

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 21, 2018

Abigail Faulkner
Hobart Guion
345 Kelton Road
East Montpelier, VT 05651

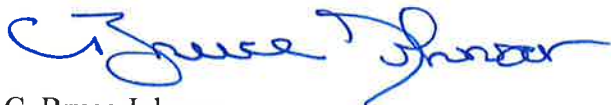
Re: East Montpelier Access Permit #18-035

Dear Ms. Faulkner & Mr. Guion:

The East Montpelier Selectboard met on Monday, August 20, 2018, and approved the requested shift and upgrade to residential use for the agricultural curb cut on the former Frost property along the west side of Kelton Road that is slated for use as the access to Lot 1 of your proposed subdivision currently before the East Montpelier Development Review Board (application #18-034). If you have questions on the construction conditions contained in the approval, please contact Road Foreman Guthrie Perry at (802) 223-5870. One key element that should be understood is that the town is not requiring the development of this new access point. Until you need to move the curb cut, the town has no objections to your continued use of the existing curb cut for agricultural purposes. Once you do develop the new curb cut, you'll be required to close off the existing slot.

Please understand that this permit only gives town permission for the shift and upgrade to residential use of this curb cut 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 Lot 1 if and when you move forward with development. Please contact me at (802) 223-3313 x 204 when you're ready for the next steps.

Sincerely,



C. Bruce Johnson
East Montpelier Town & Zoning Administrator

Permit # 18-035

ACCESS (CURB CUT) APPLICATION

Date Received: 8/13/18

CK # 6268

TOWN OF EAST MONTPELIER

Parcel # 07-009.000

Fee \$ 35.00

PO Box 157, East Montpelier, VT 05651

Tax Map # 09-00-76.000

Applicant: Abigail Faulkner & Hobart Guion Phone: 223-1808

Mailing Address: 345 Kelton Road East Montpelier, VT 05651

Property Owner: _____ Phone: _____

Mailing Address: Same

Property Location: 445 Kelton Road

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

CONSTRUCT A NEW ACCESS

CHANGE AN EXISTING ACCESS

- agricultural
- commercial
- industrial
- residential
- development
- other _____

- Current Access:
- agricultural
 - commercial
 - industrial
 - residential
 - development
 - other _____

- Proposed Access:
- agricultural
 - commercial
 - industrial
 - residential
 - development
 - other _____

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

Center of drive will shift 30' to the south of existing drive

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.

Abigail D. Guion
Applicant

8/10/18
Date

Abigail D. Guion
Property Owner

8/10/18
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.

8/20/18
Date

[Signature]
SELECTBOARD

Seth B. Gard
SELECTBOARD

[Signature]
SELECTBOARD

[Signature]
SELECTBOARD

SELECTBOARD

Road Foreman Determination:

Proposed access meets applicable sight distance standards. Comments: Currently brush is blocking view; situation will improve when access developed

Road Foreman Recommendations:

New curb cut will need 15" x 30' culvert

Do not develop new curb cut until ready to close off existing ag access

- preference would be to continue using existing access until residential development of lot occurs

- must close off & reseed existing access when new curb cut developed

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.

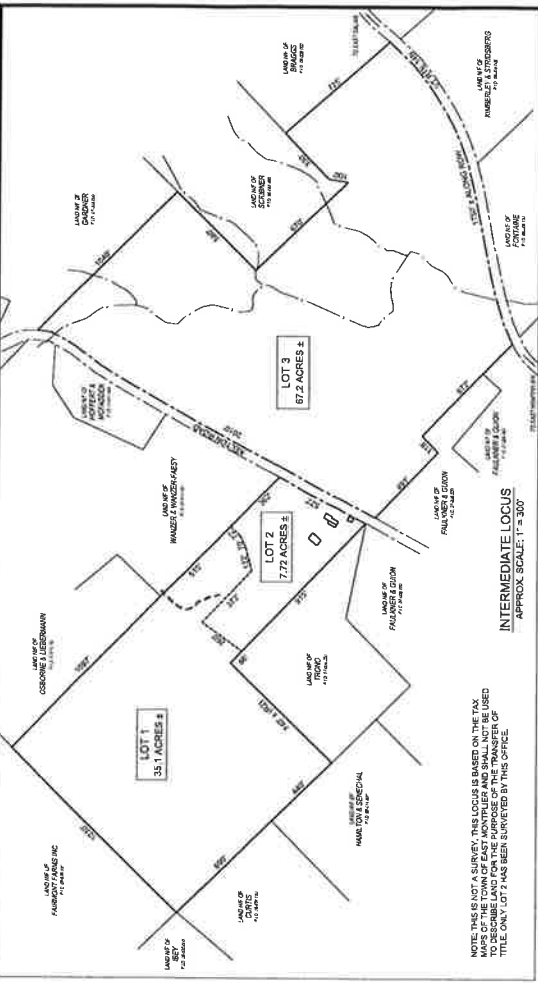


Road Foreman

2/15/18

Date

Additional Selectboard Conditions &/or Restrictions:



- LEGEND:**
- ROAD RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - WIRE FENCE
 - EDGE OF GRAVEL
 - THREAD OF BROOK
 - STONEWALL
 - OVERHEAD UTILITY LINE
 - WOOD FENCE
 - EDGE OF WOODS
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - IRON ROD FOUND (DIA. - HT.)
 - STONE FOUND FOUND
 - 45 REBAR TO BE SET W/ I.D. CAP
 - UNMONUMENTED POINT
 - UTILITY POLE
 - DRILLED WELL
 - PER DEED
 - (RT)
 - SOILS TEST PIT

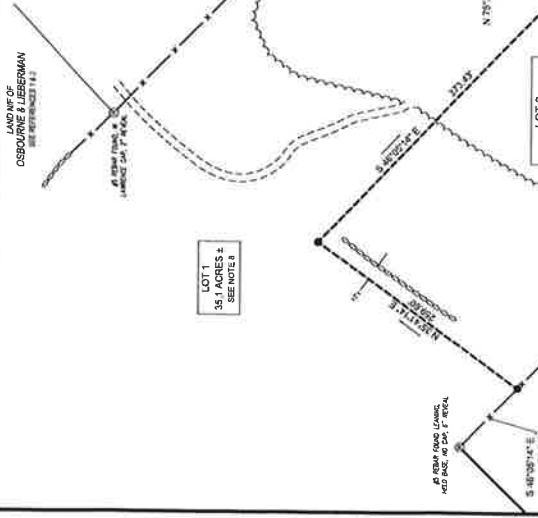
SURVEYOR'S NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 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. EASEMENTS AND/OR RIGHTS-OF-WAY ENCOUNTERED DURING RECORD REVISIONS AND/OR FIELD WORK ARE SHOWN HEREON AND ARE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
5. BEARINGS SHOWN HEREON ARE BASED ON A MAGNETIC COMPASS READING TAKEN ON SITE DURING FIELD PROCEDURES. BEARINGS ARE INCLUDED ONLY TO INDICATE THE LOCATION OF A CHANGE IN BOUNDARY LOCATION. BEARINGS WILL BE NOTED DUE TO DIFFERING METHODS OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
6. THE RIGHT-OF-WAY OF KETON ROAD ARE BASED ON DOCUMENTATION WHERE FOUND, AND WHERE NOT FOUND, AN ASSUMED 30.00' WIDTH PARALLEL TO USLA 19-32.
7. LOT 2 AREA IS EXCLUSIVE OF AREA WITHIN THE KETON ROAD RIGHT-OF-WAY. REPORTED NET AREA IS EXCLUSIVE OF THE 67' RIGHT-OF-WAY TO LOT 1.
8. LOTS 1 AND 3 HAVE NOT BEEN SURVEYED BY THIS OFFICE. THE REPORTED AREA OF LOT 1 IS BASED ON THE TAX MAPS OF THE TOWN OF EAST MONTPELIER AS THE RESIDUAL MAPS.
9. THE GROSS AREA OF LOT 2 IS REPORTED, THE AREA OF LOT 3 IS AS PER THE TAX MAPS.
10. CONTOURS ARE BASED ON AN ASSUMED DATUM APPROXIMATELY RECONCILED TO TO NGVD 1984.

SOURCE OF TITLE:
BOOK 148/PAGE 171

REFERENCES:

1. A PLAN ENTITLED "WANZER, WANZER-FAESY, & OSBORNE KETON ROAD EAST MONTPELIER, VERMONT PROPERTY SUBDIVISION" BY WAYNE D. LAWRENCE, R.L.S. 8517, AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN MAP SLIDE 54.
2. A PLAN ENTITLED "RICHARD COPPING KETON ROAD EAST MONTPELIER, VERMONT SITE PLAN" BY WAYNE D. LAWRENCE, R.L.S. #160, DATED JANUARY 11, 1987, AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN MAP SLIDE 42.
3. A PLAN ENTITLED "SURVEY OF LAND FOR RICHARD, ROBERT & LORETTA WANZER, WANZER-FAESY, & OSBORNE KETON ROAD EAST MONTPELIER, VERMONT, R.L.S. #877, DATED NOVEMBER 1983, AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN MAP SLIDE 28.



LOT 2
7.72 ACRES ± (Gross)
7.22 ACRES ± (NET)

LOT 3
87.2 ACRES ±
SEE NOTE 8

Chase
Surveyors & Designers, Inc.
301 North Main Street, Suite 101
Montpelier, Vermont 05602
802-279-9333

CERTIFICATION

I, HOBART G. GUION, JR., AND ABIGAIL D. FAULKNER, REGISTERED PROFESSIONAL SURVEYORS IN THE STATE OF VERMONT, DO HEREBY CERTIFY THAT WE HAVE PERSONALLY CONDUCTED THIS SURVEY AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

7/19/18 *Hobart G. Guion, Jr.*
Hobart G. Guion, Jr., R.S.#1254
Abigail D. Faulkner, R.S.#1255



Existing



Frost Property; 445 Kelton Road

East Montpelier, VT

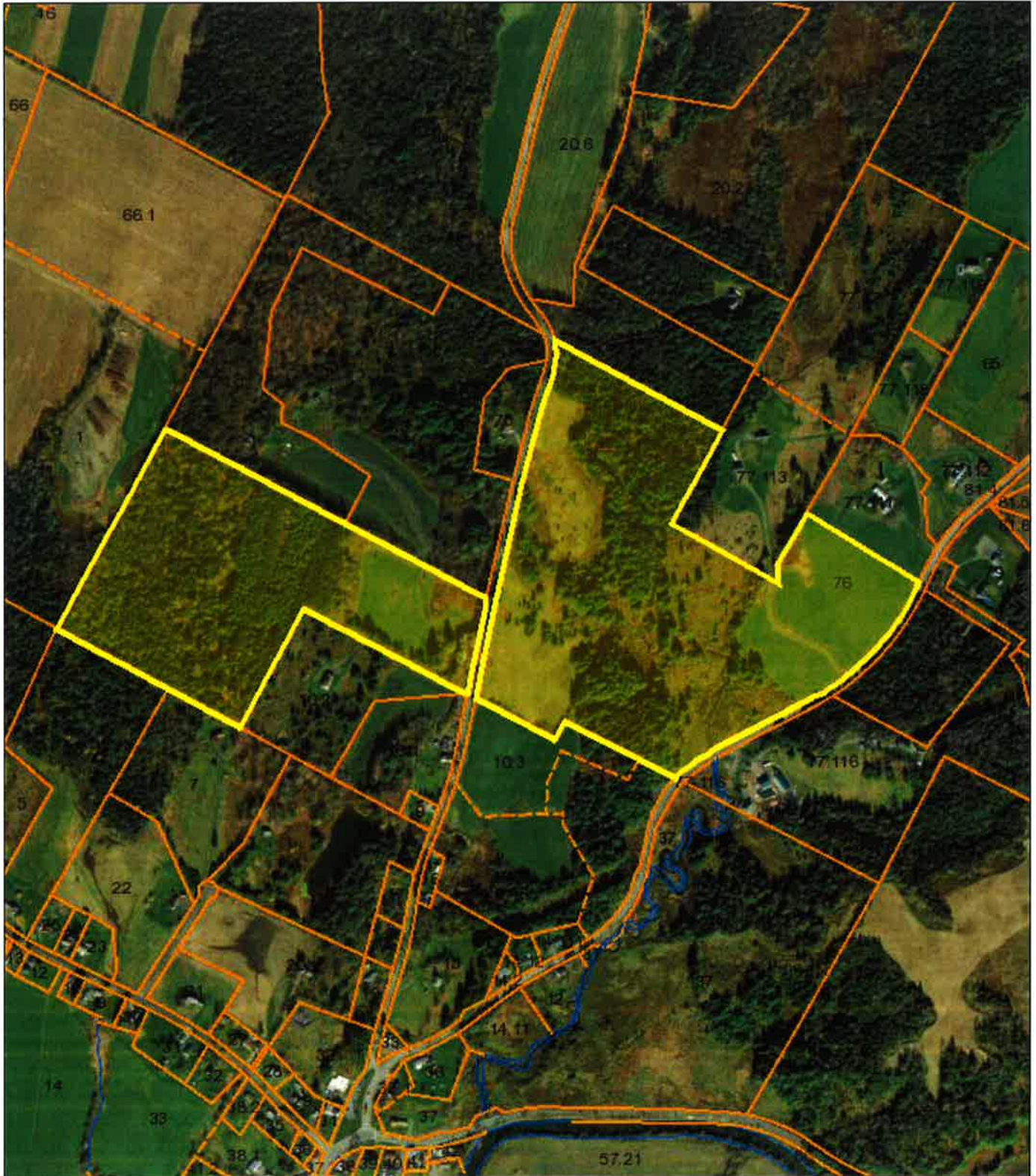
1 inch = 750 Feet



August 9, 2018



www.cai-tech.com



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