

Permit # 15-027

ZONING PERMIT APPLICATION

Date Received: 9/16/15

Zoning District E

TOWN OF EAST MONTPELIER

Parcel # 06-039.000

Overlays WR

PO Box 157, East Montpelier, VT 05651

Tax Map # 09-00-68.600

- *****
- A. 1. Name of Landowner Town of East Montpelier Phone No. 223-3313
 2. Address of Landowner P.O. Box 157, East Montpelier VT 05651
 3. Applicant (other than owner) East Montpelier Rec. Board Phone No. 522-7065
 4. Address of Applicant.....
 5. Location of Property 555 Vincent Flats Road

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 type="checkbox"/> Subdivision of land |
| <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Multi-family dwelling | <input type="checkbox"/> Boundary adjustment |
| <input checked="" type="checkbox"/> Alter | <input checked="" 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..... The Recreation Board would like to change the placement of the existing shed/concession stand and in the process, do some very necessary repairs. ie. Floor (sub-floor) and roof

C. Lot description:

- | | |
|---|--|
| 1. acreage <u>12.0</u> | 4. depth side yards <u>25</u> Ft. <u>400+</u> Ft.
(building to lot lines) |
| 2. road frontage <u>500'</u> Ft. | |
| 3. depth front yard <u>50'</u> Ft.
(Road centerline to building) | 5. depth rear yard <u>800+</u> 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 Date
Applicant Phillip A. Heins Date 9-16-15

Zoning Permit Fee: \$ 0 Cash _____ Check _____ Date 9/16/15 Rec'd by JB
DRB Hearing Fee: \$ _____ Cash _____ Check _____ Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"

Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, October 6, 2015 at 7:00 p.m. in the library of the East Montpelier Elementary School to conduct conditional use review of zoning application #15-027 submitted by the East Montpelier Recreation Board on behalf of the Town of East Montpelier. The Recreation Board would like to move the combo shed/concession stand to a new location about 25 feet closer to Vincent Flats Road and turn the shed to face the fields more directly. The following notice will appear in the Times Argus Monday, September 21, 2015:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, October 6, 2015 at 7:00 p.m. in the library of the East Montpelier Elementary School, located at 665 Vincent Flats Road, to consider the following:

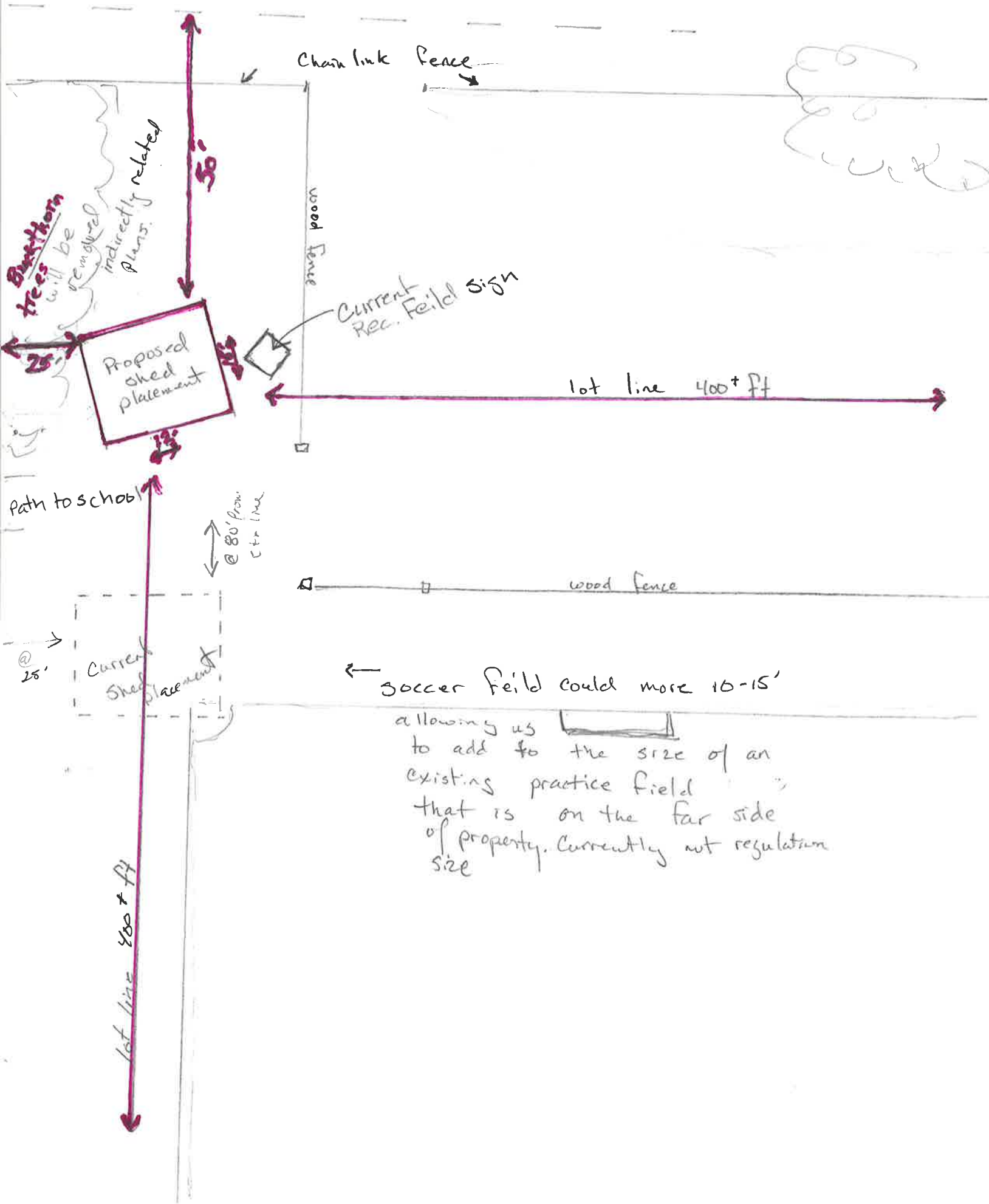
Conditional use review of application #15-027, submitted by East Montpelier Recreation Board on behalf of the town, to move the existing, non-conforming concession shed to a new location on the town's recreation field complex located at 555 Vincent Flats Road. The applicant is requesting a 25-foot §3.14 front setback waiver to move the shed closer to the road. The property, subject to DRB regulation as a §4.12 protected public use, is in the Agriculture & Forest Conservation District [Zone E], where the front setback is 75 feet from road centerline.

The DRB will conduct a site visit for the benefit of this application at 6:30 p.m., October 6, 2015 at the East Montpelier Recreation Field Complex located at 555 Vincent Flats Road. The site visit will commence near the parking lot entrance by the concession shed.

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



Buckhorn trees will be removed indirectly related plans

Proposed shed placement

Current Rec. Field sign

lot line 400+ Ft

wood fence

Path to school

Current Shed placement

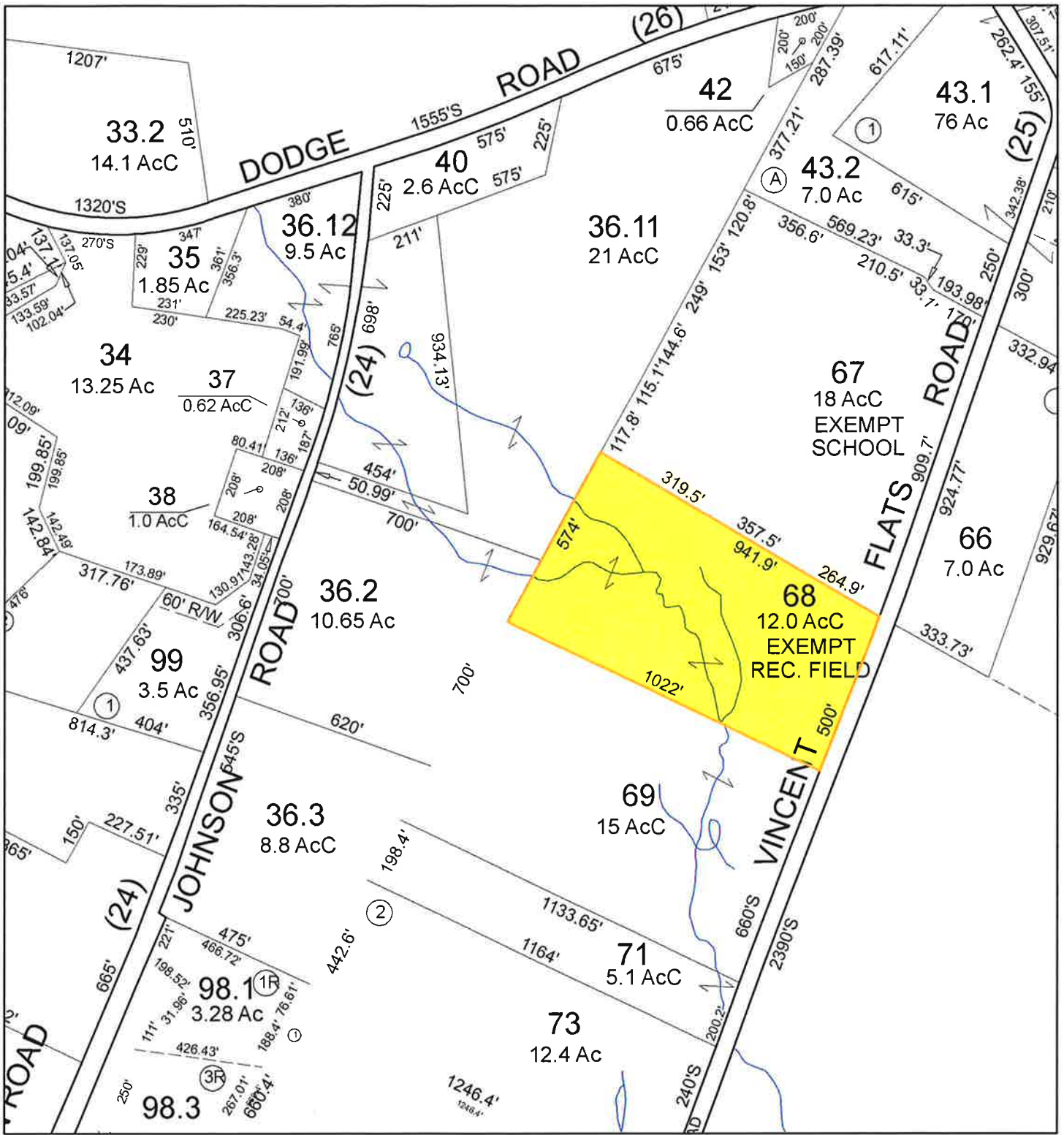
Soccer field could more 10-15'

allowing us to add to the size of an existing practice field that is on the far side of property. Currently not regulation size

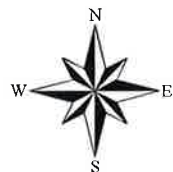
lot line 400+ Ft

@ 25'

@ 80' from center line



East Montpelier Recreation Field
 East Montpelier



9/16/2015

