

Permit # 14-047

ZONING PERMIT APPLICATION

Date Received: 8/11/14

Zoning District D

TOWN OF EAST MONTPELIER

Parcel # 05-105.000

Overlays COA TV

PO Box 157, East Montpelier, VT 05651

Tax Map # 11-00-41.000

- A.**
- Name of Landowner: Sally and Jim Olmsted Phone No. 223-5079
 - Address of Landowner: 167 Fowler Rd. Adamant VT 05640
 - Applicant (other than owner): Phone No.
 - Address of Applicant:
 - Location of Property: 219 Brazier Rd. East Montpelier VT

B: Application is made (check appropriate boxes):

- | | | |
|-------------------------------------|---|---|
| To: | For: | For: |
| <input type="checkbox"/> Construct | <input type="checkbox"/> One <input type="checkbox"/> Two-family dwelling | <input checked="" 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 type="checkbox"/> Accessory Structure | <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: Two lot sub-division. lot 1 53.9 acres. Lot 2 3 acres w/ existing residence.

- C. Lot description:** see plat for details
- acreage: 56.9 acres
 - road frontage: Ft.
 - depth front yard: Ft. (Road centerline to building)
 - depth side yards: Ft. (building to lot lines)
 - depth rear yard: Ft. (building to lot line)

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: 8/11/14
Applicant: Date:

Zoning Permit Fee: \$ 250.00 Cash _____ Check #493 Date 8/11/14 Rec'd by DS
DRB Hearing Fee: \$ _____ Cash _____ Check _____ Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"



Surveyors & Septic Designers, Inc

301 North Main Street, Suite 1
Barre, VT 05641

WILLIAM R. (BILL) CHASE, PLS

CRAIG D. CHASE (SEPTIC DESIGNER)

ASSOCIATES: KRIS JURENTKUFF, ROBERT BROWN

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August 12, 2014

Bruce Johnson, Zoning Administrator
Town of East Montpelier
P.O. Box 157
East Montpelier, VT 05651

RE: Olmsted subdivision, 219 Brazier Road

Dear Bruce,

Please find attached what we believe to be complete subdivision plans for the Olmsted project. As you know, the subdivision was deemed “minor” under the East Montpelier Land Use & Development Regulations by the Development Review Board (DRB) during Sketch Plan review on August 5.

The subdivision as presented here is in full conformance with those reviewed at Sketch Plan, with additional information requested by the DRB added to the subdivision plan.

In keeping with the information previously presented, the description of the proposed subdivision is as follows:

Olmsted subdivision,

219 Brazier Road; Tax Map Parcel: p/o 11-00-41.000

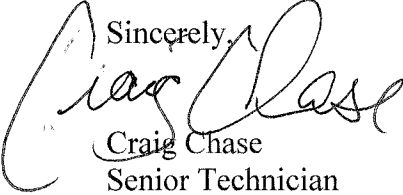
Parcel Deed: Book 126/Page 133

- The existing 56.9 acre property, developed with an existing residence will be subdivided into two parcels: Lot 2 of 3.0 acres with the existing house, and Lot ~~A1~~ of 53.9 acres with a proposed residence.
- Waivers listed below are requested for this subdivision.

Waivers

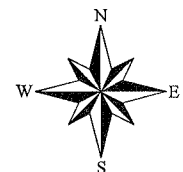
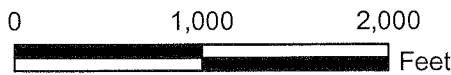
As this subdivision is minor in nature, proposes limited new development, and has very little, impact upon the goals and objectives laid out in the ordinance and Town plan, waivers as provided for under Section 6.2 are sought for certain plan and material requirements. In keeping with the discussions with the Board on August 5th, the requested waivers are as follows:

- Boundary survey – Because the entire parcel has been previously surveyed and is recorded in the town land records we request a waiver from resurveying the entire parcel, concentrating instead on the creation of the 3 acre Lot 2.
- Natural and physical features – As directed by the Board, those physical features as they appear on the VT Agency of Natural Resources Natural Resources Atlas have been included on the plat as extracted directly from the Atlas. We ask that the Board waive any additional mapping requirements for these features.
- 10' interval contours – 20' interval contours have been included on the plans extracted from the ANR Atlas. As we have provided site specific 2 foot interval contours in the proposed development area, we ask that the Board waive the 10' interval requirement and slope zone analysis.

Sincerely,

Craig Chase
Senior Technician



Olmsted -- 219 Brazier Road
Town of East Montpelier



8/5/2014

Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, September 2, 2014 at 7:00 p.m. at the East Montpelier Emergency Services Facility to conduct final plan review of zoning application #14-047 submitted by Sally & Jim Olmsted. The intent of this application is to subdivide their property located at 219 Brazier Road to create a 3.00-acre lot around the existing house, with a remainder lot of approximately 53.9 acres. The Olmsteds expect to construct a new residence for themselves towards the north central section of the parcel with access on Brazier Road about 500' north of the existing access. The following notice will appear in the Times Argus Monday, August 18, 2014:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, September 2, 2014 at 7:00 p.m. at the East Montpelier Emergency Services Facility (the new fire station; 54 Village Acres) to consider the following:

Final plan review of Application 14-047, submitted by Sally & Jim Olmsted, to subdivide their property located at 219 Brazier Road. This proposal will divide the 56.9-acre parcel into 2 lots: Lot 1, a new building lot of 53.9+/- acres; and, Lot 2 of 3.00 acres with existing dwelling. The property is located in Zone D – Rural Residential/Agricultural, where the minimum lot size is 3 acres.

The applicant must hand deliver or send by certified mail a copy of this notice to all abutting landowners at least 15 days before the Development Review Board's hearing date. Neighbors do not need to attend the hearing unless they would like to make comments to the Development Review Board. **However, participation (in person or in writing) in the local proceeding is a prerequisite to the right to appeal any resulting decision or action of the Development Review Board, pursuant to 24 VSA §4464(a)(1)(c).**

Questions may be directed to the zoning administrator at the East Montpelier Municipal Office Building (802-223-3313x204) or by e-mail at eastmontadmin@comcast.net.

C. Bruce Johnson
East Montpelier Town & Zoning Administrator
P.O. Box 157
East Montpelier, VT . 05651