

Permit # 18-003  
Zoning District D  
Overlays WR

**ZONING PERMIT APPLICATION**  
**TOWN OF EAST MONTPELIER**

PO Box 157, East Montpelier, VT 05651

Date Received: 3/12/18  
Parcel # 05-076.000  
Tax Map # 08-03-74.000

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A. 1. Name of Landowner Stephen S. Rauh Trust No. 1 Phone No. 249-8788  
2. Address of Landowner 940 Murray Rd. E. Montpelier, VT. 05651  
3. Applicant (other than owner) Stephen & Louise Rauh Trustees Phone No. \_\_\_\_\_  
4. Address of Applicant S/A  
5. Location of Property 940 Murray Rd.

**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 Create new 10.8 acre building lot out of existing 33.24 acre parcel. LOT 1 (10.8 Acres) for construction of a 4 bedroom residence w/ 1 bedroom apt. LOT 2 (22.44 AC±) with an existing 4 bedroom residence & accessory buildings

C. Lot description:  
1. acreage #1 10.8 #2 22.4  
2. road frontage #1 370'± #2 499'± Ft.  
3. depth front yard T.B.D. Ft. (Road centerline to building)  
4. depth side yards T.B.D. Ft. (building to lot lines)  
5. depth rear yard T.B.D. 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.

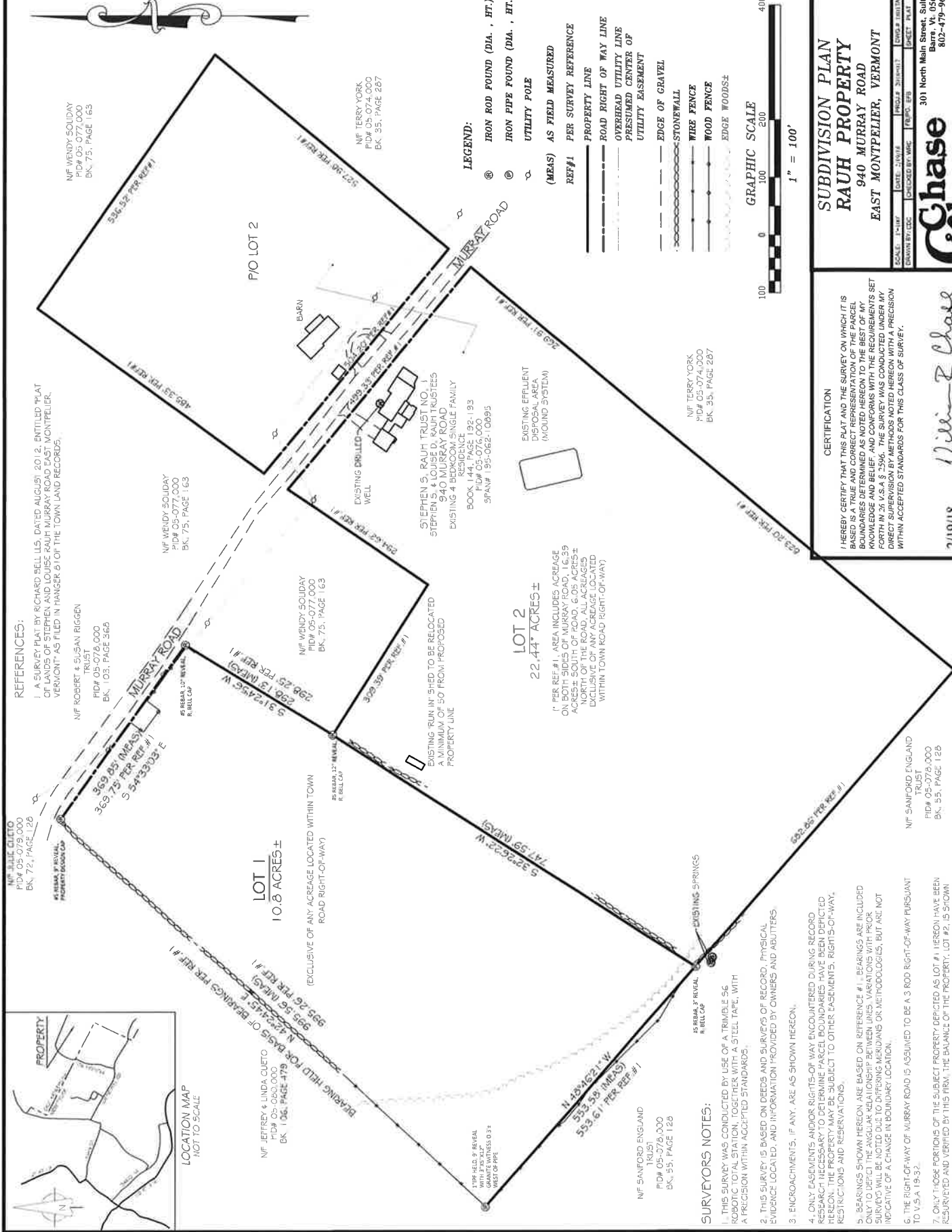
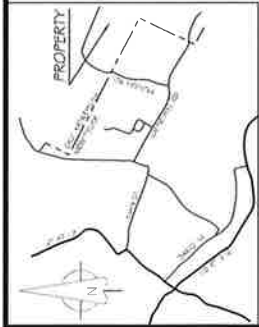
**READ BELOW CAREFULLY AND SEE SECTION D ON PAGE 2 OF APPLICATION:**

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 Stephen & Louise Rauh Date 3/12/18  
Applicant Stephen & Louise Rauh Date 3/12/18  
Co-Trustees

Zoning Permit Fee: \$ 250.00 Cash \_\_\_\_\_ Check #1079 Date 3/12/18 Rec'd by D.S.  
DRB Hearing Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

Make checks payable to the "Town of East Montpelier"



**REFERENCES:**  
 1. A SURVEY PLAT BY RICHARD BELL (LS), DATED AUGUST 20 12, ENTITLED "PLAT OF LANDS OF STEPHEN AND LOUISE RAUH MURRAY ROAD EAST MONTPELIER, VERMONT" AS FILED IN HANGER 81 OF THE TOWN LAND RECORDS.

NIF JILLIE CUETO  
 PID# 05-079.000  
 BK. 75, PAGE 126

NIF WENDY SOLIDAY  
 PID# 05-077.000  
 BK. 75, PAGE 163

NIF WENDY SOLIDAY  
 PID# 05-077.000  
 BK. 75, PAGE 163

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 BK. 75, PAGE 163

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 BK. 75, PAGE 163

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 PID# 05-077.000  
 BK. 75, PAGE 163

NIF TERRY YORK  
 PID# 05-074.000  
 BK. 35, PAGE 287

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 BK. 35, PAGE 287

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 BK. 35, PAGE 287

NIF SANFORD ENGLAND  
 TRUST  
 PID# 05-079.000  
 BK. 35, PAGE 129

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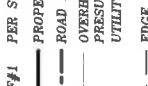
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- SURVEYORS NOTES:**
- THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 GNSS RECEIVER WITH AN INVARIA A STEEL TAPE, WITH A PRECISION WITHIN ACCEPTED STANDARDS.
  - THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ADJUTERS.
  - ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
  - ONLY EASEMENTS AND/OR RIGHTS-OF-WAY ENCOUNTERED DURING RECORD RESEARCH AND FIELD SURVEY ARE SHOWN ON THIS PLAT. OTHER RIGHTS-OF-WAY OR EASEMENTS MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
  - BEARINGS SHOWN HEREON ARE BASED ON REFERENCE #1. BEARINGS ARE INCLUDED ONLY TO DEFINE THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIANS OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
  - THE RIGHT-OF-WAY OF MURRAY ROAD IS ASSUMED TO BE A 3 ROD RIGHT-OF-WAY PURSUANT TO V.S.A. 19-32.
  - ONLY THOSE PORTIONS OF THE SUBJECT PROPERTY DEPICTED AS LOT #1 HEREON HAVE BEEN RESURVEYED AND VERIFIED BY THIS FIRM. THE BALANCE OF THE PROPERTY, LOT #2, IS SHOWN FOR PERMITTING PURPOSES ONLY. REFER TO RECORDED BOUNDARY SURVEY IN REFERENCE #1 FOR COMPLETE PARCEL DIMENSIONS AND BOUNDS.

- LEGEND:**
- IRON ROD FOUND (DIA. , HT.)
  - IRON PIPE FOUND (DIA. , HT.)
  - UTILITY POLE
  - (MEAS) AS FIELD MEASURED
  - REF#1 PER SURVEY REFERENCE
  - PROPERTY LINE
  - ROAD RIGHT OF WAY LINE
  - OVERHEAD UTILITY LINE
  - PRESUMED CENTER OF UTILITY EASEMENT
  - EDGE OF GRAVEL
  - STONEWALL
  - WIRE FENCE
  - WOOD FENCE
  - EDGE WOODS



**SUBDIVISION PLAN**  
**RAUH PROPERTY**  
 940 MURRAY ROAD  
 EAST MONTPELIER, VERMONT

**Chase & Chase**  
 Surveyors & Septic Designers, Inc.

301 North Main Street, Suite 1  
 Barre, Vt. 05641  
 802-479-9636

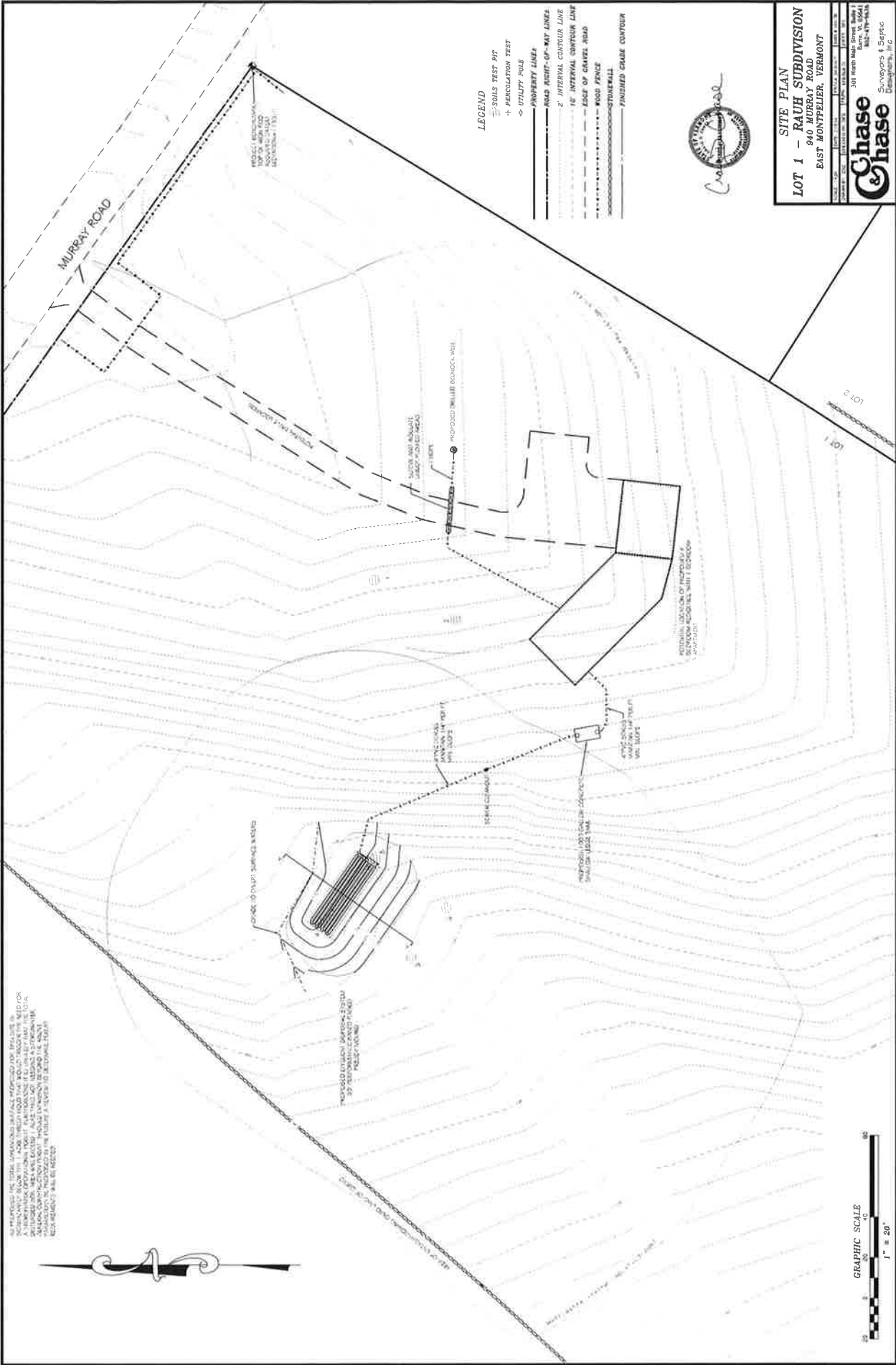
**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 36 V.S.A. § 2596. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

2/19/18  
 WILLIAM R. CHASE R.S. #42 VERMONT

*William R. Chase*

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL



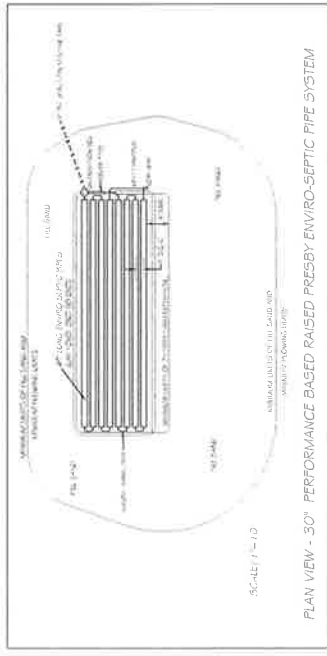
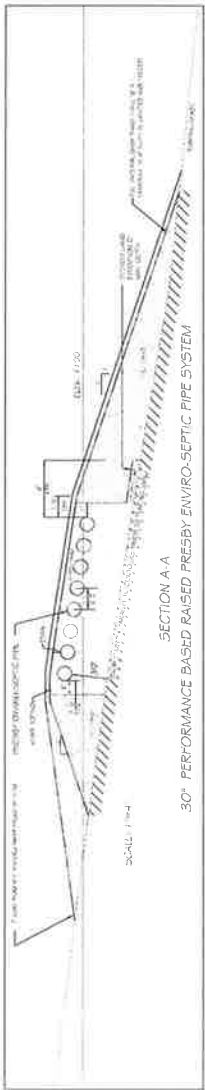
- LEGEND**
- SOLS TEST PIT
  - PERCOLATION TEST
  - ◁ UTILITY POLE
  - PROPERTY LINE
  - ROAD RIGHT-OF-WAY LINE
  - 2' INTERVAL CONTOUR LINE
  - 1' INTERVAL CONTOUR LINE
  - EDGE OF GRAVEL ROAD
  - WOOD FENCE
  - STONEWALL
  - FINISHED GRADE CONTOUR

**SITE PLAN**  
**LOT 1 - RAUH SUBDIVISION**  
 940 MURRAY ROAD  
 EAST MONTPELIER, VERMONT

**Chase** Surveyors & Septic Designers, Inc.  
 301 Main St., Suite 101  
 East Montpelier, VT 05671  
 802-879-9426

WE HEREBY FILE THIS STATE-APPROVED SURFACE MAP FOR LOT 1 OF THE RAUH SUBDIVISION, EAST MONTPELIER, VERMONT, PURSUANT TO 24 V.S.A. § 405. The information on this map is based on a field survey conducted on 10/10/2024 by the undersigned and is intended to show the location and extent of the proposed driveway and building footprint. The boundaries of the lots and the location of the driveway and building footprint are shown as proposed and are subject to change without notice. The information on this map is not intended to be used for any other purpose and is not to be relied upon for any other purpose. A more detailed survey may be required to determine the exact location and extent of the proposed driveway and building footprint.





PLAN VIEW - 50' PERFORMANCE BASED RAISED PRESBY ENVIRO-SEPTIC PIPE SYSTEM

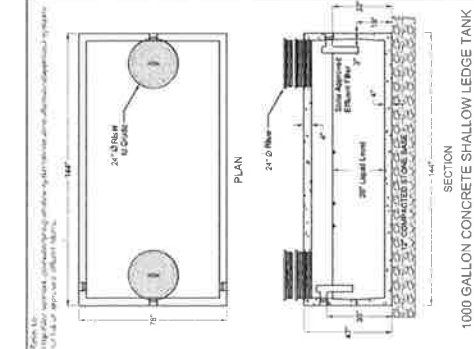
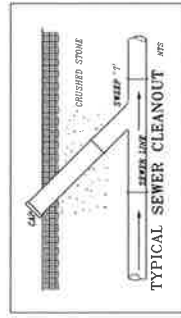
PERFORATED ENVIRO-SEPTIC PIPE

ITEM	DESCRIPTION	QUANTITY	UNIT
1	PERFORATED ENVIRO-SEPTIC PIPE	100	LINEAL FEET
2	12\"/>		

PERFORATED ENVIRO-SEPTIC PIPE

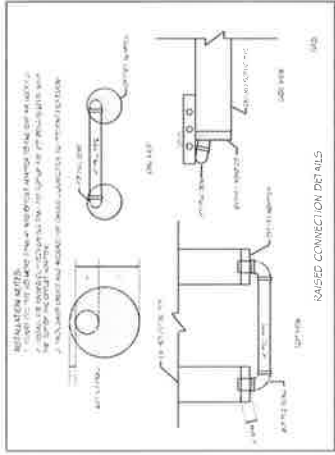
ITEM	DESCRIPTION	QUANTITY	UNIT
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2	12\"/>		

- NOTES**
- INSTALLER SHALL PROVIDE BACKFILL TO PROTECT AND PROTECT FROM DAMAGE TO PERFORATED ENVIRO-SEPTIC PIPE. BACKFILL SHALL BE COMPACTED TO 95% RELATIVE DENSITY.
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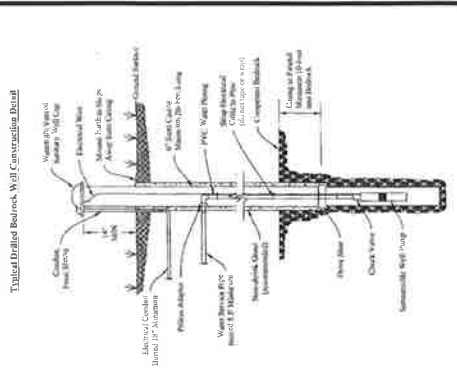
**PROVISION FOR DATA**

1. 2\"/>



**WASTEWATER SYSTEM INSTALLER CERTIFICATION**

I, the undersigned, hereby certify that I am a duly licensed and qualified professional engineer and architect, and that I am duly licensed and qualified to install and maintain wastewater systems in accordance with the provisions of the applicable laws and regulations of the State of Vermont. I am duly licensed and qualified to install and maintain wastewater systems in accordance with the provisions of the applicable laws and regulations of the State of Vermont.



**WATER SUPPLY INSTALLER CERTIFICATION**

I, the undersigned, hereby certify that I am a duly licensed and qualified professional engineer and architect, and that I am duly licensed and qualified to install and maintain water supply systems in accordance with the provisions of the applicable laws and regulations of the State of Vermont. I am duly licensed and qualified to install and maintain water supply systems in accordance with the provisions of the applicable laws and regulations of the State of Vermont.

**SOILS TEST DATA**

TEST THIS SOIL TYPE AS NOTED BY G. CHASE AND OBSERVED BY G. CHASE AND G. CHASE.

1. 1\"/>

**DETAILS SHEET**

**LOT 1 - RAUH SUBDIVISION**

**840 MURRAY ROAD**

**EAST MONTPELIER, VERMONT**

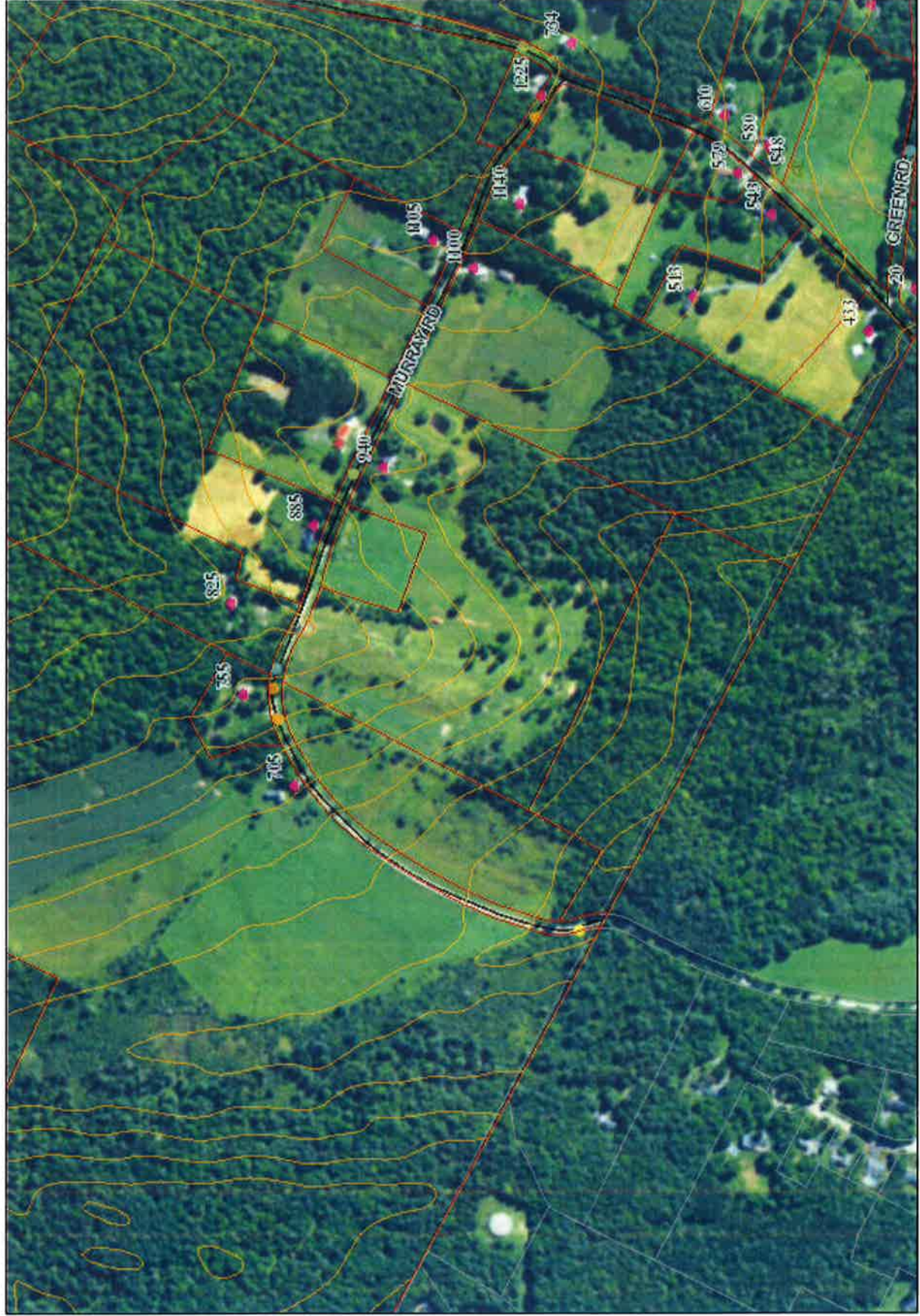
**Chase**

30 North Main Street  
Montpelier, VT 05602  
802-253-9041  
802-253-9042





# Rauh -- 940 Murray Road



# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, April 3, 2018 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of zoning application 18-003 submitted by Stephen & Louise Rauh. The application is for a 2-lot subdivision of their property located at 940 Murray Road. The intent is to separate off a 10.8-acre building lot from the developed portion of the property. The new lot, essentially a large rectangle encompassing the western portion of the Rauh property on the south side of Murray Road, will be served by the existing field access across from the Riggen (825 Murray Road) driveway. This access point was recently approved for single-family residential use by the East Montpelier Selectboard. The following notice will appear in the Times Argus Saturday, March 17, 2018:

**The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, April 3, 2018 at 7:00 p.m. at the Municipal Office Building to consider the following:**

**Final plan review of Application #18-003, submitted by trustees Stephen & Louise Rauh, to subdivide Stephen S. Rauh Trust #1's 33.24-acre residential property located at 940 Murray Road. This proposal will divide the parcel into two lots: a new building lot of 10.8+/- acres with 370 feet of frontage on Murray Road; and, a remainder lot of 22.44+/- acres and existing structures with 1,004 feet of frontage on Murray Road. The property is located in Zone D – Rural Residential/Agricultural, where the minimum lot size is 3 acres.**

The applicants 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