

Permit # 17-013  
Zoning District D  
Overlays —

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

Date Received: 4/12/17  
Parcel # 09-105.100  
Tax Map # 12-02-29.006

- \*\*\*\*\*
- A. 1. Name of Landowner Duane Wells Phone No. \_\_\_\_\_  
2. Address of Landowner 45 Cutler Heights, Montpelier, VT 05602  
3. Applicant (other than owner) \_\_\_\_\_ Phone No. \_\_\_\_\_  
4. Address of Applicant \_\_\_\_\_  
5. Location of Property Captain Kidd & Banfield Roads

**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 To subdivide the existing 15.22 acre Lot 10 fronting Captain Kidd and Banfield Roads into three lots: Lot 10 of 3.14 to be served by a 25' right-of way from the cul-de-sac on Captain Kidd Road; Lot 11 of 3.04 acres with 319' for frontage on the Captian Kidd cul-de-sac; and Lot 12 of 9.05 acres, comprising the entire Banfield Road frontage of 1093' to be conveyed to adjoining property owner Kirkpatrick. All lots are to be development deferred.

**C. Lot description:**

- |   |   |
|---|---|
| 1. acreage <u>15.22</u>   | 4. depth side yards <u>n/a</u> Ft. _____ Ft. _____<br>(building to lot lines) |
| 2. road frontage <u>1412</u> Ft.  | 5. depth rear yard <u>n/a</u> Ft. _____ Ft. _____<br>(building to lot line)   |
| 3. depth front yard <u>n/a</u> Ft. _____ Ft. _____<br>(Road centerline to building) |   |

**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.

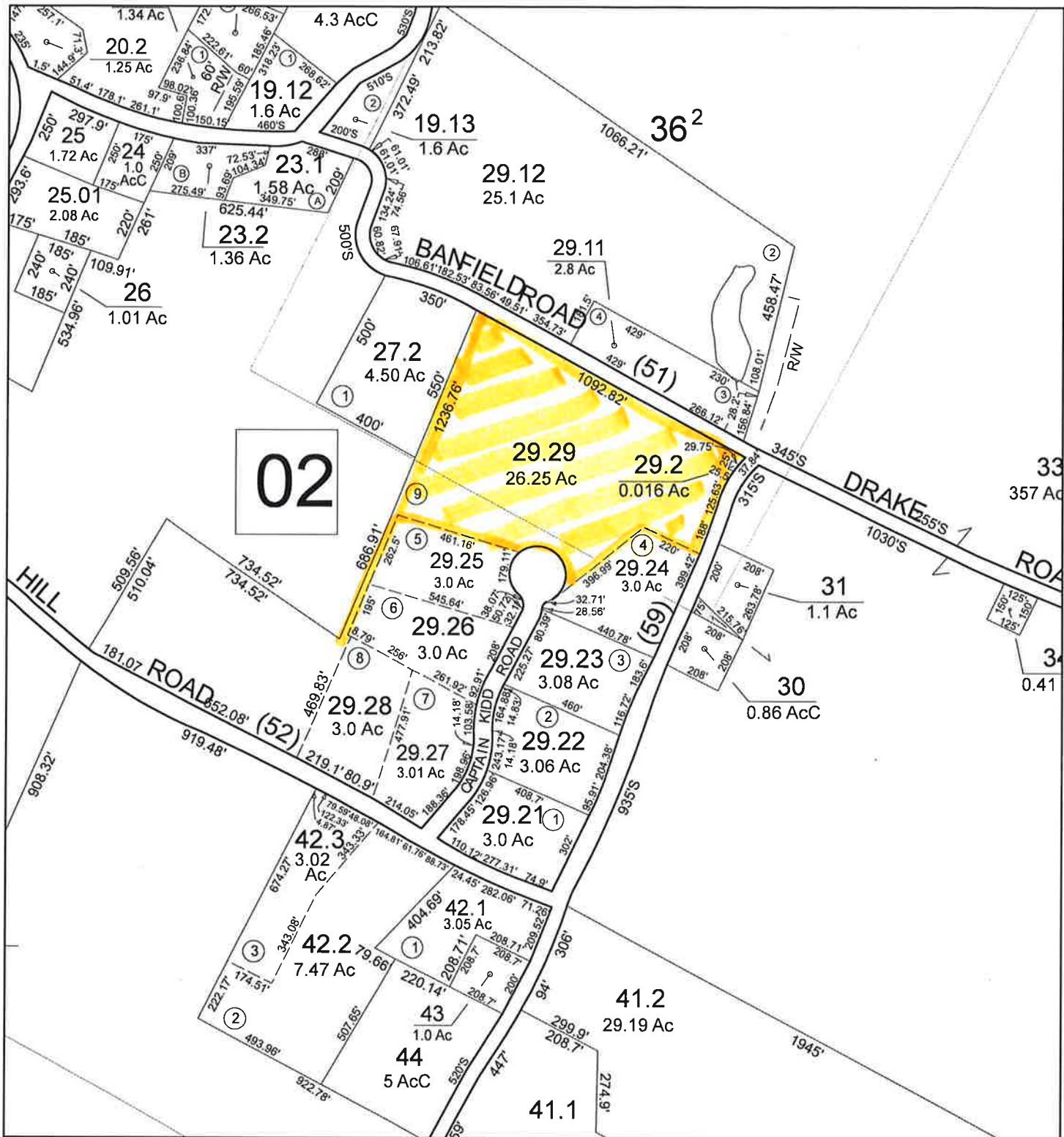
Landowner *Duane Wells* Date 4/10/17  
Applicant \_\_\_\_\_ Date \_\_\_\_\_

\*\*\*\*\*

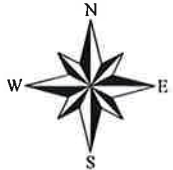
Zoning Permit Fee: \$ 375.00 Cash \_\_\_\_\_ Check #3790 Date 4/12/17 Rec'd by D.B.  
DRB Hearing Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

Make checks payable to the "Town of East Montpelier"





**Wells -- Lot 10 Captain Kidd Road  
East Montpelier**



4/14/2017

# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, May 2, 2017 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of subdivision application 17-013 submitted by Duane Wells. The application is for a 3-lot subdivision of Lot 10 (the current remainder lot) of the 2016 Wells subdivision that split the original remainder Lot 9 of the 2006 Wells Captain Kidd Road subdivision. The 2016 subdivision created a 9-acre building lot on East Hill Road, leaving a 15.22-acre lot with access on Clark, Banfield, and Captain Kidd Roads. The intent this time is to create a 9-acre lot encompassing the field along Banfield Road plus two 3-acre lots at the north end of Captain Kidd Road. The following notice will appear in the Times Argus Sunday, April 15, 2017:

**The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, May 2, 2017 at 7:00 p.m. at the Municipal Office Building to consider the following:**

**Final plan review of Application #17-013, submitted by Duane Wells, to subdivide his property on Banfield, Clark, and Captain Kidd Roads, a 15.22-acre undeveloped parcel known as Lot 10 of the Wells 2016 Subdivision, which is a portion of the original Lot 9 from the Wells 2006 Captain Kidd Road Subdivision. This proposal will divide Lot 10 into three parcels: Lot 12 of 9.05 acres with frontage on Banfield and Clark Roads; Lot 11 of 3.04 acres with frontage on Captain Kidd Road; and, Lot 10 of 3.14 acres served by an access easement over Lot 11. The property is located in Zone D – Rural Residential/Agricultural, where the minimum lot size is 3 acres.**

The applicant has arranged for the town to provide the required abutter notice which must be provided 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