distance standards. Comments: _____

Road Foreman Recommendations:

Please install a 15" x 40' Culvert in the towns Right of way. All excavated areas should be seeded and mulch.

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.

Miso Garad
Road Foreman

3/6/17
Date

Additional Selectboard Conditions &/or Restrictions:

The East Montpelier Land Use & Development Regulations and the East Montpelier Road & Bridge Standards are incorporated by reference.

SURVYORS NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIPLE BEAM ELECTRONIC TOTAL STATION, TOGETHER WITH A STEEL TAPE, WITH A PRECISION WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ADJOINERS.
3. ENCROACHMENTS, IF ANY, WERE AS SHOWN HEREON.
4. ALL DIMENSIONS AND ANGLES WERE CHECKED BY A SECOND SET OF MEASUREMENTS. THE REASON FOR THIS IS TO VERIFY THE ACCURACY OF THE DATA PROVIDED TO US BY OUR CLIENTS.
5. BEARINGS AND DISTANCES WERE OBTAINED FROM A STATE-REGISTERED ELECTRONIC TOTAL STATION, WITH A PRECISION WITHIN ACCEPTED STANDARDS.
6. THE LINES OF THIS SURVEY ARE TO BE RUN AND SET AS SHOWN HEREON, AND BE BASED ON SURVEY PLAT IN REFERENCE # 1 AND 2.
7. ADJACENT LANDOWNERS WERE DETERMINED FROM TOWN OF EAST MONTPELIER INTERACTIVE WEB MAP.

REFERENCES:

1. SURVEY PLAT BY MONROE W. FLEMING, DATED AUGUST 1, 1994, ENTITLED "PROPOSED SUBDIVISION OF 3.26 ACRES OF LAND IN THE TOWN OF EAST MONTPELIER, VT. 05641".
2. SURVEY PLAT BY MONROE W. FLEMING, DATED AUGUST 1, 1994, ENTITLED "SUBDIVISION OF 4.22 ACRES OF LAND IN THE TOWN OF EAST MONTPELIER, VT. 05641".

PROPERTY OF CHERRY TREE LLC
 30 TOWNE HILL ROAD
 EAST MONTPELIER, VT. 05641
 T.M. 11-052-1100
 P.O.F. 05-022-1100

PROPERTY OF PATRICIA ANN CONNOR
 30 TOWNE HILL ROAD
 EAST MONTPELIER, VT. 05641
 T.M. 11-052-1100
 P.O.F. 05-022-1100

PROPERTY OF JAMES W. LEMMON
 30 TOWNE HILL ROAD
 EAST MONTPELIER, VT. 05641
 T.M. 11-052-1100
 P.O.F. 05-022-1100

PROPERTY OF ELLIEN, LEONARD, JANICE WILKINSON
 30 TOWNE HILL ROAD
 EAST MONTPELIER, VT. 05641
 T.M. 09-031-1100
 P.O.F. 05-022-1100

PROPERTY OF JOHN L. GAUGE MCKENZIE
 30 TOWNE HILL ROAD
 EAST MONTPELIER, VT. 05641
 T.M. 11-052-1100
 P.O.F. 05-022-1100

PROPERTY OF SUEBA EDS. LAC ZONE
 30 TOWNE HILL ROAD
 EAST MONTPELIER, VT. 05641
 T.M. 11-052-1100
 P.O.F. 05-022-1100

PROPERTY OF JAMES W. LEMMON
 30 TOWNE HILL ROAD
 EAST MONTPELIER, VT. 05641
 T.M. 11-052-1100
 P.O.F. 05-022-1100

PROPERTY OF JOHN L. GAUGE MCKENZIE
 30 TOWNE HILL ROAD
 EAST MONTPELIER, VT. 05641
 T.M. 11-052-1100
 P.O.F. 05-022-1100

PROPERTY OF ELLIEN, LEONARD, JANICE WILKINSON
 30 TOWNE HILL ROAD
 EAST MONTPELIER, VT. 05641
 T.M. 09-031-1100
 P.O.F. 05-022-1100

PROPERTY OF CHARLES & SUSAN MCGONN
 30 TOWNE HILL ROAD
 EAST MONTPELIER, VT. 05641
 T.M. 11-052-1100
 P.O.F. 05-022-1100

PROPERTY OF JAMES W. LEMMON
 30 TOWNE HILL ROAD
 EAST MONTPELIER, VT. 05641
 T.M. 11-052-1100
 P.O.F. 05-022-1100

PROPERTY OF PATRICIA ANN CONNOR
 30 TOWNE HILL ROAD
 EAST MONTPELIER, VT. 05641
 T.M. 11-052-1100
 P.O.F. 05-022-1100



LEGEND:

—	PROPERTY LINE
—	BOUNDARY OF WAY LINE
- - -	SEWERAGE EASE
—	EDGE OF PAVEMENT
—	EDGE OF CURB
—	OVERSEAS UTILITY LINE
—	ZONING MIN. BUILDING SETBACKS FROM PROPERTY LINE
●	IRON ROD FOUND (D.A.L. - B.T.)
○	P.O. FOUND SET 1/4 I.D. CAP
○	CONK MARK FOUND (D.A.L. - B.T.)
⊥	UTILITY POLE

LOT 1
4.22 ACRES±

LOT 2
3.21 ACRES±

LOT 3
3.26 ACRES±

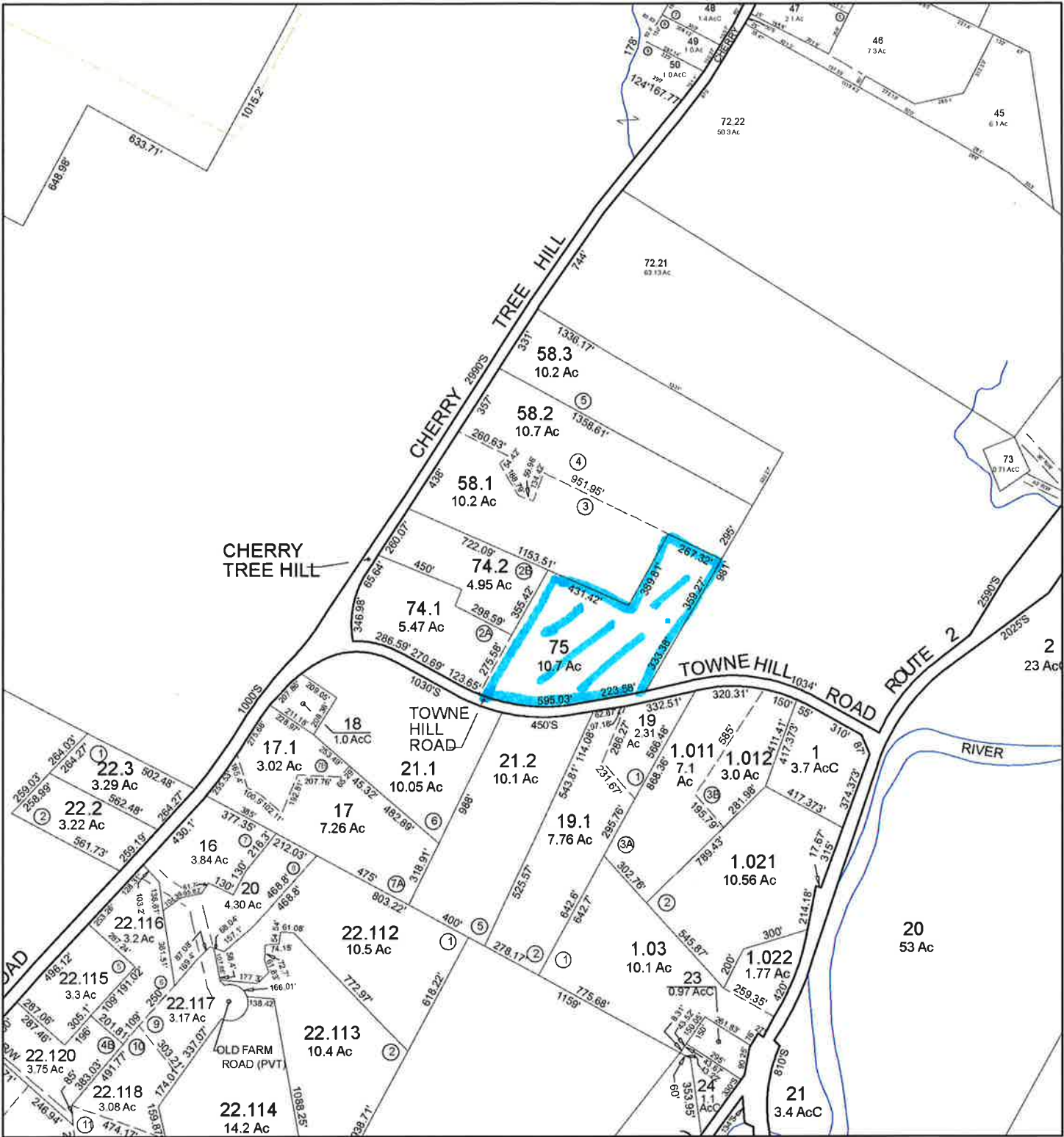


CERTIFICATION: I, MONROE W. FLEMING, THE SURVEYOR ON WHICH THIS IS BASED, IS A TRULY AND CORRECTLY QUALIFIED PROFESSIONAL SURVEYOR AND HAS PERSONALLY CONDUCTED THE SURVEY AND SUPERVISION BY METHODS NOTED HEREON WITH A CARE AND ACCURACY BEFITTING HIS OFFICIAL POSITION AND THE CHARACTER OF THE SURVEY.

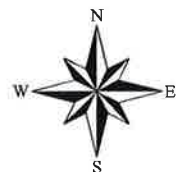
DATE: 12/06/16
 SURVEYOR: Monroe W. Fleming
 CHERRY TREE LLC
 30 TOWNE HILL ROAD
 EAST MONTPELIER, VT. 05641
 T.M. 11-052-1100
 P.O.F. 05-022-1100

BOUNDARY SURVEY & SUBDIVISION
CHERRY TREE LLC
 TOWNE HILL ROAD
 EAST MONTPELIER, VERMONT

CHASE & CHASE
 SURVEYORS & SEPTIC DESIGNERS INC.
 301 N. MAIN ST. STE. 1 - BARRE, VT. 05641
 (802)-479-9636



**Cherry Tree LLC -- 0 Towne Hill Road
East Montpelier**



2/22/2017