

Permit # 16-033

Zoning District D

Overlays -

ZONING PERMIT APPLICATION

TOWN OF EAST MONTPELIER

PO Box 157, East Montpelier, VT 05651

Date Received: 7/14/16

Parcel # 09-105.900

Tax Map # 12-02-29.290

A. 1. Name of Landowner..... Doreen Wells Phone No. 249-0733
 2. Address of Landowner..... 45 Cutler Hts Rd, Montpelier VT
 3. Applicant (other than owner)..... Phone No.....
 4. Address of Applicant.....
 5. Location of Property..... East Hill Rd, E. Montpelier

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..... Modify survey to separate 9(+/-)
H. See survey/subdivision plan

C. Lot description: 24A (+/-)

1. acreage	4. depth side yards Ft. Ft. (building to lot lines)
2. road frontage <u>1000+</u> Ft.	
3. depth front yard Ft. (Road centerline to building)	5. 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.

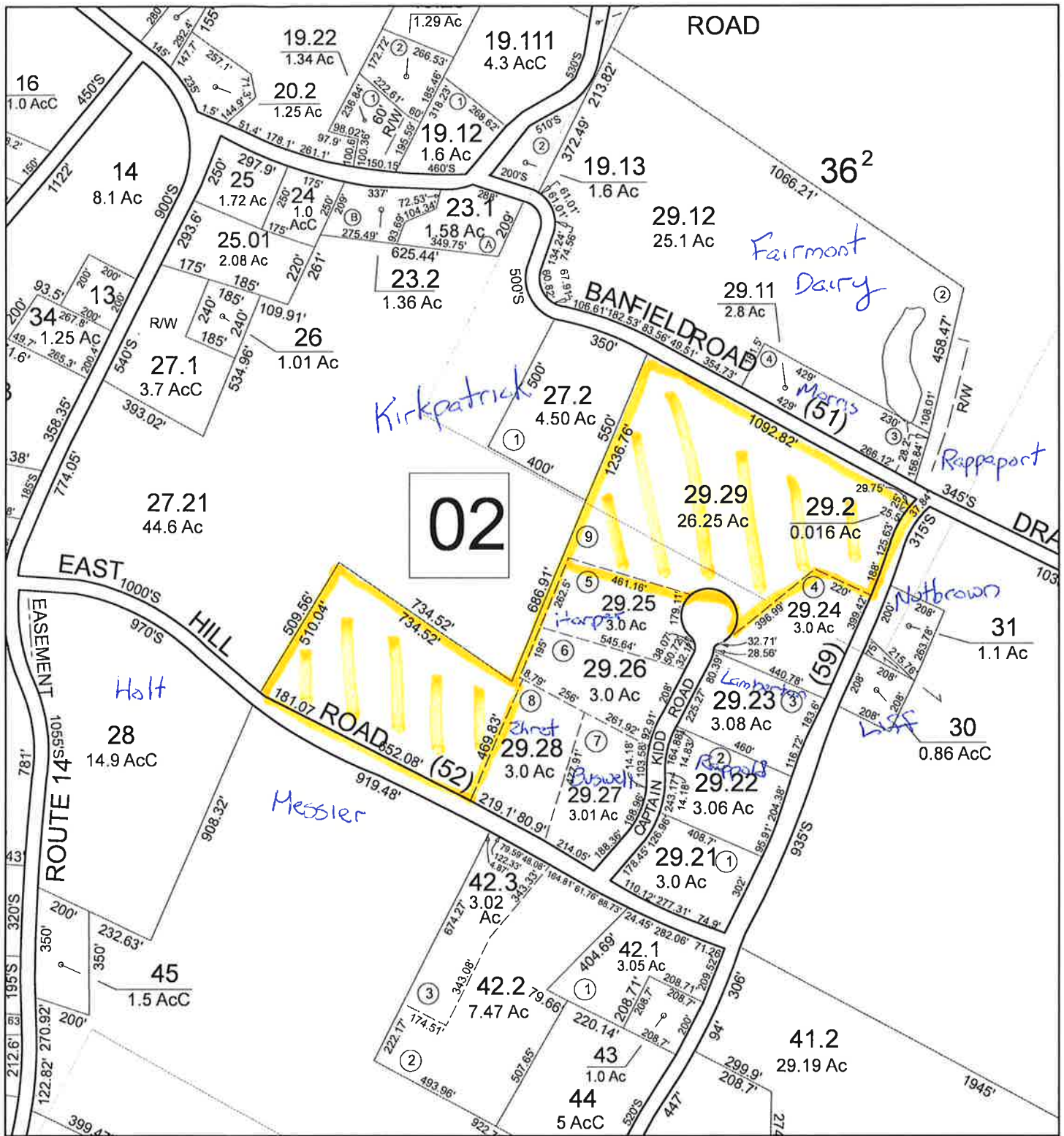
READ BELOW CAREFULLY AND SEE SECTION D ON PAGE 2 OF APPLICATION:

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..... Doreen Wells Date..... 7/14/16
 Applicant..... Date.....

Zoning Permit Fee: \$ 250.00 Cash _____ Check \$510 Date 7/14/16 Rec'd by DB
 DRB Hearing Fee: \$ _____ Cash _____ Check _____ Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"



**Wells -- Captain Kidd Subdivision
East Montpelier**



7/13/2016

Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, August 2, 2016 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of subdivision application 16-033 submitted by Duane Wells. The application is for a 2-lot subdivision of Lot 9 (the remainder lot) of the 2006 Wells subdivision that created the seven building lots around Captain Kidd Road plus a building lot along East Hill Road. The remainder lot is comprised of about 15 acres at the north end of Captain Kidd Road, a 9-acre rectangle along East Hill Road, and a very thin rectangular stretch of land behind Lots 5 & 6 that connects the two larger parcels. The intent is to separate the East Hill parcel from the rest of the property. The following notice will appear in the Times Argus Sunday, July 17, 2016:

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

Final plan review of Application #16-033, submitted by Duane Wells, to subdivide his property on East Hill, Banfield, Clark, and Captain Kidd Roads, a 24.25-acre undeveloped parcel known as Lot 9 of the Wells 2006 Captain Kidd Road Subdivision. This proposal will further divide Lot 9 into two parcels: one of 9.03 acres with frontage on East Hill Road and one of 15.22 acres with frontage on Captain Kidd, Banfield, and Clark Roads. 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.

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