

Permit # 17-022
Zoning District D
Overlays -

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

Date Received: 5/17/17
Parcel # 05-090.000
Tax Map # 08-03-22.000

- A. 1. Name of Landowner: BRADLEY WITHAM Phone No. 223-6592
2. Address of Landowner: 1974 BLISS ROAD MONTPELIER, VT 05602
3. Applicant (other than owner): SUSAN WITHAM Phone No. 223-2881
4. Address of Applicant: 1470 CENTER ROAD MONTPELIER, VT 05602
5. Location of Property: 1974 BLISS ROAD EAST MONTPELIER

B: Application is made (check appropriate boxes):

- | | | |
|---|--|---|
| To: | For: | For: |
| <input checked="" type="checkbox"/> Construct | <input checked="" 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: Construction of a single family dwelling, garage, and small sauna building.
Two lot subdivision: new 4+-acre building lot with access over remainder lot; and, 7.8+-acre remainder lot w/ existing home.

- C. Lot description:
- | | |
|--|---|
| 1. acreage <u>1.68</u> | 4. depth side yards Ft. Ft.
(building to lot lines) |
| 2. road frontage <u>0 (asphalt)</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: Bradley Witham Date 5.17.17
Applicant: Susan Witham Date 5.17.17

Zoning Permit Fee: \$ 250.00 Cash _____ Check 150 Date 5/17/17 Rec'd by DB
DRB Hearing Fee: \$ _____ Cash _____ Check _____ Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"

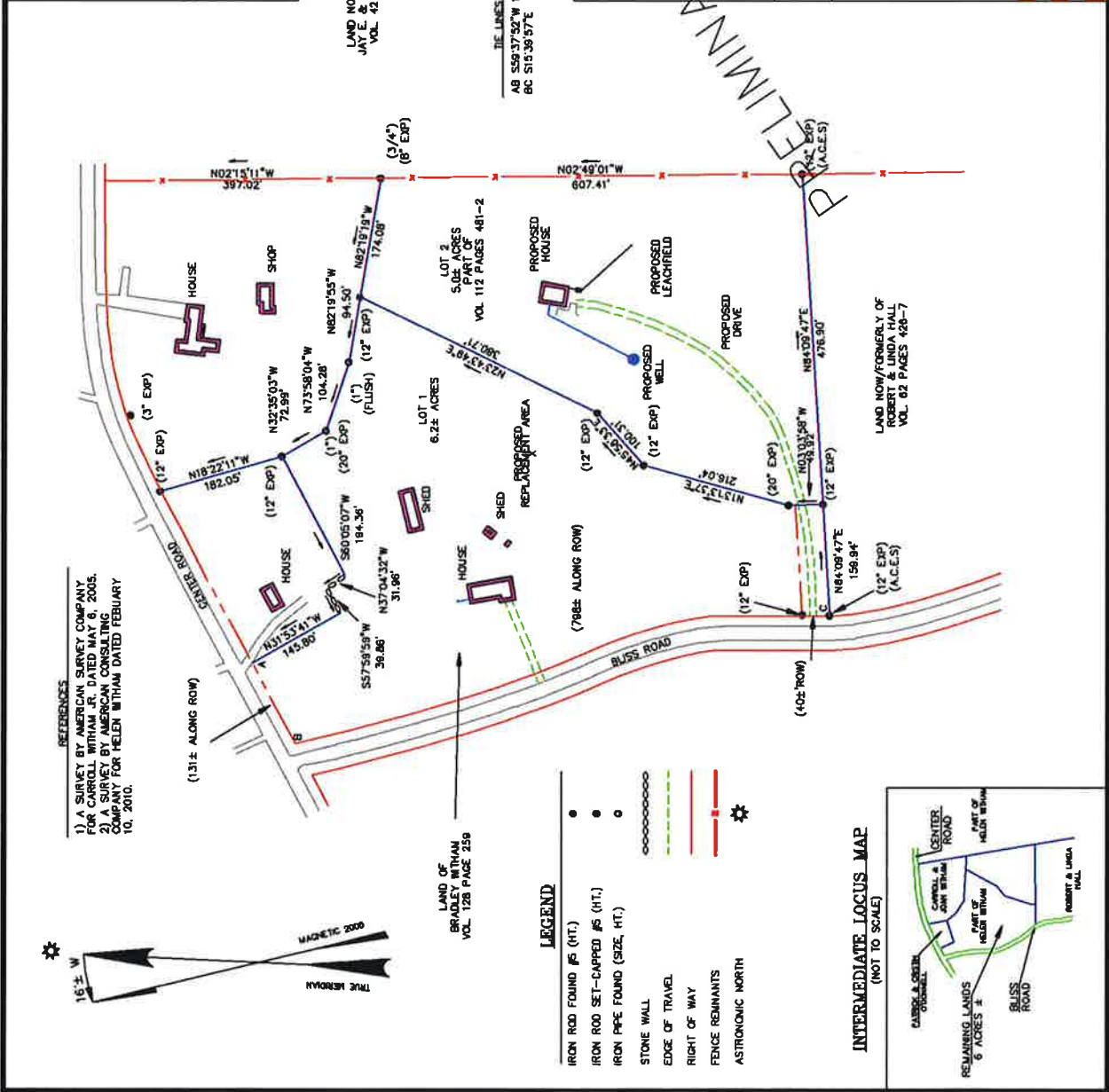


LOCATION MAP
(NOT TO SCALE)

LAND NOW FORMERLY OF
JANE E. SMILE & COLLETT
VOL. 42, PAGES 402-30

NOTES
1) A 40± RIGHT OF WAY TO BE CONNECTED TO
SUSAN WITH FOR ACCESS TO LOT2

TIE LINES
AB S59°37'52"W 131.23'
BC S19.39°57'E 791.91'



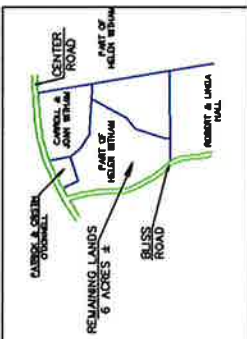
- REFERENCES
- 1) A SURVEY BY AMERICAN SURVEY COMPANY DATED FEBRUARY 10, 2005.
 - 2) A SURVEY BY AMERICAN CONSULTING COMPANY FOR HELEN WITHAM DATED FEBRUARY 10, 2010.

LAND OF
BRADLEY WITHAM
VOL. 128 PAGE 259

LEGEND

- IRON ROD FOUND #5 (HT.)
- IRON ROD SET-CAPPED #5 (HT.)
- IRON PIPE FOUND (SIZE, HT.)
- STONE WALL
- EDGE OF TRAVEL
- RIGHT OF WAY
- FENCE REMNANTS
- ★ ASTRONOMIC NORTH

INTERMEDIATE LOCUS MAP
(NOT TO SCALE)



CERTIFICATION

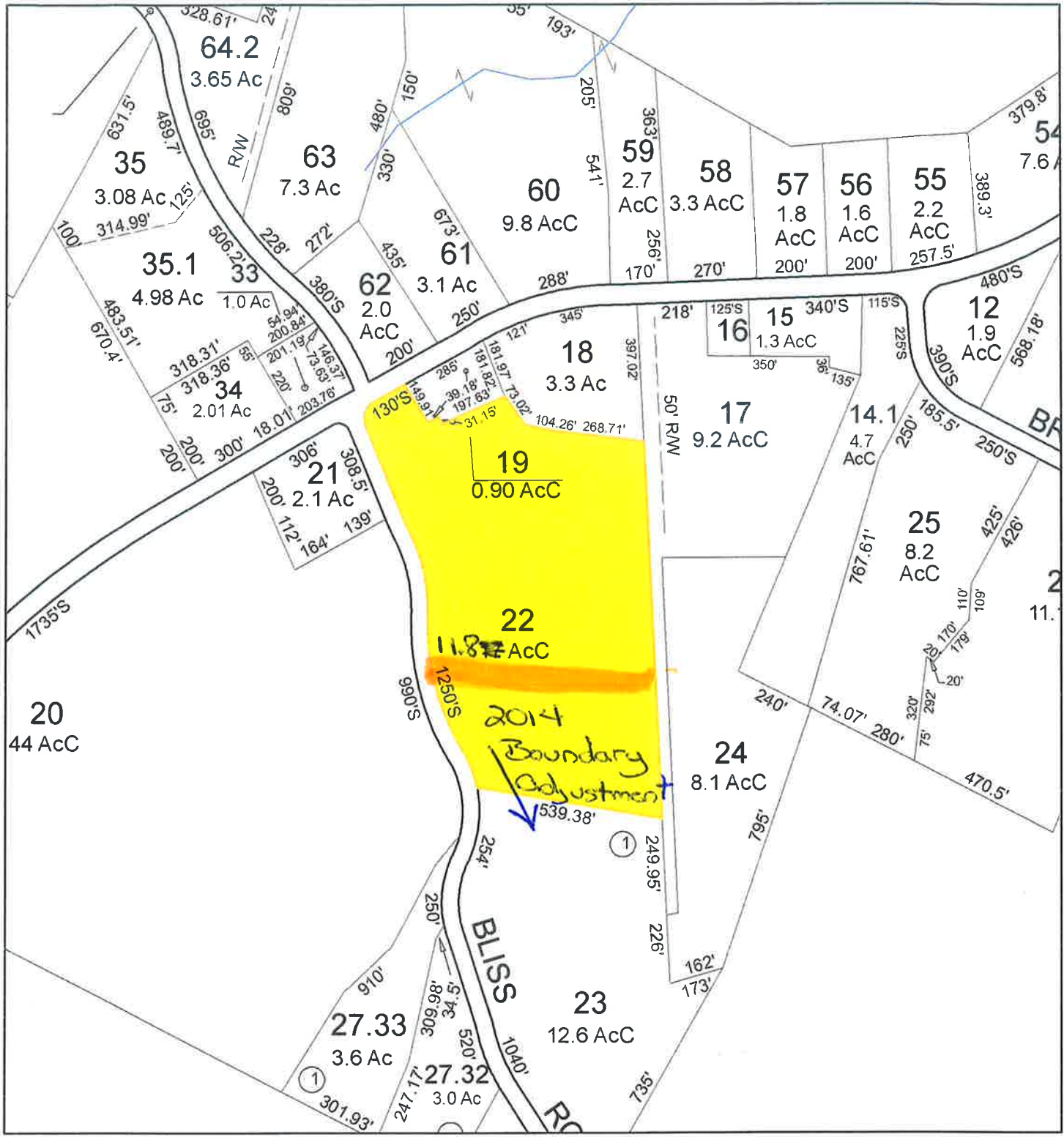
THIS SURVEY WAS COMPLETED BASED ON DEEDS AND SURVEYS FOUND ON RECORD IN THE EAST MONTPELIER MUNICIPAL OFFICE AND ON CONVEYANCES TO THE SURVEYED LANDS. THE SURVEY WAS CONDUCTED BY THE SURVEYOR AND A REGISTERED PROFESSIONAL ENGINEER IN THE SECOND CLASS. THE SURVEY WAS CONDUCTED WITH A PRECISION RATIO OF 1:200,000. THE BEARINGS ARE ASTRONOMICALLY TRUE AND THE TRUE MERIDIAN IS BASED ON SOLAR OBSERVATIONS TAKEN BY THE HOUR ANGLE METHOD AT 44°-17'-01" NORTHERN LATITUDE AND 72°-31'-44" WEST LONGITUDE ON MAY 5, 2005. BUSSE ROAD AND CENTER ROAD ARE ASSUMED TO BE IN THE PLANE OF THE VERMONT AGENCY OF TRANSPORTATION RECORDS IT IS A CLASS THREE TOWN ROAD. THE PROPERTY MAY BE ENCUMBERED BY EXISTING EASEMENTS NOT DEPICTED ON THE SURVEY INCLUDING, BUT NOT LIMITED TO POWER, TELEPHONE, AND WATER RIGHTS.

A SUBDIVISION SURVEY IN
EAST MONTPELIER, VERMONT FOR
BRADLEY WITHAM

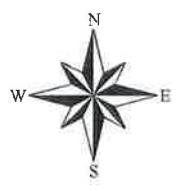
★ ★ ★ ⊕ ★ ★ ★

AMERICAN SURVEY COMPANY
"SURVEYING, MONUMENTING, AND MAPPING
THE LANDS OF AMERICA"

VERMONT OFFICE WILLIAMSTOWN, VT
CHIEF OF PARTY CRUSSO
COMPILED APRIL 15, 2017
APPROVED



**Witham -- 1974 Bliss Road
East Montpelier**



5/2/2017

Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, June 27, 2017 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of subdivision application 17-022 submitted by Susan Witham. The application is for a 2-lot subdivision of Bradley Witham's property located at 1974 Bliss Road. The intent is to separate off a 5-acre building lot from the developed portion of the property. The new lot will be served by an access easement over the remainder lot using a new curb cut on Bliss Road near the southern end of the property. The following notice will appear in the Times Argus Saturday, June 10, 2017:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, June 27, 2017 at 7:00 p.m. at the Municipal Office Building to consider the following:

Final plan review of Application #17-022, submitted by Susan Witham, to subdivide Bradley Witham's 11.8-acre residential property located at 1974 Bliss Road. This proposal will divide the parcel into two lots: a new building lot of 5+/- acres served by an access easement; and, a remainder lot of 6.8+/- acres and existing structures with frontage on Bliss and Center Roads. 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.

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