

Permit # 15-040

ZONING PERMIT APPLICATION

Date Received: 12/21/15

Zoning District →

TOWN OF EAST MONTPELIER

Parcel # 09-080.200

Overlays WR

PO Box 157, East Montpelier, VT 05651

Tax Map # 12-02-54.200

\*\*\*\*\*

- A. 1. Name of Landowner ARMAND J. LAQUERRE Phone No.....
2. Address of Landowner 1010 VT RTE 14S E Montpelier 05651
3. Applicant (other than owner)..... Phone No.....
4. Address of Applicant.....
5. Location of Property Route 14 and East Hill Rd

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 Split existing 42.5 acre undeveloped parcel into 12 parcels. No development proposed at this time.

C. Lot description: see survey

- |  |   |
|--|---|
| 1. acreage .....   | 4. depth side yards ..... Ft. .... Ft.<br>(building to lot lines) |
| 2. road frontage ..... Ft.                                     |   |
| 3. depth front yard ..... Ft.<br>(Road centerline to building) | 5. depth rear yard ..... Ft.<br>(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 Armand J. Laquerre Date 12-21-15

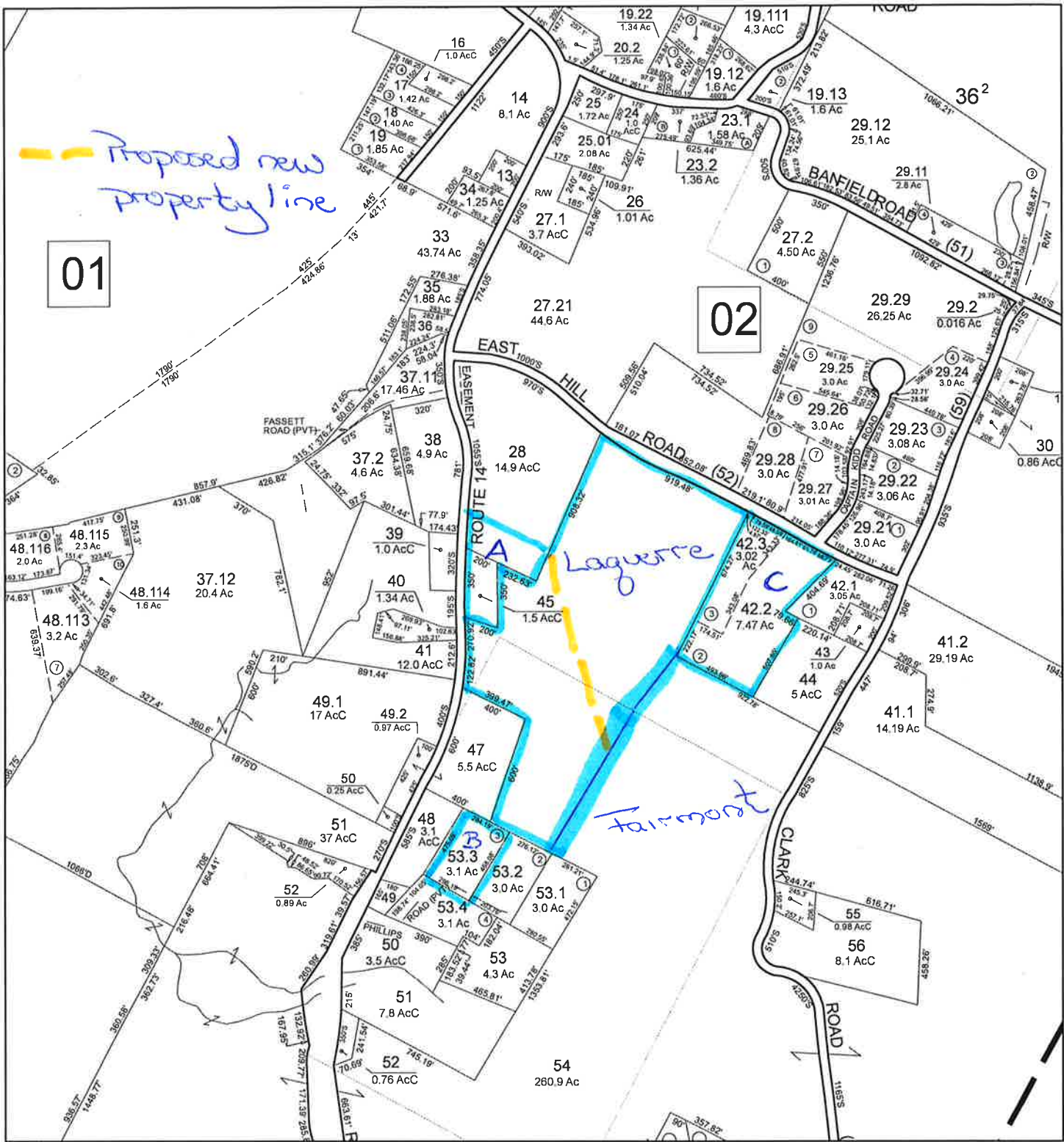
Applicant ..... Date .....

\*\*\*\*\*

Zoning Permit Fee: \$ 250.00 Cash \_\_\_\_\_ Check #35344 Date 12/21/15 Rec'd by D.B.

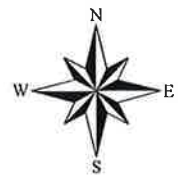
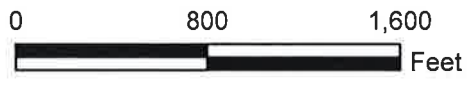
DRB Hearing Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

Make checks payable to the "Town of East Montpelier"



A & B owned by  
Laguerre  
C owned by  
Messier

### Rappaport 2014 Woodlot East Montpelier



1/12/2016

# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, February 2, 2016 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of zoning application #15-040 submitted by Armand Laquerre. The application is for a 2-lot subdivision of Mr. Laquerre's property bordering East Hill Road and VT Rte. 14 S. This parcel is the woodlot portion of a property subdivided in 2014 by Jerome Rappaport (Lylehaven Farm). Mr. Laquerre's stated intent is to split the lot into two parcels, with the 23.1-acre section along East Hill Road being transferred to the abutting Messier family. The 19.4-acre section along VT Rte. 14 S, which abuts personal and business properties owned by Mr. Laquerre, will be retained by him. There is no proposed development of any part of the property. The following notice will appear in the Times Argus Monday, January 18, 2016:

**The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, February 2, 2016 at 7:00 p.m. at the Municipal Office Building to consider the following:**

**Final plan review of Application 15-040, submitted by Armand J. Laquerre, to subdivide his undeveloped property bordered by East Hill Road and VT Rte. 14 S, a 42.5-acre parcel known as Lot 1 of the 2014 Rappaport subdivision #14-049. This proposal will further divide this lot into two parcels: one of 19.4 acres with frontage on VT Rte. 14 S; and, one of 23.1 acres with frontage on East Hill Road. 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 V.S.A. §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](mailto:eastmontadmin@comcast.net).

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