

Permit # 18-039
Zoning District E
Overlays —

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

Date Received: 09/12/18
Parcel # 07-051.000
Tax Map # 05-00-33.000

- *****
- A. 1. Name of Landowner Lauren Isaak Phone No. XXX-XXX-XXXX
2. Address of Landowner 663 Guyette Rd, Plainfield, VT 05667 522-7241
3. Applicant (other than owner) Phone No. XXX-XXX-XXXX
4. Address of Applicant 663 Guyette Rd, Plainfield, VT 05667
5. Location of Property 663 Guyette Rd, East Montpelier, VT 05651

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 Parcel # 07-051 into 2 lots. Lot 1 with 10.0 acres, has existing wastewater & potable water systems. Lot 2 with 14.4 acres, is proposing a curb cut, no other development is proposed.

C. Lot description:

- | | |
|--|--|
| 1. acreage <u>24.4 +/-</u> | 4. depth side yards <u>50' (min)</u> Ft. _____ Ft. |
| 2. road frontage <u>350</u> Ft. | (building to lot lines) |
| 3. depth front yard <u>75' (min)</u> Ft. | 5. depth rear yard <u>50' (min)</u> 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 Lauren Isaak Date 9/12/18
Applicant _____ Date _____

Zoning Permit Fee: \$ 250.00 Cash _____ Check #4790 Date 9/12/18 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

September 12, 2018

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

RE: Proposed 2-Lot Subdivision, Lauren Isaak, 663 Guyette Road, Parcel ID 07-051.000

Dear Bruce,

Please find attached what we hope to be a complete application for the subdivision of the land of Ms. Isaak on Guyette Road.

As presented at conceptual review on September 4, the proposal is to subdivide the existing 24.4 acre parcel as developed with an existing 3-bedroom residence into two lots: Lot 1 of 10.0 acres with the existing house and Lot 2 of 14.4 undeveloped acres to be retained by Ms. Issak.

The existing on-site water supply and sewage disposal systems serving the Lot 1 residence are located wholly upon Lot 1 with access to be provided along the existing driveway. No development is proposed on Lot 2, but as required by the Development Regulations, an access point has been identified near the northeasterly corner of the property that satisfies the necessary site distances and with constructed improvements, the geometric concerns of the B-71 standard. This location was reviewed by the Road Forman Guthrie Perry on September 11 and a permit for this access should be reviewed by the Selectboard at their meeting on October 1, the evening before the October DRB hearing.

As is the case whenever a developed property is subdivided, a State Wastewater & Water Supply permit is required. The existing Lot 1 septic system was recently replaced due to failure of the original system. This office designed and permitted that replacement, and upon local approval of this application, that permit will be amended to reflect the subdivision, and will include appropriate deferral language concerning future development of Lot 2.

We believe this proposal to be about as straight forward as they come and on fully conformance with the town Development Regulation and hope that you and the Board agree. As always, if you have any questions or comments about this application, please don't hesitate to call. Thank you.

Sincerely,

Kris Jurentkuff
Senior Technician

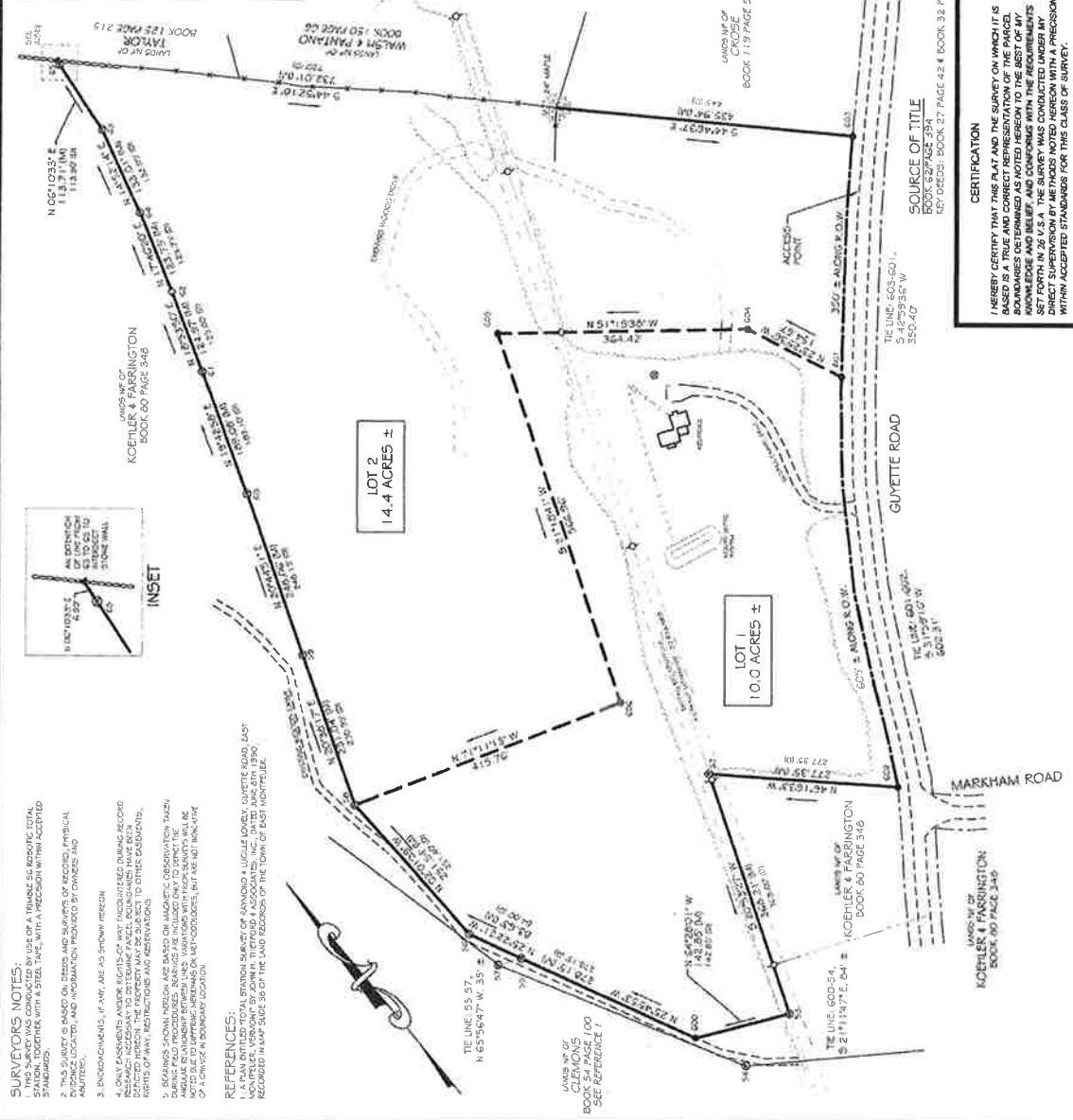


LEGEND:

---	PROPERTY LINE
---	BOUNDARY OF NEIGHBORING PROPERTY
---	SUBDIVISION LINE
---	INTERSECTION POINT
---	EDGE OF PAVER/STONE
---	EDGE OF GRAVEL
---	Lighting fixture
---	Stone wall
---	EDGE OF TREE/SHRUB
○	IRON ROD FOUND (I.R.A.) - PT.
●	IRON PIPE FOUND (I.P.A.) - PT.
▲	PS SURVIVAL SP. W/ I.D. CAP
▲	UNMONUMENTED POINT
▲	UTILITY POLE
○	LABELED WELL
○	PT. REFERENCE #
(R)	TR. (R)
(D)	TR. (D)
(N)	UNCALCULATED

MONUMENT DESCRIPTION TABLE

NO.	DESCRIPTION	DATE	BY
1	IRON ROD FOUND (I.R.A.) - PT.		
2	IRON PIPE FOUND (I.P.A.) - PT.		
3	PS SURVIVAL SP. W/ I.D. CAP		
4	UNMONUMENTED POINT		
5	UTILITY POLE		
6	LABELED WELL		
7	PT. REFERENCE #		
8	TR. (R)		
9	TR. (D)		
10	UNCALCULATED		



SURVEYOR'S NOTES:

- THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE 56 ROBOTIC TOTAL STATION WITH A STEEL TAPE, WITH A PRECISION WITHIN ACCEPTED STANDARDS.
- THIS SURVEY IS BASED ON EASES AND SURVEYS OF RECORD, HISTORICAL EVIDENCE, LOCATION, AND INFORMATION PROVIDED BY OWNERS AND ADJACENTS.
- ENCROACHMENTS, IF ANY, ARE AS SHOWN PERSON.
- ONLY EASEMENTS AND/OR RIGHTS OF WAY FACILITATED DURING RECORD OF THIS SURVEY ARE SHOWN. OTHER EASEMENTS AND/OR RIGHTS OF WAY, RESTRICTIONS AND RESERVATIONS, IF ANY, ARE NOT SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON MAGNETIC OBSERVATION TAKEN DURING FIELD PROCEEDINGS. BEARINGS ARE INCLUDED ONLY TO DIRECT THE NOTOR TO LOCATE MONUMENTS OR METEOROLOGICAL MARKS, BUT ARE NOT INTENDED TO CHANGE NEIGHBORING BOUNDARIES.

REFERENCES:

- A PLAN ENTITLED TOTAL STATION SURVEY OF SANDY HILL LUGGAGE ROAD, EAST MONTPELIER, VERMONT, BY JOHN H. THIERFORD & ASSOCIATES, INC., DATED JUNE 28TH 1990, RECORDED IN MAP BOOK 38 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.

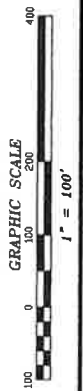
CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL DESCRIBED HEREON, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 26 V.S.A. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

7/31/18 *William P. Chase*
 DATE: WILLIAM P. CHASE REG. REAL VERMONT
 NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

Chase
 SUBDIVISION SURVEY
 LAUREN ISAAK
 663 GUYETTE ROAD
 EAST MONTPELIER, VERMONT

SCALE: 1" = 100' UNLESS OTHERWISE NOTED
 DRAWN BY: D.M. CHECKED BY: W.C. TERRY 3/1/18
 301 North Main Street, Suite
 Barre, VT, 05641
 802-479-9636
 Surveyors & Septic
 Designers, Inc.





Isaak -- 663 Guyette Road

East Montpelier, VT

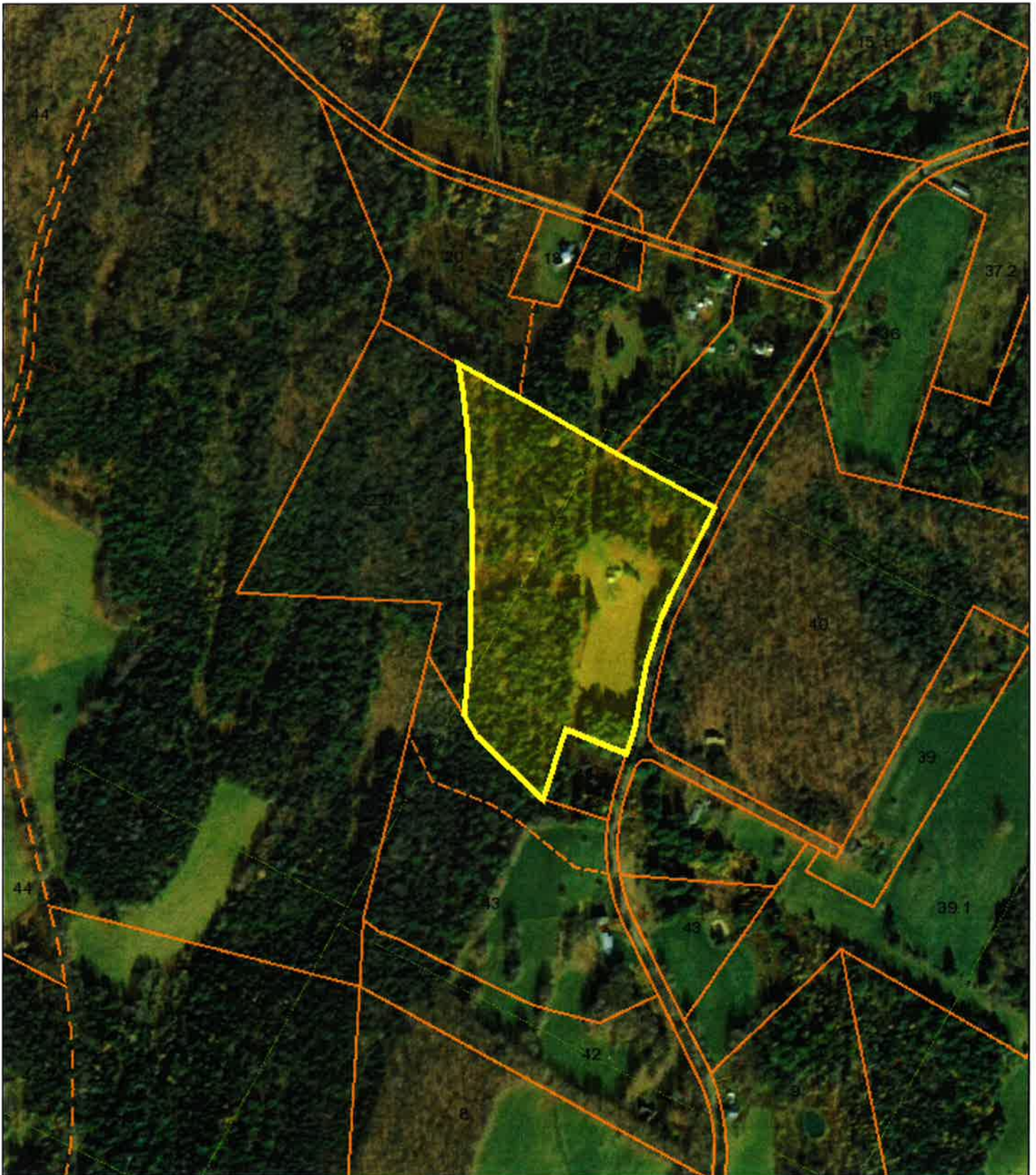
1 inch = 537 Feet



September 4, 2018



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, October 2, 2018 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of zoning application 18-039 submitted by Lauren Isaak. The application is for a 2-lot subdivision of her property located at 663 Guyette Road. The intent is to separate off a 14.4-acre lot from the developed portion of the property. The proposed new lot has conforming frontage on Guyette Road and will have a separate curb cut (the subject of East Montpelier access application 18-038) on that road. The following notice will appear in the Times Argus Saturday, September 15, 2018:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, October 2, 2018 at 7:00 p.m. at the Municipal Office Building to consider the following:

Final plan review of Application #18-039, submitted by Lauren Isaak, to subdivide her property located at 663 Guyette Road. This proposal will divide the 24.4-acre parcel into two lots: Lot 1 of 10.0 acres with existing house and 605 feet of road frontage on Guyette Road; and, Lot 2 of 14.4 acres with 350 feet of frontage on Guyette 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