

# Town of East Montpelier

# ZONING PERMIT

# NOTICE

[To Be Displayed on the Property in Full View of the Public Right-of-Way]

Date Issued: June 8, 2018

Effective Date: June 23, 2018

Location: 160 VT Rte. 1470 / 3035 US Rte. 2

Owner: Norman & Claire / Town of East Montpelier  
LaPerle

For: Boundary Adjustment  
0.063 acres even trade

Application # 18-021

Approved by: C. Bruce Johnson, ZA

Do not start project or commence use prior to the Effective Date. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any state or local appeal process. This application is available for inspection at the Town Office. This poster must be displayed on the property in full public view for 15 days.

**APPEALS TO DRB:** A notice of appeal, including the \$150 fee, must be filed with the East Montpelier Town Clerk or Zoning Administrator at the Town Office by the listed Effective Date.

**WARNING:** State permits may be required for this project. Contact the state Permit Specialist, at (802) 505-5367, before beginning any construction.

Permit # 18-021

ZONING PERMIT APPLICATION

Date Received: 6/7/18

Zoning District C

TOWN OF EAST MONTPELIER

Parcel # 08-003.000  
10-067.000

Overlays -

PO Box 157, East Montpelier, VT 05651

Tax Map # 21-52-36.000  
21-52-37.000

\*\*\*\*\*

- A. 1. Name of Landowner Norman & Claire LaPerle Phone No. 802.233.5976
2. Address of Landowner 1 PO Box 131 East Montpelier VT 05651
3. Applicant (other than owner) Landowner 2 Town of East Montpelier Phone No. 223.3313
4. Address of Landowner 2 PO Box 157 East Montpelier VT 05651
5. Location of Property 160 VT Rte 14 N & 3035 US Rte 2

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  
Equal transfer between properties of 0.063 acres

- C. Lot description: 160 VT Rte 14 N: 1.5 ac
1. acreage 3035 US Rte 2: 48.52 ac 4. depth side yards ..... Ft. .... Ft.  
(building to lot lines)
2. road frontage ..... Ft.
3. depth front yard ..... Ft. 5. depth rear yard ..... 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.

Landowner 1. Norman LaPerle Date 6-7-18

Landowner 2. Seth B. Gordon Date 6-4-18

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Zoning Permit Fee: \$ 0 Cash \_\_\_\_\_ Check \_\_\_\_\_ Date 6/7/18 Rec'd by D.S.

DRB Hearing Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

Make checks payable to the "Town of East Montpelier"

**D. Warning:** State permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 505-5367 to speak to Peter Kopsco, our region's state permit specialist, before beginning any construction.

**Notice:** Your project may be subject to the state's residential or commercial energy code. For more information contact the Energy Code Assistance Center at 855-887-0673 or see the following web pages:  
Residential Building Energy Standards: [http://publicservice.vermont.gov/energy\\_efficiency/rbes](http://publicservice.vermont.gov/energy_efficiency/rbes)  
Commercial Building Energy Standards: [http://publicservice.vermont.gov/energy\\_efficiency/cbes](http://publicservice.vermont.gov/energy_efficiency/cbes)

**E. Action by Zoning Administrator:**

1.  Granted     Denied    Date ..... Reason.....

2. Appealed to Development Review Board ..... By .....  
Date

**Notice:** Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board &/or Town Clerk within 15 days of the decision or act. The appeal fee is \$150.00.

3. Final Action: Permit # 18-021 Date Issued 06/08/18 Effective Date 06/23/18

**DO NOT start this project prior to the effective date, as the statutes require a 15-day appeal period. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any appeal process.**

4. Permittee is required to submit a Certificate of Compliance form to the Zoning Administrator in accordance with East Montpelier Land Use & Development Regulations Section 7.4:

Yes (form included with permit)     No

  
.....  
Zoning Administrator

**F. Action by Development Review Board:**

1. Public Notice Date .....

2. Date(s) of Hearing .....

3.  Granted     Without conditions     With conditions (See written decision for conditions)

4.  Denied (See written decision for reasoning)

.....  
Chairman, Development Review Board

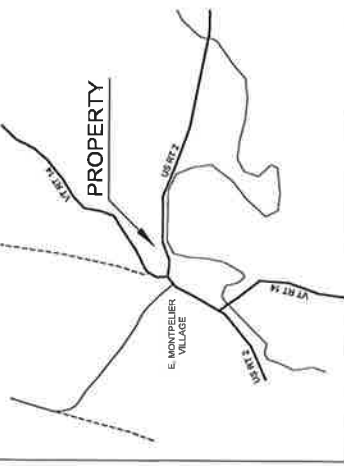
The DRB's written decision was issued on: .....

The applicant, appellant or other interested person who has participated in a regulatory proceeding of the DRB may appeal the decision rendered by the DRB within 30 days of the issuance of such decision, to the Environmental Division of the Vermont Superior Court, in accordance with 24 V.S.A. §4471.

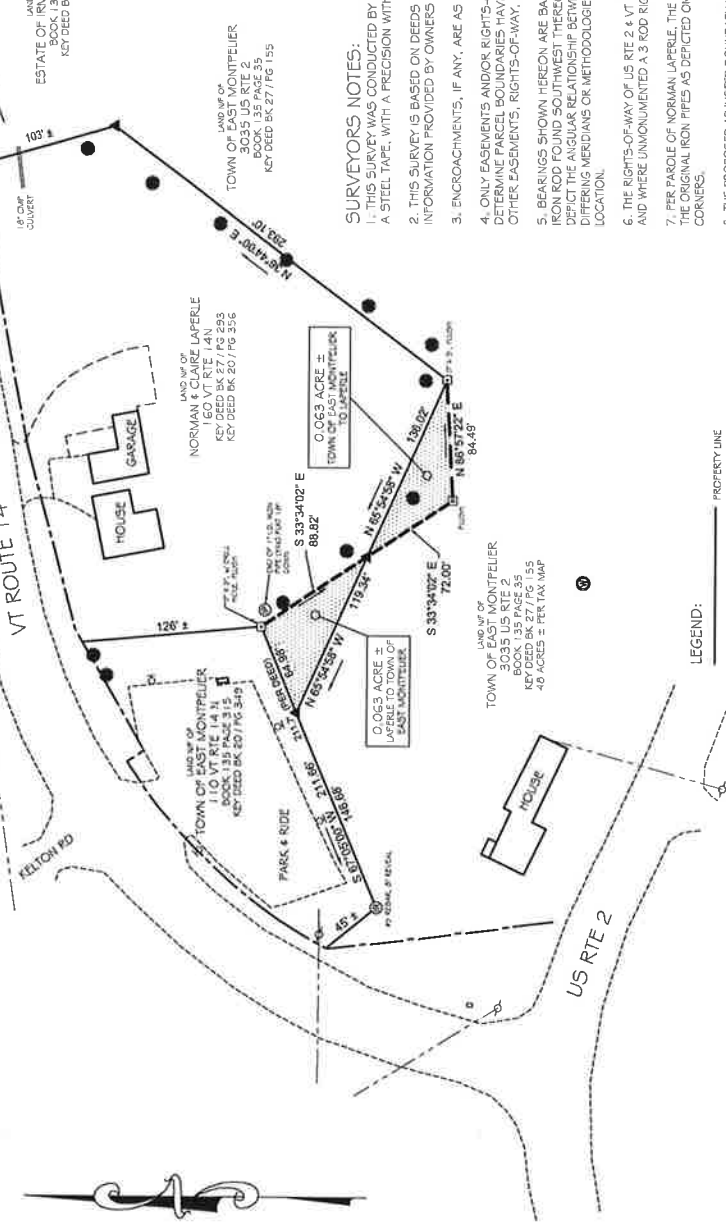
1. "Participation" in a DRB proceeding shall consist of offering, through oral or written testimony, evidence of a statement of concern related to the subject of the proceeding.
2. The notice of appeal shall be filed by certified mailing, with fees, to the Environmental Division of the Vermont Superior Court and by mailing a copy to the East Montpelier Zoning Administrator, who shall supply a list of interested persons (including the applicant if not the appellant), to the appellant within five (5) working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person. If any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.

**REFERENCES:**

1. A PLAN ENTITLED "ARSENIE LAFERLE TO NORMAN LAFERLE EAST MONTEPELLIER, VT" BY DAVID HUDSON, DATED MAY 10, 1974 AS FOUND ON FILE IN THE TOWN OF EAST MONTEPELLIER LAND RECORDS.
2. A PLAN ENTITLED "ARSENIE LAFERLE TO MARSHALL HODGE MAN EAST MONTEPELLIER, VERMONT" BY DAVID F. HUDSON, DATED JANUARY 1974 AS FOUND ON FILE IN THE TOWN OF EAST MONTEPELLIER LAND RECORDS IN MAP SLIDE 17.
3. A PLAN ENTITLED "PROPOSED IMPROVEMENTS, TOWN OF EAST MONTEPELLIER, COUNTY OF WASHINGTON, U.S. ROUTE 2 & VT. 14, ROADWAY PLAN LAYOUT 2 PROJECT: EAST MONTEPELLIER, PROJECT NO.: SP160T 028-3(3)S", DATED 15-SEPT-2009, SHEET 35 OF 37 AS PROVIDED BY VTRANS.
4. A PLAN ENTITLED "PROPOSED IMPROVEMENT TOWN OF EAST MONTEPELLIER, COUNTY OF WASHINGTON, U.S. ROUTE 2 & VT. 14, ROADWAY PLAN LAYOUT 4 PROJECT: EAST MONTEPELLIER, PROJECT NO.: SP160T 028-3(3)S", DATED 01-JUL-2008, SHEET 37 OF 37 AS PROVIDED BY VTRANS.



**LOCATION MAP**  
NOT TO SCALE



**SURVEYORS NOTES:**

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE 56 ROBOTIC TOTAL STATION, TOGETHER WITH A STEEL TAPE, WITH A PRECISION WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ADJUTERS.
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
4. ONLY EASEMENTS AND/OR RIGHTS-OF-WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DEPICTED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
5. BEARINGS SHOWN HEREON ARE BASED ON THE BEARING FROM THE GRANITE BOUND FOUND TO THE IRON ROD FOUND SOUTHWEST THEREOF AS SHOWN ON REFERENCE # BEARING. BEARINGS SHOULD ONLY TO DEFECT 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.
6. THE RIGHTS-OF-WAY OF US RTE 2 & VT RTE 14 ARE BASED ON REFERENCES #3 & #4. MONUMENTATION FOUND, AND WHERE UNMONUMENTED A 3 ROD RIGHT-OF-WAY WAS ASSUMED PURSUANT TO V.S.A. 19-32.
7. PER PARCEL OF NORMAN LAFERLE, THE TWO EXISTING GRANITE BOUNDS FOUND WERE SET BY HIM TO REPLACE THE ORIGINAL IRON PIPES AS DEPICTED ON REFERENCE #1. THESE BOUNDS HAVE BEEN IDENTIFIED AS PER ORIGINAL CORNERS.
8. THE PROPOSED ADJUSTED BOUNDARY IS AS AGREED DURING A SITE VISIT MAY 21, 2018 BY NORMAN LAFERLE AND TOWN ADMINISTRATOR, BRUCE JOHNSON.

**LEGEND:**

- PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - ROAD RIGHT OF WAY LINE
- - - EDGE OF PAVEMENT
- - - EDGE OF GRAVEL
- - - OVERHEAD UTILITY LINE
- GRANITE BOUND FOUND
- ⊕ IRON ROD FOUND (DIA. = FT.)
- ⊕ 4" x 4" CONCRETE MONUMENT SET
- ⊕ IRON PIPE FOUND (DIA. = FT.)
- ▲ UNMONUMENTED POINT
- UTILITY POLE
- DRILLED WELL
- SPRUCE TREE
- LIGHT POLE



**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 AS DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SURVEY WAS CONDUCTED UNDER DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

6/1/18 *William F. Chase*  
 DATED: WILLIAM F. CHASE REG. #543 VERMONT  
 NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

**BOUNDARY LINE ADJUSTMENT**  
**NORMAN & CLAIRE LAFERLE**  
**& TOWN OF E. MONTEPELLIER**  
 160 VT RTE 14 N & 3035 US RTE 2  
 EAST MONTEPELLIER, VERMONT

SCALE: 1" = 60' DATE: 12/27/17 PROJ.# 2017.134 DWG.# 17134A  
 DRAWN BY: TDM CHECKED BY: WFC TRIPS 307 ERS SHEET 1 OF 1  
  
 301 North Main Street, Suite 1  
 Barre, VT, 05641  
 802-479-9656

# LaPerle Boundary Adjustment



November 20, 2017

SCALE 1:2,257