

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

\*\*\*\*\*

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
- |   |                                       |                                       |
|---|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> agricultural           | <input type="checkbox"/> agricultural | <input type="checkbox"/> agricultural |
| <input type="checkbox"/> commercial             | <input type="checkbox"/> commercial   | <input type="checkbox"/> commercial   |
| <input type="checkbox"/> industrial             | <input type="checkbox"/> industrial   | <input type="checkbox"/> industrial   |
| <input checked="" type="checkbox"/> residential | <input type="checkbox"/> residential  | <input type="checkbox"/> residential  |
| <input type="checkbox"/> development            | <input type="checkbox"/> development  | <input type="checkbox"/> development  |
| <input type="checkbox"/> other _____            | <input type="checkbox"/> other _____  | <input type="checkbox"/> 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. 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.

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 ADJACENTS.
3. ENCROACHMENTS, IF ANY, WERE AS SHOWN HEREON.
4. ALL DIMENSIONS AND BEARINGS ARE BASED ON THE NORTH ARROW SHOWN ON THIS PLAN WHICH IS A TRUE NORTH ARROW.
5. BEARINGS ARE BASED ON THE STATE OF VERMONT.
6. THE UNITS OF THIS SURVEY ARE IN METERS AND DECIMALS THEREOF.
7. ADJACENT LANDOWNERS WERE DETERMINED FROM TOWN OF EAST MONTPELIER INTERACTIVE WEB MAP.

**REFERENCES:**

1. SURVEY PLAN BY MORGAN AND ASSOCIATES, DATED AUGUST 1, 1994, ENTITLED "PROPOSED SUBDIVISION OF 12.50 ACRES OF LAND IN THE TOWN OF EAST MONTPELIER, VERMONT."
2. SURVEY PLAN BY MORGAN AND ASSOCIATES, DATED JANUARY 1996, ENTITLED "SUBDIVISION OF LAND OWNED BY JOHN AND PATRICIA CONNOR EAST MONTPELIER, VERMONT AS PLATED BY THEM IN THE RECORDS OF THE TOWN OF EAST MONTPELIER."

NP PATRICIA ANN CONNOR  
 2970 TOWNE HILL ROAD  
 EAST MONTPELIER, VT. 05651  
 T.M. 11-052-1,000  
 P.O.F. 05-022-000  
 B.C. 150, P.C. 114

NP ELLIEN LESKES  
 2970 TOWNE HILL ROAD  
 EAST MONTPELIER, VT. 05651  
 T.M. 11-052-1,000  
 P.O.F. 05-022-000

NP CHARLES SUSAN MCGOND  
 245 SCHOOLS ROAD  
 EAST MONTPELIER, VT. 05651  
 T.M. 11-052-2,000  
 P.O.F. 05-022-500

NP JOHN L GAGGE MCKENZIE  
 235 CHERRY TREE HILL ROAD  
 EAST MONTPELIER, VT. 05651  
 T.M. 05-022-5-020, 051  
 P.O.F. 05-022-000  
 B.C. 58, P.C. 442

NP ELLIEN LESKES  
 2970 TOWNE HILL ROAD  
 EAST MONTPELIER, VT. 05651  
 T.M. 11-052-1,000  
 P.O.F. 05-022-000

NP JOHN L GAGGE MCKENZIE  
 235 CHERRY TREE HILL ROAD  
 EAST MONTPELIER, VT. 05651  
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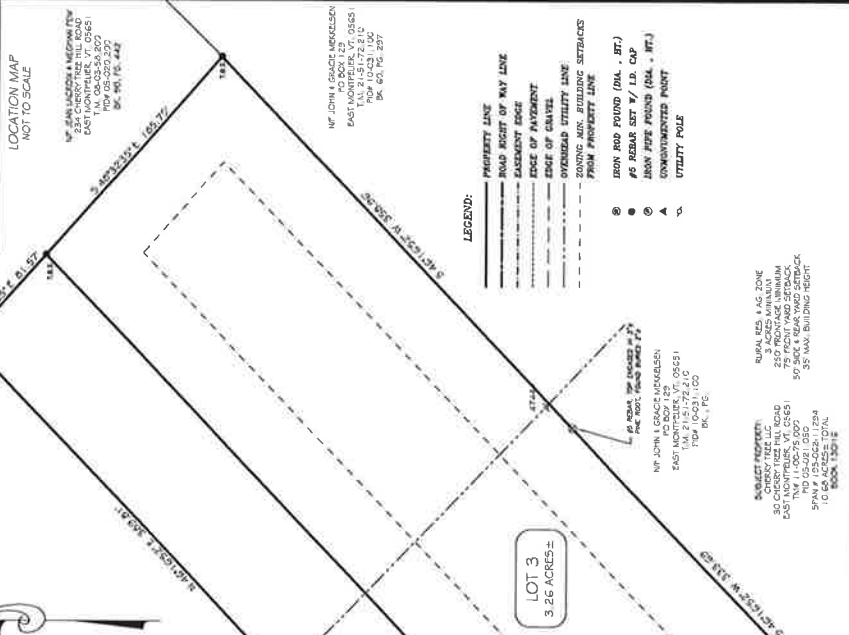
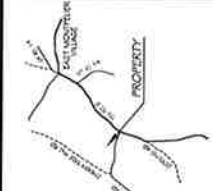
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**BOUNDARY SURVEY & SUBDIVISION**  
**CHERRY TREE LLC**  
 TOWNE HILL ROAD  
 EAST MONTPELIER, VERMONT  
 CHERRY TREE LLC  
 T.M. 05-022-5-020, 051  
 P.O.F. 05-022-000  
 B.C. 58, P.C. 442

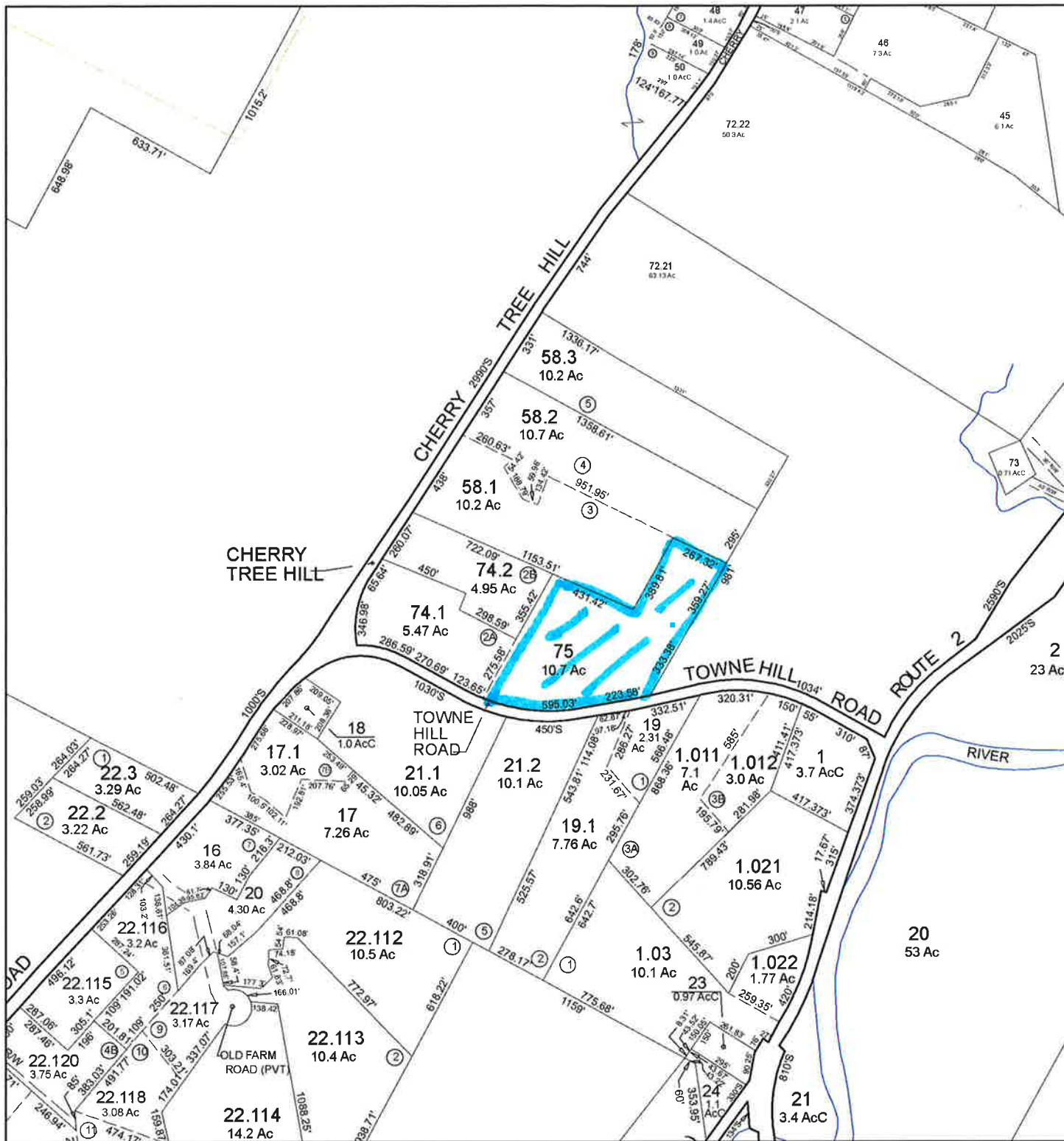
**CHASE & CHASE**  
 SURVEYORS & SEPTIC DESIGNERS INC.  
 301 N. MAIN ST. STE. 1 - BARRE, VT. 05641  
 (802) 479-9658

CERTIFICATION: I, MORGAN AND ASSOCIATES, THE SURVEYOR ON WHICH THIS SURVEY IS BASED, IS A TRULY AND CORRECT AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE, BELIEF, AND CONVICTION, AND I AM NOT PROVIDING ANY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A SURVEYOR WITHIN ACCEPTED STANDARDS FOR THE CLASS OF SURVEY.

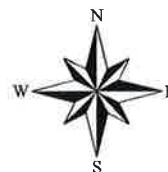
12/06/16 *Morgan & Associates*

NP JOHN L GAGGE MCKENZIE  
 235 CHERRY TREE HILL ROAD  
 EAST MONTPELIER, VT. 05651  
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**Cherry Tree LLC -- 0 Towne Hill Road  
East Montpelier**



2/22/2017