

Permit # 17-004  
Zoning District D  
Overlays WR

**ZONING PERMIT APPLICATION**  
**TOWN OF EAST MONTPELIER**  
PO Box 157, East Montpelier, VT 05651

Date Received: 2/8/17  
Parcel # 05-021.050  
Tax Map # 11-00-75.000

- \*\*\*\*\*
- A. 1. Name of Landowner Cherry Tree LLC Phone No. 802-229-1416  
2. Address of Landowner 30 Cherry Tree Hill Rd. East Montpelier, VT 05651  
3. Applicant (other than owner) John & Patty Connor Phone No. S/A  
4. Address of Applicant S/A  
5. Location of Property TOWNIE HILL 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 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 Create 3 lots for residential construction

- C. Lot description: see plans
- |  |   |
|--|---|
| 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:**

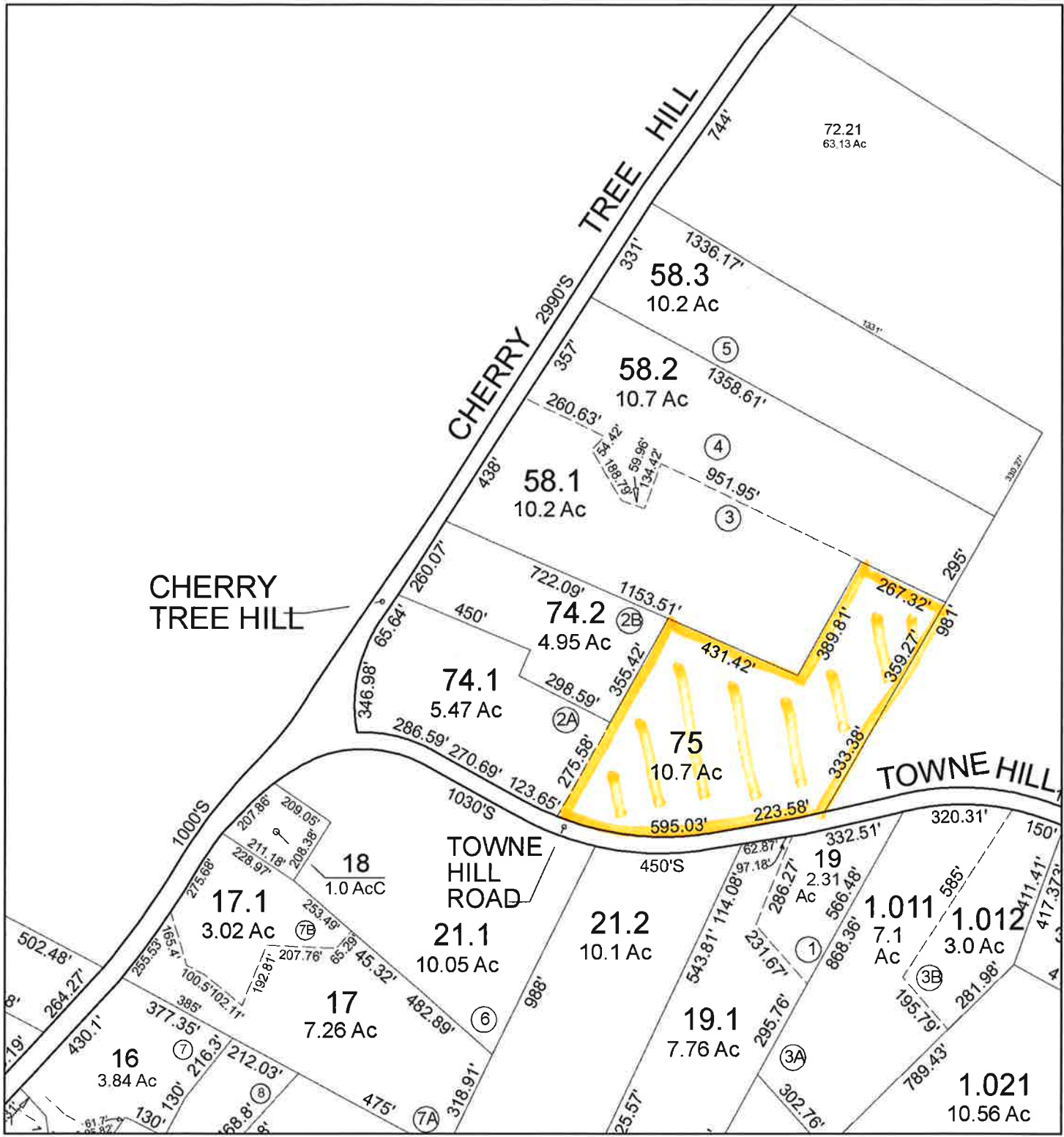
In accordance with 24 V.S.A. §4446, no development or subdivision of land may begin in the Town of East Montpelier until all applicable municipal land use permits and approvals have been issued. The undersigned requests a zoning permit as described above, understanding that the permit will be voided 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 Patricia Connor Date 2.7.2017  
Applicant JOHN AND PATRICIA CONNOR Date 2.7.2017

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Zoning Permit Fee: \$ 300.00 Cash  Check  # 6106 Date 2/8/17 Rec'd by D.B.  
DRB Hearing Fee: \$ \_\_\_\_\_ Cash  Check  Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

Make checks payable to the "Town of East Montpelier"



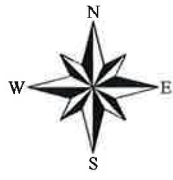
CHERRY  
TREE HILL

CHERRY  
TREE HILL

TOWNE HILL

TOWNE  
HILL  
ROAD

**Cherry Tree LLC -- O Towne Hill Road  
East Montpelier**



2/9/2017

# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, March 14, 2017 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of subdivision application 17-004 submitted by John & Patty Connor. The application is for a 3-lot subdivision of the undeveloped 10.7-acre lot along Towne Hill Road just east of the Connor property located at the northeast corner of the Towne Hill and Cherry Tree Hill Roads intersection. The three lots will all have conforming frontage along Towne Hill Road, but will be accessed by a new private drive with a single curb cut on Towne Hill Road at the east side of the parcel. The three lots will be served by a community mound system to be placed midway along the west side of the property. The following notice will appear in the Times Argus Saturday, February 25, 2017:

**The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, March 14, 2017 at 7:00 p.m. at the Municipal Office Building to consider the following:**

**Final plan review of Application #17-004, submitted by applicants John & Patty Connor, to subdivide the 10.7-acre Cherry Tree LLC parcel located on the north side of Towne Hill Road between Cherry Tree Hill Road and US Rte. 2. This proposal will divide the undeveloped property into three building lots: Lot 1 of 4.22 acres; Lot 2 of 3.21 acres; and, Lot 3 of 3.26 acres. 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