

Permit # 17-041

**ZONING PERMIT APPLICATION**

Date Received: 9/13/17

Zoning District A

**TOWN OF EAST MONTPELIER**

Parcel # 10-074.120

Overlays WR, FHA, RC PO Box 157, East Montpelier, VT 05651

Tax Map # 09-00-90.130

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- A. 1. Name of Landowner Barbara Cote & Donald Cote Phone No. 279-9959  
 2. Address of Landowner c/o Jason Cote, 3998 US Route 2, E. Montpelier, VT 05651  
 3. Applicant (other than owner)..... Phone No.....  
 4. Address of Applicant.....  
 5. Location of Property US Route 2 East

**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 type="checkbox"/> Subdivision of land            |
| <input type="checkbox"/> Repair     | <input type="checkbox"/> Multi-family dwelling                            | <input checked="" 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 adjust the existing boundary line between the land of Barbara Cote (the "Carpet Barn") and the adjoining land of Donald Cote (the "driving range") to accomodate potential future development. the area of the adjustment is ~~0.35~~ 0.22 acres.

**C. Lot description:**

- |                                                                                 |                                                                              |
|---------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| 1. acreage <u>1.72 &amp; 7.58 to 1.94 &amp; 7.36</u>                            | 4. depth side yards <u>no change</u> Ft. .... Ft.<br>(building to lot lines) |
| 2. road frontage <u>no change</u> ..... Ft.                                     |                                                                              |
| 3. depth front yard <u>no change</u> ..... Ft.<br>(Road centerline to building) | 5. depth rear yard <u>no change</u> ..... 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:**

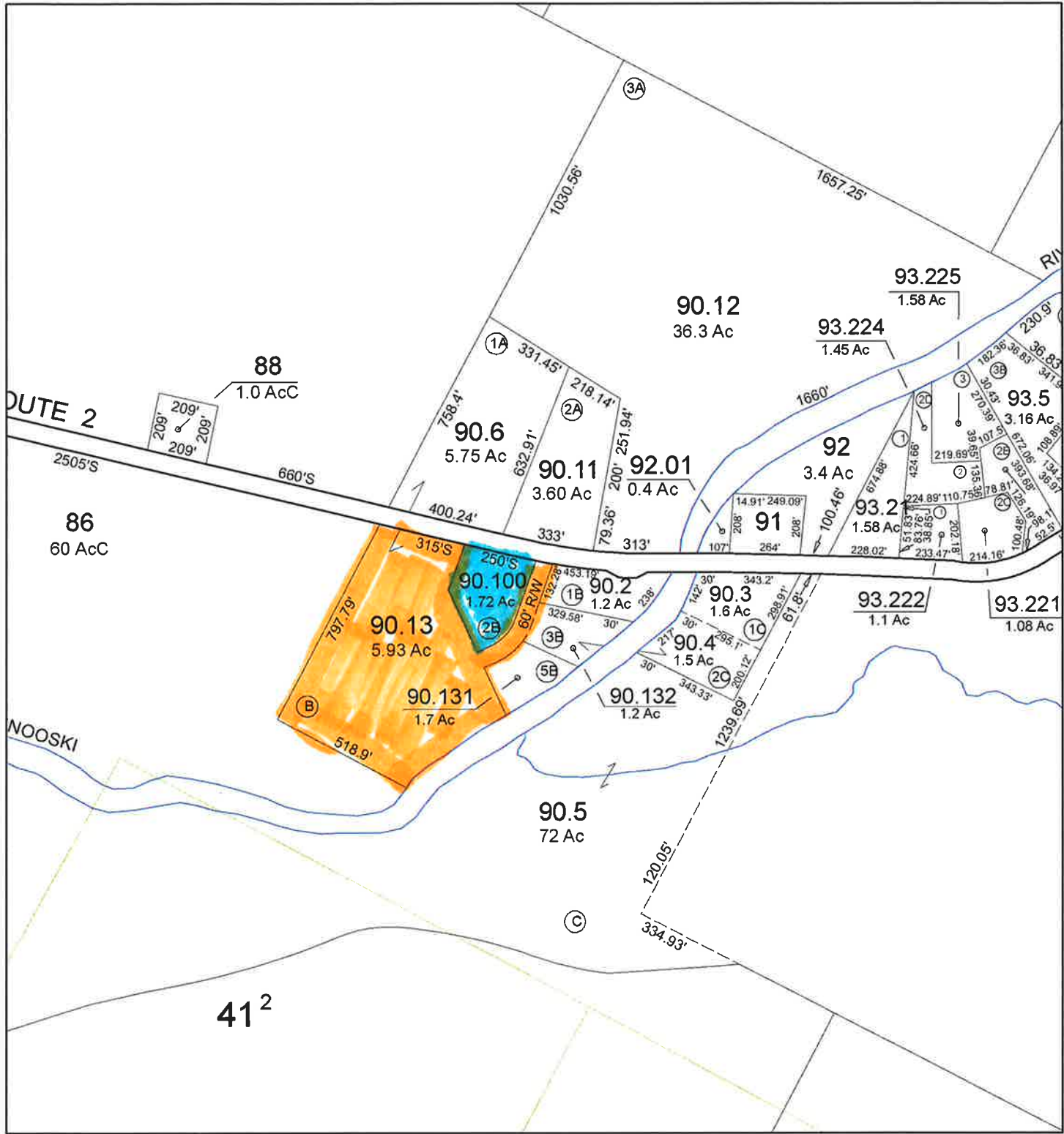
In accordance with 24 V.S.A. §4446, no development or subdivision of land may begin in the Town of East Montpelier until all applicable municipal land use permits and approvals have been issued. The undersigned requests a zoning permit as described above, understanding that the permit will be voided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

Don Landowner Donald Cote Date 9/13/17  
 Barb Applicant Barbara Cote Date 9/13/17

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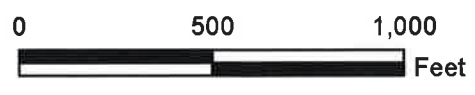
Zoning Permit Fee: \$ 751 Cash \_\_\_\_\_ Check \$1959 Date 9/13/17 Rec'd by D.S.  
 DRB Hearing Fee: \$ 150/205 Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

Make checks payable to the "Town of East Montpelier"



Blue: Barbara Cote  
 Carpet Barn  
 Orange: Donald Cote  
 Golf range

**Cote -- US Rte. 2  
 East Montpelier**



9/13/2017

# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, October 3, 2017 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of boundary line adjustment application 17-041 submitted by Donald & Barbara Cote. The application is to transfer an 0.22-acre wedge of land from the “driving range” parcel owned by Donald Cote to the “Delair’s Carpet Barn” parcel owned by Barbara Cote. Although there is no current intention to further develop either parcel, the addition to the Carpet Barn lot is designed to make it easier, in a regulatory sense, to accommodate potential future development of that lot. The following notice will appear in the Times Argus Saturday, September 16, 2017:

**The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, October 3, 2017 at 7:00 p.m. at the Municipal Office Building to consider the following:**

**Final plan review of Application #17-041, submitted by Donald & Barbara Cote, for a boundary adjustment that will take 0.22 acres from Mr. Cote’s 7.58-acre undeveloped parcel and add 0.22 acres to Ms. Cote’s abutting 1.72-acre commercial property, Delair’s Carpet Barn, located at 3998 US Rte. 2. The parcels are located in Zone A – Commercial, where the minimum lot size is 1 acre.**

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