

Permit # 18-006  
Zoning District B  
Overlays WR

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

Date Received: 3/14/18  
Parcel # 09-063.000  
Tax Map # 12-01-37.200

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- A. 1. Name of Landowner Crossroads Christian Church Phone No. 802-476-4843  
 2. Address of Landowner 115 Fessett Rd PO Box 187 East Montpelier, VT 05651  
 3. Applicant (other than owner)..... Phone No.....  
 4. Address of Applicant.....  
 5. Location of Property 115 Fessett 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 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 checked="" type="checkbox"/> Landfilling        |
| <input type="checkbox"/> Change use | <input type="checkbox"/> Industrial                                       | <input type="checkbox"/> Other                         |

Describe work to be performed.....  
See Attached Doc

**C. Lot description:**

- |  |   |
|--|---|
| 1. acreage <u>4.6 ±</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 Richard W East for Crossroads Christian Church Date 3.14.18

Applicant ..... Date .....

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Zoning Permit Fee: \$ 110.00 Cash \_\_\_\_\_ Check 7533 Date 3/14/18 Rec'd by DS.  
DRB Hearing Fee: \$ 150.00 Cash \_\_\_\_\_ Check ↓ Date ↓ Rec'd by DS.

Make checks payable to the "Town of East Montpelier"

Crossroads Christian Church  
115 Fassett Rd/PO Box187  
East Montpelier VT 05651

Crossroads Christian Church is located off RT 14 S at 115 Fassett Rd in East Montpelier. We would like to fill in the gully that is on our property between the church parking lot and The Pine State Trading property line to create lawn space. The gully is approximately 250' long by 70' wide. It is about 20' deep at its deepest end and 6' deep at the shallow end. The project includes installing a concrete water catch basin in the middle of the gully and laying a 10" drainage pipe the length of the gully. There is a small stream that passes through the far corner of our 4.6 acre lot approximately 250 feet from where we would end the filling. An ACT 250 Amendment has been applied for and we are working with the VT Dept of Environmental Resources to see if we need to submit a Wet Land application.

Richard W Curtis Jr  
430 Quaker Rd  
East Montpelier, VT 05651  
richcurtis@crossroadschurchvt.org  
802-272-7185

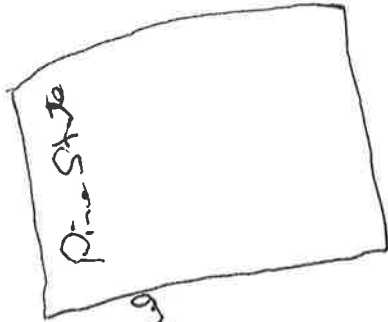
Crossroads Christian Church  
115 Fessenden Rd E. Montpelier, VT

Shaded area less than  
1 acre to be filled

Existing Drain Pipe

Fessenden Rd

US Rt 14



Concrete  
Water  
Basin  
to be built  
by CCC

10" Drain to be  
installed by  
CCC

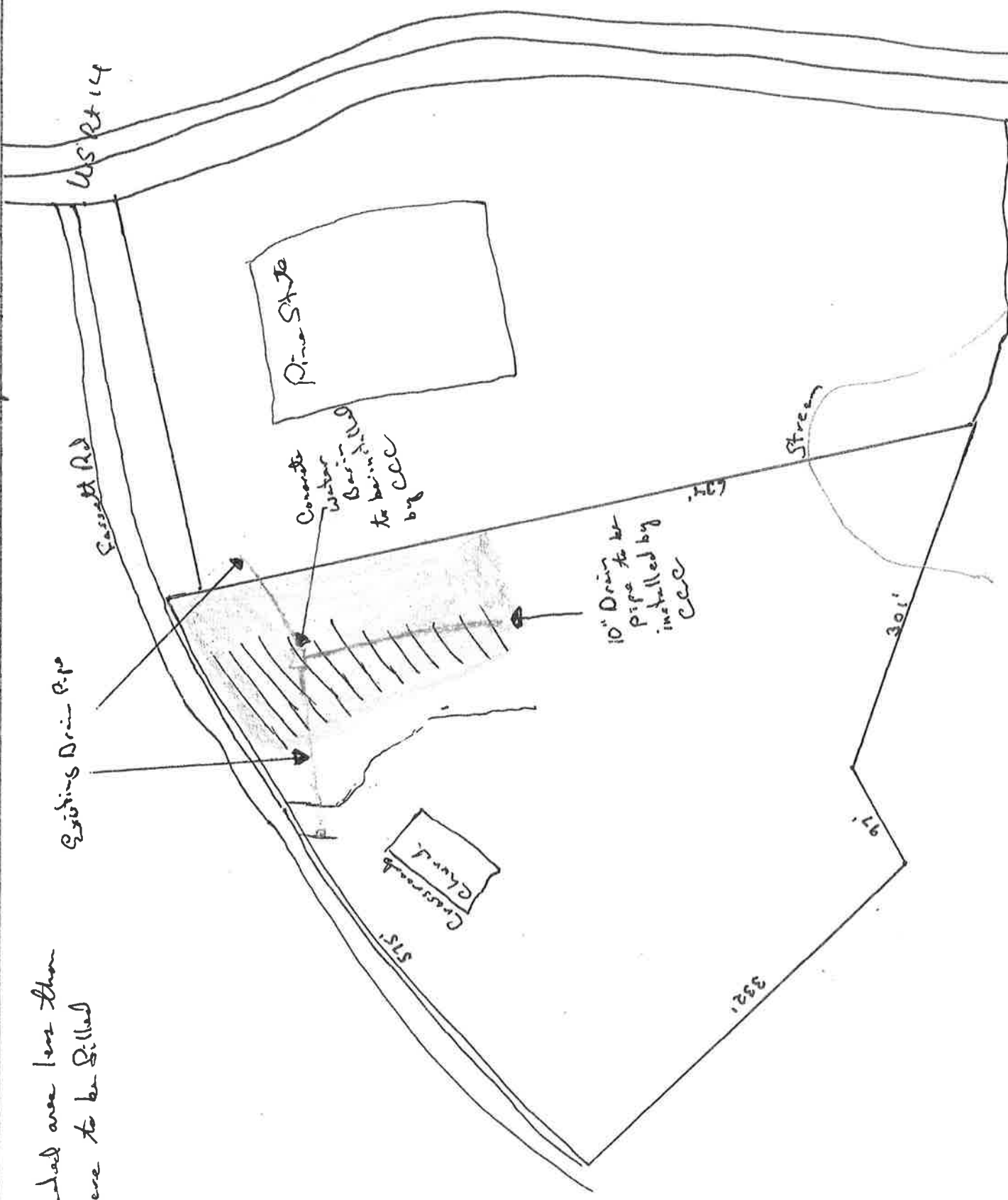
Stream



1232'

97'

301'



# Crossroads Christian Church -- 115 Fasset Road





State of Vermont

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**LAND USE PERMIT  
ADMINISTRATIVE AMENDMENT**

**CASE:5W0002-1B**

Community Bible Chapel  
dba Crossroads Christian Church  
P.O. Box 187  
East Montpelier, Vermont 05651

**LAWS/REGULATIONS INVOLVED**

10 V.S.A. §§ 6001 – 6093 (Act 250)  
Act 250 Rule 34(D)

The District 5 Environmental Commission hereby issues Land Use Permit Administrative Amendment 5W0002-1B pursuant to the authority vested in it by 10 V.S.A., §§ 6001-6093. This permit amendment applies to the lands identified in Book 74, Pages 306 and 307, of the land records of East Montpelier, Vermont. This permit authorizes the Permittee to install a concrete catch basin and 10" drainage pipe down the middle of an existing gully, approximately 250' long by 70' wide, that runs between the church parking lot and the Pine State Trading company. The area would then be filled to creating lawn space. The project tract is located at 115 Fassett Road in East Montpelier.

- I. Except as amended herein, all terms and conditions of Land Use Permit 5W0002 and subsequent amendments remain in full force and effect.

Dated at Barre, Vermont, this 8<sup>th</sup> day of March 2018.

By

A handwritten signature in blue ink that reads "Susan Baird".

Susan Baird, District Coordinator  
District 5 Environmental Commission  
10 Baldwin Street  
Montpelier, Vermont 05633-3201  
802-476-0134  
[susan.baird@vermont.gov](mailto:susan.baird@vermont.gov)

This permit is issued pursuant to Act 250 Rule 34(D), Administrative Amendments, which authorizes a district coordinator, on behalf of the District Commission, to "amend a permit without notice or hearing when an amendment is necessary for record-keeping purposes or to provide authorization for minor revisions to permitted projects raising no likelihood of impacts under the criteria of the Act." The rule also provides that all parties of record and current adjoining landowners shall receive a copy of any administrative amendment.

Prior to any appeal of this Administrative Amendment to the Superior Court, Environmental Division, the applicant or a party must file a motion to alter with the District Commission within 15 days from the date of this Administrative Amendment, pursuant to Act 250 Rule 34(D)(2).

CERTIFICATE OF SERVICE

I hereby certify that I sent a copy of the foregoing **ADMINISTRATIVE LAND USE PERMIT AMENDMENT 5W0002-1B (CROSSROADS CHRISTIAN CHURCH)** by U.S. Mail, postage prepaid, on this 8<sup>th</sup> day of March, 2018, to the following individuals without email addresses and by electronic mail, to the following with email addresses:

**Note: Any recipient may change its preferred method of receiving notices and other documents by contacting the District Office staff at the mailing address or email below. If you have elected to receive notices and other documents by email, it is your responsibility to notify our office of any email address changes.**

Community Bible Chapel  
Dba Crossroads Christian Church  
P.O. Box 187  
East Montpelier VT 05651  
[richcurtis@crossroadschurchvt.org](mailto:richcurtis@crossroadschurchvt.org)

Core-Mark Midcontinent  
Pine State Convenience  
47 Market Street  
Gardiner ME 04345

East Montpelier Select Board  
PO Box 157  
East Montpelier VT 05651  
[eastmontadmin@comcast.net](mailto:eastmontadmin@comcast.net)

BY /s/ Lori Grenier  
Lori Grenier  
Nat. Res. Board Tech.

East Montpelier Planning Commission  
PO Box 157  
East Montpelier VT 05651  
[eastmontadmin@comcast.net](mailto:eastmontadmin@comcast.net)

Central VT Regional Planning Commission  
29 Main Street Suite 4  
Montpelier VT 05602  
[vorwald@cvregion.com](mailto:vorwald@cvregion.com)  
[macbrien@cvregion.com](mailto:macbrien@cvregion.com)

Elizabeth Lord, Esq.  
Office of Planning & Legal Affairs  
1 National Life Drive Davis 2  
Montpelier VT 05620-3901  
[elizabeth.lord@vermont.gov](mailto:elizabeth.lord@vermont.gov)  
[anr.act250@vermont.gov](mailto:anr.act250@vermont.gov)

FOR INFORMATION ONLY

CJ Flynn, Town Clerk  
PO Box 157  
East Montpelier VT 05651  
[eastmonttct@comcast.net](mailto:eastmonttct@comcast.net)

Washington Electric Coop.  
PO Box 8  
East Montpelier VT 05651

Whistling Arrow Archery  
c/o Shawn Nailor  
PO Box 327  
Worcester VT 05682

# 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 conditional use review of zoning application 18-006 submitted by Crossroads Christian Church. The application is to place a significant amount of landfill in the gully located between the church's parking lot and the Core-Mark Midcontinent (Pine State) property. The existing drainage will be captured in a catch basin, piped beyond the fill limits to the south, and surface discharged to percolate into the ground. 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:**

**Conditional use review of Application #18-006, submitted by Crossroads Christian Church, to add significant landfill to a gully on the church property located at 115 Fassett Road. The parcel is located in Zone B – Industrial District. Landfill that affects a neighboring parcel requires conditional use review by the DRB.**

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