

Permit # 17-042

**ZONING PERMIT APPLICATION**

Date Received: 9/13/17

Zoning District A

**TOWN OF EAST MONTPELIER**

Parcel # 10-074.500

Overlays WR, FHA, ICC

PO Box 157, East Montpelier, VT 05651

Tax Map # 09-00-90.120

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- A. 1. Name of Landowner East Montpelier Acres, LLC 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 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 36+/- acres undeveloped parcel into two residential lots: Lot 3-A1 of 33.84 acres for the construction of the single-family residence and an accessory dwelling, and Lot 3-A2 of 2.18 acres for the construction of a single-family dwelling. Both lots will be served by a shared drive and on-site sewer and water systems.

**C. Lot description:**

- |  |   |
|--|---|
| 1. acreage <u>36+/-</u>                  | 4. depth side yards <u>120'</u> (min) Ft. Ft. |
| 2. road frontage <u>302'</u> Ft.         | (building to lot lines)                       |
| 3. depth front yard <u>81'</u> (min) Ft. | 5. depth rear yard <u>123'</u> (min) Ft.      |
| (Road centerline to building)            | (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:**

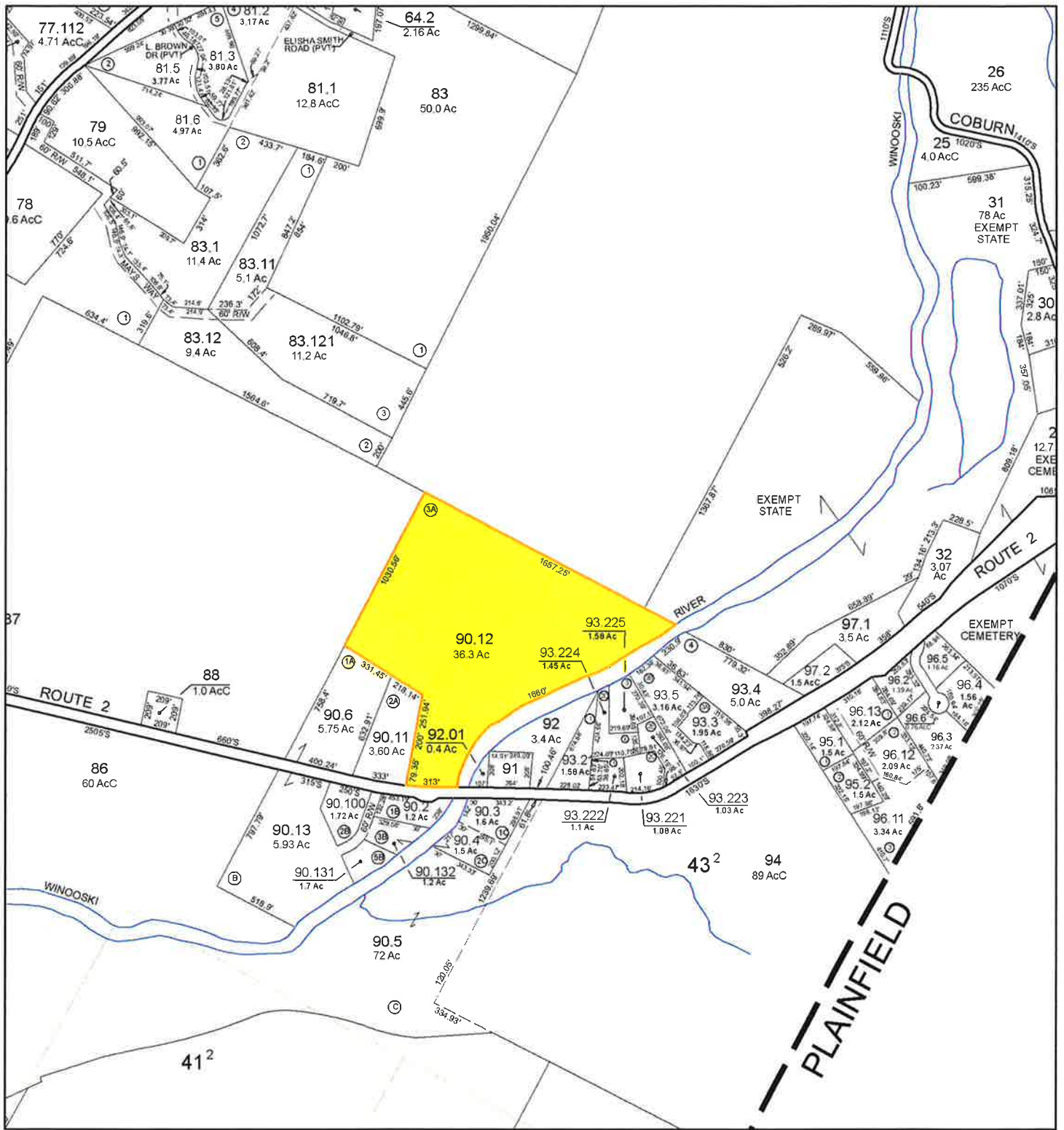
In accordance with 24 V.S.A. §4446, no development or subdivision of land may begin in the Town of East Montpelier until all applicable municipal land use permits and approvals have been issued. The undersigned requests a zoning permit as described above, understanding that the permit will be voided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

Jason Landowner [Signature] Date 9/13/17  
Applicant \_\_\_\_\_ Date \_\_\_\_\_

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Zoning Permit Fee: \$ 250 Cash \_\_\_\_\_ Check \$19599 Date 9/13/17 Rec'd by D.S.  
DRB Hearing Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

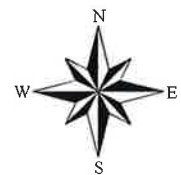
Make checks payable to the "Town of East Montpelier"



**East Montpelier Acres -- 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 subdivision application 17-042 submitted by East Montpelier Acres LLC. The property at issue is the 36-acre undeveloped parcel mostly north (away from US Rte. 2) of the 3947 US Rte. 2 storage units and the 4023 US Rte. 2 Cote-Wong & Bevins residential lot. Although the parcel has some road frontage east of the 4023 parcel, access from US Rte. 2 will be through the existing curb cut at the eastern end of the 4023 parcel. A single access drive will serve the 4023 parcel and the two new lots. The intent is to create a small building lot in the middle of the 36 acres, with the remainder as a single large building 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 #17-042, submitted by East Montpelier Acres, LLC, to subdivide the undeveloped 36-acre parcel on the north side of US Rte. 2 abutting 4023 US Rte. 2. The proposal will create two building lots: Lot 3A-1 of 33.84 acres and Lot 3A-2 of 2.18 acres, both accessed by an existing curb cut in common with 4023 US Rte. 2. The property is 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