

Permit # 17-021

**ZONING PERMIT APPLICATION**

Date Received: 5/16/17

Zoning District E

**TOWN OF EAST MONTPELIER**

Parcel # 02-025.100

Overlays WR

PO Box 157, East Montpelier, VT 05651

Tax Map # 04-01-25.100

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- A. 1. Name of Landowner: Lucy & Joseph Ferrada Phone No. 802-779-7735  
 2. Address of Landowner: 3867 County Rd., Montpelier, VT 05602  
 3. Applicant (other than owner): ..... Phone No. ....  
 4. Address of Applicant: .....  
 5. Location of Property: 3867 County Rd. East Mont.

**B: Application is made (check appropriate boxes):**

- |                                     |   |   |
|-------------------------------------|---|---|
| <b>To:</b>                          | <b>For:</b>   | <b>For:</b>   |
| <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: 2 lot subdivision, new lot will be 10.1± acres. Remaining lot is 21.5± acres with existing structures. Access easement to new lot from existing drive.

- C. Lot description:
- |  |   |
|--|---|
| 1. acreage <u>31.6</u>   | 4. depth side yards ..... Ft. .... Ft.<br>(building to lot lines) |
| 2. road frontage ..... Ft.                                     | 5. depth rear yard ..... Ft.<br>(building to lot line)            |
| 3. depth front yard ..... 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: [Signature] Date: 5/16/17  
Applicant: Lucy Ferrada Date: .....

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Zoning Permit Fee: \$ 250.00 Cash \_\_\_\_\_ Check #1062 Date 5/16/17 Rec'd by D.B  
DRB Hearing Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

Make checks payable to the "Town of East Montpelier"



**GENERAL NOTES**

1. THIS SURVEY WAS COMPLETED BY MERRILL & ASSOCIATES, INC. ON 05/14/2018.
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REFERENCES REFERENCED TO METRIC NORTH COORDINATES  
 THIS PLAN CONFORMS WITH THE REQUIREMENTS OF SECTION  
 1000 OF TITLE 24 V.S.A.

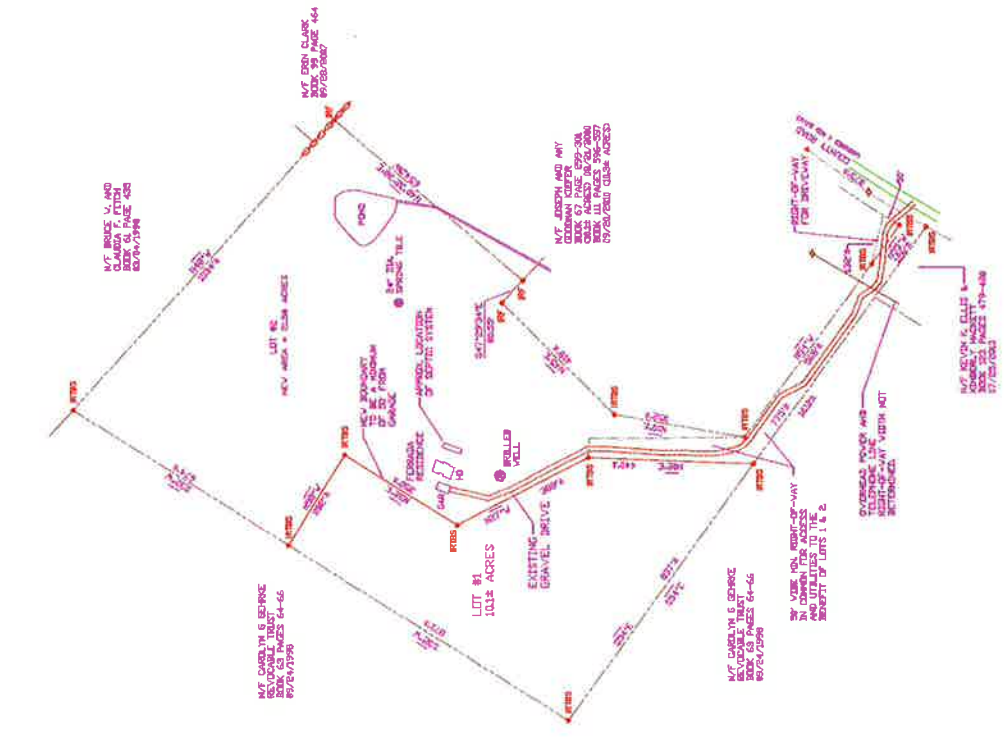
**SUBDIVISION OF LAND**  
 OWNED BY  
**JOSEPH M. & LUCY V. FERRARA**  
 EAST MONTPELIER, VERMONT

**MICHAEL J. PATTERSON L.S.**  
 MIDDLESEX, VERMONT

PROJECT #	SCALE	DATE
2017-00-03	1" = 125'	MAY 2017

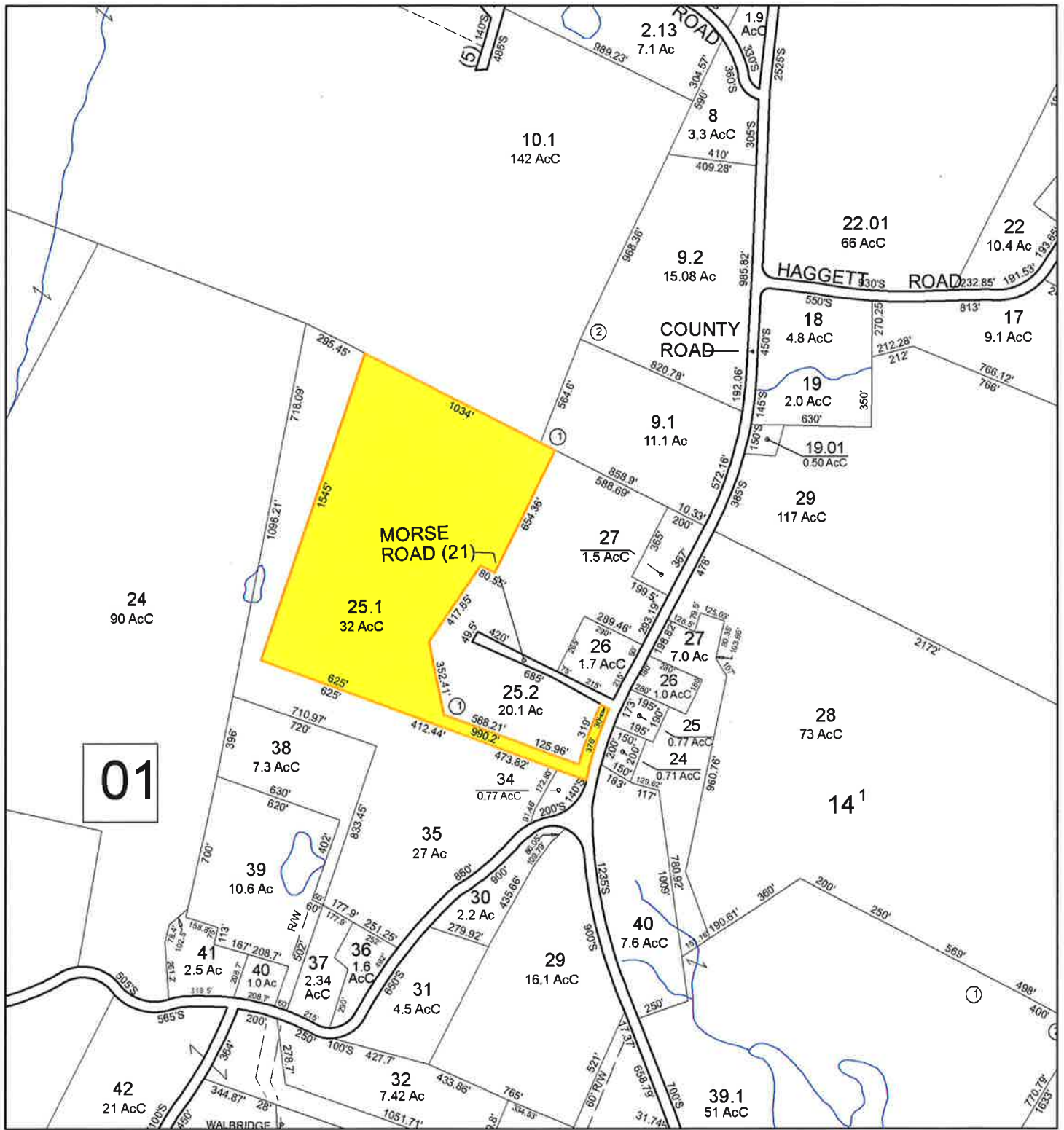


THIS SURVEY WAS BASED ON EVIDENCE  
 FOUND IN THE FIELD AND INFORMATION  
 PROVIDED BY THE CLIENT. THE CLIENT  
 AND PUBLIC RECORDS.



- LEGEND:**
- MAGNETIC LINE
  - EDGE OF GRAVEL DRIVE
  - STONE WALL
  - IRON ROD FOUND
  - IRON ROD FOUND
  - IRON ROD FOUND
  - CALCULATED POINT
  - TELEPHONE POLE

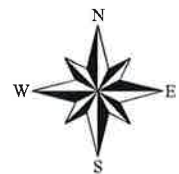




**Ferrada -- 3867 County Road  
East Montpelier**



5/16/2017



# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, June 6, 2017 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of subdivision application 17-021 submitted by Lucy & Joseph Ferrada. The application is for a 2-lot subdivision of Ferrada property located at 3867 County Road. The intent is to separate off a 10.1-acre lot from the developed portion of the property. The new lot will be served by an access easement over the remainder lot, using the existing driveway before splitting off to the west about 400' short of the Ferrada homesite. The following notice will appear in the Times Argus Saturday, May 20, 2017:

**The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, June 6, 2017 at 7:00 p.m. at the Municipal Office Building to consider the following:**

**Final plan review of Application #17-021, submitted by Lucy & Joseph Ferrada, to subdivide their 31.6-acre residential property located at 3867 County Road. This proposal will divide the parcel into two lots: Lot 1 of 10.1+/- acres served by an access easement; and, Lot 2 of 21.5+/- acres and existing structures with frontage on County Road. The property is located in Zone E – Agricultural/Forest Conservation, where the minimum lot size is 7 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