

TOWN OF
EAST MONTPELIER, VERMONT
SELECTBOARD

Amy Willis (2017 – 2020)
Gene Troia (2018 – 2020)

Kim Swasey (2017 – 2019)
Carl Etnier (2016 – 2019)

Chair, Seth Gardner (2018 – 2021)

August 10, 2018

Pauline Coburn
139 Daggett Road
East Montpelier, VT 05651

Re: East Montpelier Access Permit #18-032

Dear Ms. Coburn:

The East Montpelier Selectboard met on Monday, August 6, 2018, and approved the requested upgrade to multi-residential for the curb cut along Daggett Road previously authorized (by Access Permit #03-071) for the Carolyn Sieven parcel at 140 Daggett Road. If you have questions on the construction conditions contained in the approval, please contact Road Foreman Guthrie Perry at (802) 223-5870.

Please understand that this permit only gives town permission for the multi-residential aspect of this access once the proposed subdivision of your property is approved. Additional town permits will be necessary for any development of your lot. I'll also need to issue an E-911 number (street address) for the lot when you move forward with development. Please contact me at (802) 223-3313 x 204 when you're ready for the next steps.

At your request, I represented you before the East Montpelier Development Review Board at the August 7, 2018 sketch plan review for your proposed subdivision. The discussion went as expected – no significant concerns were raised although there was some debate about the odd remainder element between the new lot and your daughter's parcel. Once the actual survey/subdivision plat is available, I believe there will be no issue as it will be clear that the road does not fully "block" the remainder element from the rest of your property. You should inform your surveyor that the DRB approved the desired EM Land Use & Development Regulations Section 6.2(B) large lot waiver, so only the new lot will need to be surveyed.

Sincerely,



C. Bruce Johnson
East Montpelier Town & Zoning Administrator

Permit # 18-032
CK# 1218
Fee \$ 35.00

ACCESS (CURB CUT) APPLICATION
TOWN OF EAST MONTPELIER
PO Box 157, East Montpelier, VT 05651

Date Received: 7/30/18
Parcel # 08-018.000
Tax Map # 09-00-54.100

Applicant: PAULINE COBURN Phone: 802 223 6886
Mailing Address: 139 DAGGETT ROAD
Property Owner: PAULINE COBURN Phone: _____
Mailing Address: _____
Property Location: DAGGETT ROAD

PROJECT DESCRIPTION: **sketch drawing and location map must be attached.**

CONSTRUCT A NEW ACCESS CHANGE AN EXISTING ACCESS

<input type="checkbox"/> agricultural	<u>Shift from single to multi-residential access</u>	Current Access:	Proposed Access:
<input type="checkbox"/> commercial		<input type="checkbox"/> agricultural	<input type="checkbox"/> agricultural
<input type="checkbox"/> industrial		<input type="checkbox"/> commercial	<input type="checkbox"/> commercial
<input checked="" type="checkbox"/> residential		<input type="checkbox"/> industrial	<input type="checkbox"/> industrial
<input type="checkbox"/> development		<input checked="" type="checkbox"/> residential	<input checked="" type="checkbox"/> residential
<input type="checkbox"/> other _____		<input type="checkbox"/> development	<input type="checkbox"/> development
		<input type="checkbox"/> other _____	<input type="checkbox"/> other _____

Distance, in feet, of the proposed access to the nearest intersection (specify the intersection): 95 feet

Has the proposed access been flagged (i.e., marked) at the site? YES NO

Site must be flagged before the application will be considered.

The undersigned agree(s) to construct and maintain this access in accordance with applicable regulations and adhere to the specifications, restrictions, and conditions contained in this permit, if issued.

Pauline Coburn 29 July 2018
Applicant Date
Pauline Coburn 29 July 2018
Property Owner Date

Denied: _____

Approval to Proceed: Upon receipt of this permit you are authorized to proceed with the project in accordance with the conditions, specifications and restrictions, including Road Foreman recommendations, contained in this document and any attachments to this document. Approval is granted only for the work described in this application and must be performed as directed. The Permit Holder shall be responsible for all damages to persons and/or property due to or resulting from any work allowed under this permit. The Permit Holder shall defend, indemnify and hold harmless the Town of East Montpelier and its officers, agents and employees from all suits, actions or claims of any character, name and description brought on account of any injuries or damages sustained by any person or property, including all costs or expenses to defend against such suits, actions or claims.

8/6/18
Date

Seth B. Dardner
SELECTBOARD

Kimifer
SELECTBOARD

Egmont
SELECTBOARD

SELECTBOARD

SELECTBOARD

Road Foreman Determination:

Proposed access meets applicable sight distance standards. Comments: No issues w/ existing curb cut

Road Foreman Recommendations:

Culvert/Drainage Requirements:

Roadway Culverts – 18” minimum diameter of metal, reinforced concrete, or polyethylene pipe with drop inlets or catch basins as required. Hydraulic Analysis to determine appropriate pipe diameter is recommended for all live stream crossings and elsewhere where large storm flows may be expected. See VTrans Standard A-76.

Driveway Culverts – Circular drainage culverts shall have a minimum inside cross-sectional area equivalent to that provided by a 15” circular pipe. See VTrans Standard B-71.

Underdrains – 6” minimum diameter of metal, PVC plastic or polyethylene pipe.



Road Foreman

8/1/18

Date

Additional Selectboard Conditions &/or Restrictions:

The East Montpelier Land Use & Development Regulations and the East Montpelier Road & Bridge Standards are incorporated by reference.

Client: Cindy Salwin

File No.: E17359

Property Address: 139 Daggett Rd

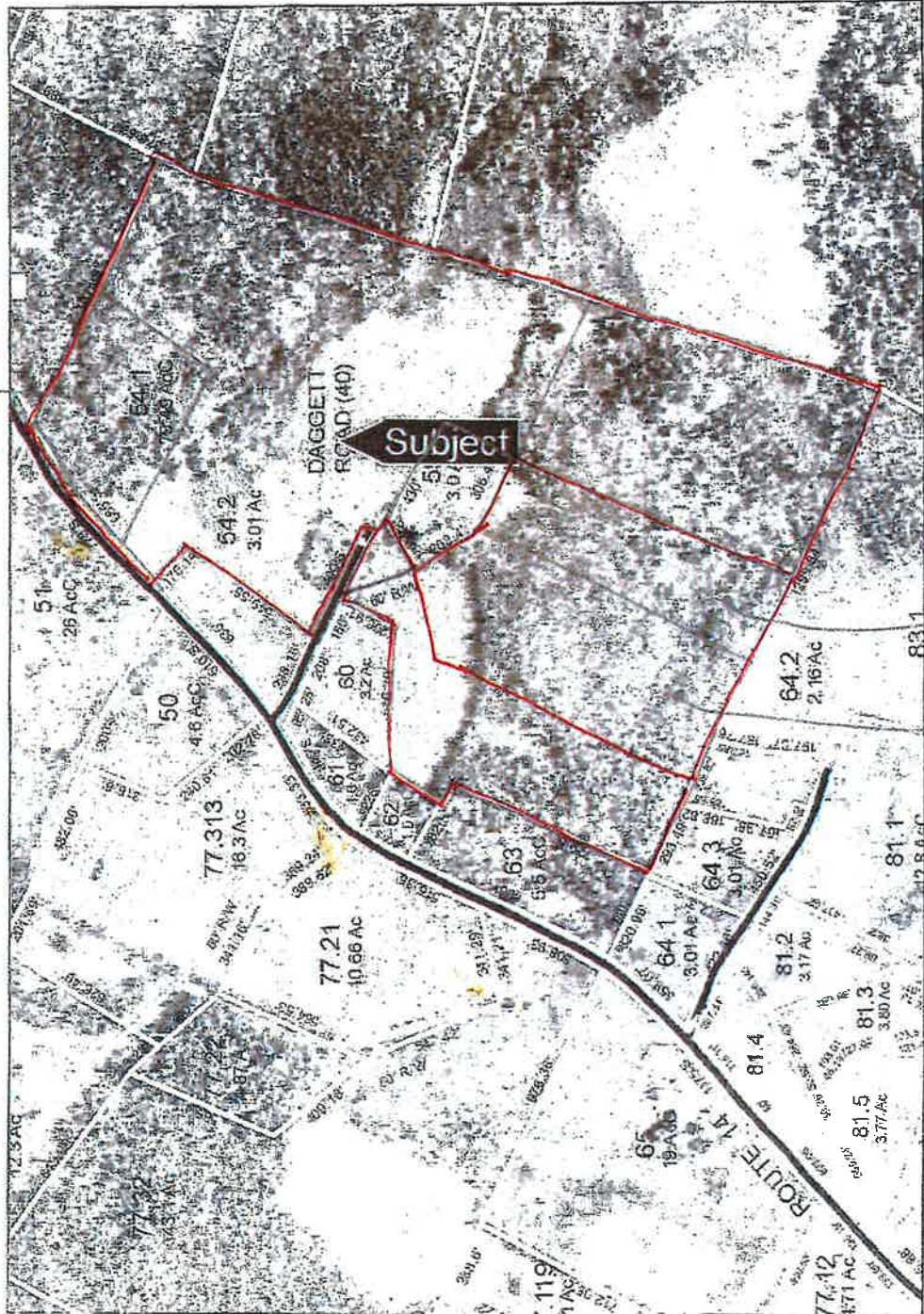
Case No.:

City: East Montpelier

State: VT

Zip: 05651

W



US acres
\$66K

+142 (45)
\$143K

+92 (3)
\$131K

+222a
\$122K

current
land + house
~ \$500K

-2245
~ \$475K

W

David A.,

Caggett Road (See Note 7)

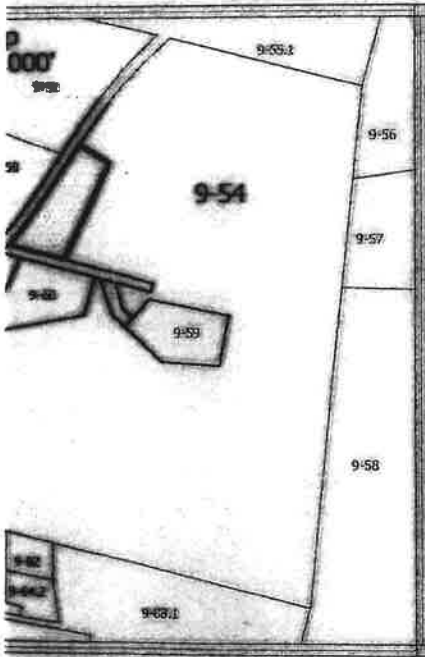
Shed

N60°48'00"W
154.62'

Gravel Drive

285.80'
S60°15'14"E

50' easement



Owner	Book/Page
Steven J. & Susan M. Sinclair	65/530
Robert L. & Alice M. Wright	27/245
David A., Pauline E. & Thomas B. Coburn	94/513
Carolyn C. Steven	44/249
William C. Royce II & Wendy Lee Coburn	84/144
Michael S. & Maryse J. Boardman	35/21
Janet Allen	68/396

9-59

Garage

House



Coburn, 139 Daggett Road

East Montpelier, VT

1 inch = 537 Feet



August 13, 2018



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