

Permit # 18-034

ZONING PERMIT APPLICATION

Date Received: 8/9/18Zoning District E

TOWN OF EAST MONTPELIER

Parcel # 07-009.000Overlays WR/SFH/RC PO Box 157, East Montpelier, VT 05651Tax Map # 09-00-76.000

- A. 1. Name of Landowner Abigail Faulkner & Hobart Guion Phone No. 223-1808
2. Address of Landowner 345 Kelton Road, East Montpelier, VT 05651
3. Applicant (other than owner)..... Phone No.....
4. Address of Applicant.....
5. Location of Property 445 Kelton Road

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 110 +/- acre property with an existing residence and outbuildings into three lots: Lot 1 of 35.1 acres with no development existing or proposed; Lot 2 of 7.72 acres with the existing single-family residence; and Lot 3 of 67.2 acres with no development existing or proposed.

C. Lot description:

- | | |
|---|--|
| 1. acreage <u>110</u> | 4. depth side yards <u>N/A</u> Ft. <u>N/A</u> Ft.
(building to lot lines) |
| 2. road frontage <u>522'/2110'</u> Ft. | |
| 3. depth front yard <u>N/A</u> Ft.
(Road centerline to building) | 5. depth rear yard <u>438'</u> 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 Hobart G. Guion Abigail D. Faulkner Date 8/9/2018
Applicant Abigail D. Faulkner Date 8/9/18

Zoning Permit Fee: \$ 300.00 Cash Check \$6267 Date 8/9/18 Rec'd by D.S.DRB Hearing Fee: \$ Cash Check Date Rec'd by

Make checks payable to the "Town of East Montpelier"



Surveyors & Septic Designers, Inc

301 North Main Street, Suite 1

Barre, Vt. 05641

Phone 802-479-9636

Fax 802-479-4017

email: cdchase@chasesurveyors.com

billchase@chasesurveyors.com

kjurentkuff@chasesurveyors.com

August 9, 2018

Bruce Johnson, Zoning Administrator
Town of East Montpelier
P.O. Box 157
East Montpelier, VT 05651

RE: Proposed 3-Lot Subdivision, Abigail Faulkner & Hobart Guion, 445 Kelton Road, Parcel ID 07-009.000

Dear Bruce,

Please find attached what we hope to be a complete application for the subdivision of the land of Ms. Faulkner and Mr. Guion formerly owned by the Frost family.

As presented by Apple and Hobie during the conceptual review at the May DRB hearing, their intent is to subdivide the portion of the Frost property lying northwest of Kelton Road into two lots: an undeveloped Lot 1 at the rear of the property and Lot 2 with the existing residence along the Kelton Road frontage, the two lots being 35.1 and 7.72 acres respectively. The Frost property also includes land on the southeast side of Kelton Road. Therefore, as the Town doesn't recognize Kelton Road as an existing property line, the desired configuration of Lots 1 and 2 creates a defacto Lot 3 of the balance of the land across the road. The tax maps make this lot to be 67.2 acres. Please note, in keeping with the Board's waiver of a boundary survey of the entire parcel, we have surveyed only Lot 2 in preparation of this subdivision.

The proposed Lot 1 is to remain undeveloped in the immediate future. Access to this lot is to be provided by a 60' wide easement from Kelton Road through Lot 2. At conceptual, the access to this lot was presented as being via an easement through the adjoining property of Wanzer and Wanzy-Faesy, partially along their existing drive. When considering this easement, we noted that this drive serves not only the Wanzer/Wanzy-Faesy parcel but the Osbourne/Lieberman property to the northwest as well. But since the addition of a third property served by the same drive would necessitate the upgrade of the drive to Town road standards, that idea was abandoned and the right-of-way through Lot 2 sited as shown. It's my understanding that the Road Foreman has viewed the location of the proposed access and that if it has not already been granted, a Curb Cut Permit is in process.

Lot 2 surrounds the existing house, septic system and water supplies. Although 7.72 acres in gross area as proposed, the net area of the parcel, absent the encumbrance of the right-of-way to Lot 1 is 7.02 acres: sufficient to satisfy the 7 acre minimum for the Agricultural-Forest Conservation District. As required by the State Wastewater and Water Supply Rules, a location suitable for a replacement sewage disposal system, should it ever be required, has been identified. The replacement area is also located wholly within Lot 2.

Lot 3 proposes no change to the status quo. No development is proposed and nothing will be changed...save for its designation as a separate lot.

This request appears to be about as straight-forward as we seem to see lately: lots are appropriately sized, access is provided...and no development is proposed. I hope the Board agrees and will see fit to approve this application at the September hearing. As always, if you have additional questions, please don't hesitate to call.

Sincerely,

Digitally signed by Kris Jurentkuff

DN: cn=Kris Jurentkuff, o, ou,

email=kjurentkuff@chasesurveyors.com, c=US

Date: 2018.08.10 11:16:06 -04'00'

Kris Jurentkuff
Project Manager

Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, September 4, 2018 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of zoning application 18-034 submitted by Apple Faulkner & Hobie Guion. The application is for a 3-lot subdivision of their property, formerly owned by the Frost family, located at 445 Kelton Road. The intent is to separate off the existing house complex from the undeveloped portions of the property. The new house lot will encompass 7.72 acres along the west side of Kelton Road. The other two lots will be comprised of the remaining land on the west side and all the land on the east side of Kelton Road. There is no new development currently contemplated for any of the lots. The following notice will appear in the Times Argus Saturday, August 18, 2018:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, September 4, 2018 at 7:00 p.m. at the Municipal Office Building to consider the following:

Final plan review of Application #18-034, submitted by Abigail Faulkner & Hobart Guion, to subdivide their property located at 445 Kelton Road. This proposal will divide the 110-acre parcel, formerly owned by the Frost family, into three lots: Lot 2 of 7.72 acres with existing house and 522' of road frontage on the west side of Kelton Road; Lot 1 of 35.1 acres consisting of all the remaining land on the west side of Kelton Road with access by easement over Lot 2; and, Lot 3 of 67.2 acres consisting of all the land and 2,010 feet of road frontage on the east side of Kelton Road. The property is located in Zone E – Agricultural/Forest Conservation District, where the minimum lot size is 7 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.

C. Bruce Johnson
East Montpelier Town & Zoning Administrator
P.O. Box 157
East Montpelier, VT 05651