

Permit # 18-041
Zoning District D
Overlays WR

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

Date Received: 9/12/18
Parcel # 01-040.000
Tax Map # 08-01-10.000

- A. 1. Name of Landowner David Jr., Diana, and Miriam Antonovich Phone No. 561-602-0499
2. Address of Landowner 8539 Wakefield Dr, Palm Beach, FL 33410
3. Applicant (other than owner)..... Phone No. 561-602-0499
4. Address of Applicant 8539 Wakefield Dr, Palm Beach, FL 33410
5. Location of Property 2570 North Street, East Montpelier

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 # 01-040 into 3 lots. Lot 1 has 3.00 acres, proposed on-site sewer and water. Lot 2 has 3.40 acres, proposed on-site sewer and water. Lot 3 has the remaining 44.30 acres with existing on-site sewer and water to serve the single family residence. There is a 60' easement in favor of Lots 1 & 2 across Lot 3, and a 60' easement in favor of Lot 1 across Lot 2 per the included plan.

- C. Lot description:
- | | |
|---|--|
| 1. acreage <u>44.3 +/-</u> | 4. depth side yards <u>50' (min)</u> Ft. Ft.
(building to lot lines) |
| 2. road frontage <u>251'</u> Ft. | |
| 3. depth front yard <u>75' (min)</u> Ft.
(Road centerline to building) | 5. depth rear yard <u>50' (min)</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 [Signature] Date 9/11/18
Applicant [Signature] Date 9/11/18

Zoning Permit Fee: \$ 300.00 Cash Check # 4788 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

September 12, 2018

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

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

RE: Proposed 3-Lot Subdivision, David Antonovich, et als, 2570 North Street, Parcel ID 08-01-10.000

Dear Bruce,

Please find attached what we hope to be a complete application for the subdivision of the land of Antonovich family on North Street. As presented at conceptual review on September 4, the proposal is to subdivide the existing 51.3 acre parcel as developed with an existing 3-bedroom residence into three lots: Lots 1 and 2 of 3.0 and 3.4 acres, respectively, each for the construction of single-family residences, and Lot 3 of the remaining 44.9 acres with the existing single-family residence. Note that as approved by the DRB on the 4th, only Lots 1 and 2 have been resurveyed for this subdivision: the balance of Lot 3 is to be as shown on the prior survey by John Thetford as recorded in Map slide 35.

Lots 1 and 2 are to be served by on-site sewage disposal and water supply systems. Soil exploration and preliminary design analysis has been completed to determine the location and footprints of the necessary mound-type systems as shown on the project plan. The final location of the water supplies has not yet been determined, but will be located as required by the applicable isolations. Home sites will be located up slope of the mound systems in conformance with the applicable setback as shown and in consideration of the overhead utility line crossing the property. No change to the existing on-site systems serving the existing Lot 3 residence are proposed or warranted. Because the new boundary line between Lot 2 and Lot 3 is in excess of 500' from the existing residence, the State Rule do not require a replacement system be defined, therefore we have not done so.

Access will be provided to Lots 1 and 2 via a shared curb-cut onto North Street. As I related at the conceptual review, it was necessary to move the access point southerly on to Lot 3 in order to gain sufficient site distance to the south. The location of the proposed curb cut was reviewed by Road Foreman Guthrie Perry on September 11 and the access permit should be reviewed by the Selectboard at their October 1 meeting.

A review of the State ANR Natural Resources Atlas reveals no identified protected or endangered natural elements. A printout of that review is included here.

We believe this proposal to be about a 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



Antonovich -- 2570 North Street

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 18-041 submitted by David Jr., Diana, & Miriam Antonovich. The application is for a 3-lot subdivision of their property located at 2570 North Street. The intent is to separate off two 3-acre building lots at the north end of the parcel from the developed portion of the property. All three lots will have conforming frontage on North Street. Both building lots will be served by an easement over the remainder lot where a new curb cut (the subject of East Montpelier access application 18-040) will provide entry onto North Street. The 60-foot wide access easement will start at a point south of Lot 2 and extend over Lot 2 to reach Lot 1, the northernmost lot. 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 #18-041, submitted by David Jr., Diana, & Miriam Antonovich, to subdivide their 51.3-acre property located at 2570 North Street. This proposal will divide the parcel into three lots: Lot 1 of 3.0 acres with 251 feet of road frontage on North Street; Lot 2 of 3.4 acres with 251 feet of frontage on North Street; and, a remainder lot of 44.9 acres and existing structures with 2,300 feet of frontage on North Street. Lots 1 & 2 will be accessed by a shared easement over Lot 3, with Lot 1 having an additional access easement over Lot 2. The property is located in Zone D – Rural Residential/Agricultural, where the minimum lot size is 3 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