

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)

October 7, 2018

Lauren Isaak  
663 Guyette Road  
Plainfield, VT 05667

Re: East Montpelier Access Permit #18-038

Dear Ms. Isaak:

The East Montpelier Selectboard met on Monday, October 1, 2018, and approved your requested residential curb cut along Guyette 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 access once the proposed subdivision (East Montpelier Subdivision Application 18-039) of your property is fully 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.

Sincerely,



C. Bruce Johnson  
East Montpelier Town & Zoning Administrator

Permit # 18-038  
ck # 4791  
Fee \$ 35.00

**ACCESS (CURB CUT) 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

\*\*\*\*\*  
Applicant: LAUREN ISAAK Phone: 522-7241  
Mailing Address: 663 GUYETTE ROAD, PLAINFIELD VT 05667  
Property Owner: // Phone: \_\_\_\_\_  
Mailing Address: //  
Property Location: SUBDIVISION OF 663 GUYETTE ROAD

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

- |  |   |                 |                  |                                       |                                       |                                     |                                     |                                     |                                     |                                      |                                      |                                      |                                      |                                      |                                      |
|--|---|-----------------|------------------|---------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> CONSTRUCT A NEW ACCESS   | <input type="checkbox"/> CHANGE AN EXISTING ACCESS  |                 |                  |                                       |                                       |                                     |                                     |                                     |                                     |                                      |                                      |                                      |                                      |                                      |                                      |
| <input type="checkbox"/> agricultural<br><input type="checkbox"/> commercial<br><input type="checkbox"/> industrial<br><input checked="" type="checkbox"/> residential<br><input type="checkbox"/> development<br><input type="checkbox"/> other _____ | <table border="0"> <tr> <td>Current Access:</td> <td>Proposed Access:</td> </tr> <tr> <td><input type="checkbox"/> agricultural</td> <td><input type="checkbox"/> agricultural</td> </tr> <tr> <td><input type="checkbox"/> commercial</td> <td><input type="checkbox"/> commercial</td> </tr> <tr> <td><input type="checkbox"/> industrial</td> <td><input type="checkbox"/> industrial</td> </tr> <tr> <td><input type="checkbox"/> residential</td> <td><input type="checkbox"/> residential</td> </tr> <tr> <td><input type="checkbox"/> development</td> <td><input type="checkbox"/> development</td> </tr> <tr> <td><input type="checkbox"/> other _____</td> <td><input type="checkbox"/> other _____</td> </tr> </table> | Current Access: | Proposed Access: | <input type="checkbox"/> agricultural | <input type="checkbox"/> agricultural | <input type="checkbox"/> commercial | <input type="checkbox"/> commercial | <input type="checkbox"/> industrial | <input type="checkbox"/> industrial | <input type="checkbox"/> residential | <input type="checkbox"/> residential | <input type="checkbox"/> development | <input type="checkbox"/> development | <input type="checkbox"/> other _____ | <input type="checkbox"/> other _____ |
| Current Access:  | Proposed Access:  |                 |                  |                                       |                                       |                                     |                                     |                                     |                                     |                                      |                                      |                                      |                                      |                                      |                                      |
| <input type="checkbox"/> agricultural  | <input type="checkbox"/> agricultural   |                 |                  |                                       |                                       |                                     |                                     |                                     |                                     |                                      |                                      |                                      |                                      |                                      |                                      |
| <input type="checkbox"/> commercial  | <input type="checkbox"/> commercial   |                 |                  |                                       |                                       |                                     |                                     |                                     |                                     |                                      |                                      |                                      |                                      |                                      |                                      |
| <input type="checkbox"/> industrial  | <input type="checkbox"/> industrial   |                 |                  |                                       |                                       |                                     |                                     |                                     |                                     |                                      |                                      |                                      |                                      |                                      |                                      |
| <input type="checkbox"/> residential   | <input type="checkbox"/> residential  |                 |                  |                                       |                                       |                                     |                                     |                                     |                                     |                                      |                                      |                                      |                                      |                                      |                                      |
| <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):  
900 FEET ± NORTH OF MARKHAM RD ; GUYETTE RD INTERSECTION

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.

Applicant  Date 9/12/18  
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.

10/01/18  
Date

  
SELECTBOARD

  
SELECTBOARD

  
SELECTBOARD

\_\_\_\_\_  
SELECTBOARD

\_\_\_\_\_  
SELECTBOARD

**Road Foreman Determination:**

Proposed access meets applicable sight distance standards. Comments: \_\_\_\_\_

**Road Foreman Recommendations:**

No culvert needed

**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.

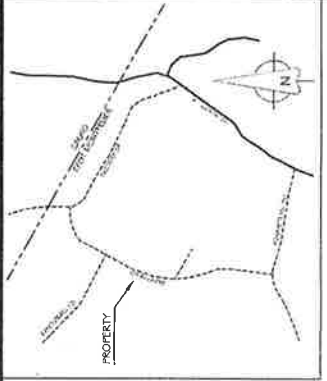
  
\_\_\_\_\_  
Road Foreman

9/22/18  
\_\_\_\_\_  
Date

**Additional Selectboard Conditions &/or Restrictions:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

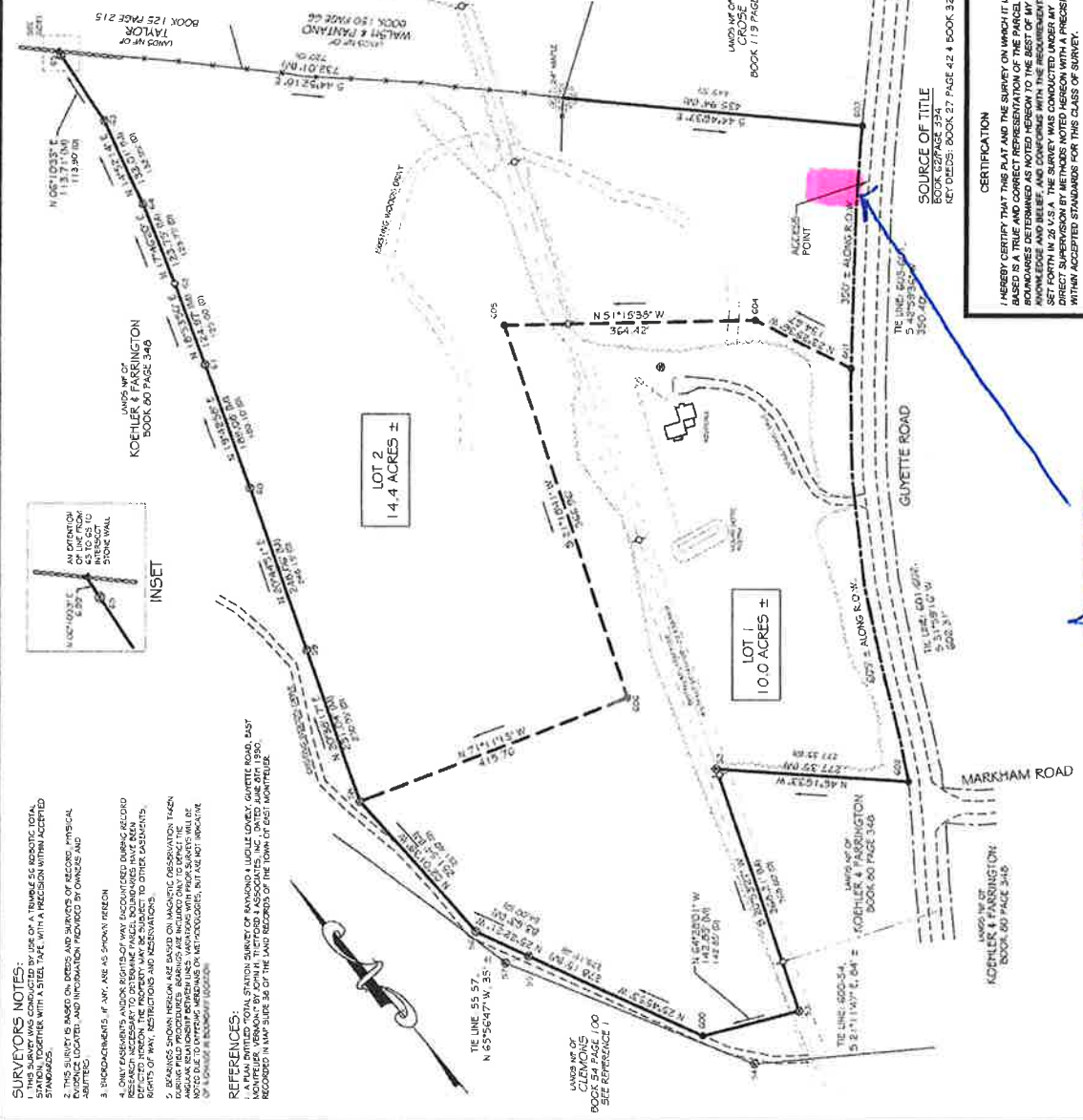


**LEGEND:**

- PROPERTY LINE
- BOUNDARY OF ANY LINE
- SUBDIVISION LINE
- OVERHEAD POWER
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING EASEMENT
- CONCRETE
- EDGE OF ROAD, W.C.
- IRON ROD FOUND (I.A., I.T.)
- IRON PIPE FOUND (I.A., I.T.)
- AS BEEHIVE-50' W/10' C.P.
- UNIDENTIFIED POINT
- UTILITY POLE
- SHALLOO WELL
- PER REFERENCE #
- PER DEED
- UNPUBLISHED

**MONUMENT DESCRIPTION TABLE**

NO.	DESCRIPTION	DATE
1	IRON ROD FOUND (I.A., I.T.)	10/15/19
2	IRON PIPE FOUND (I.A., I.T.)	10/15/19
3	AS BEEHIVE-50' W/10' C.P.	10/15/19
4	UNIDENTIFIED POINT	10/15/19
5	UTILITY POLE	10/15/19
6	SHALLOO WELL	10/15/19
7	PER REFERENCE #	10/15/19
8	PER DEED	10/15/19
9	UNPUBLISHED	10/15/19



**SURVYORS NOTES:**

- THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, TOGETHER WITH A STEEL TAPE, WITH A PRECISION WITHIN ACCEPTED STANDARDS.
- ALL MONUMENTS, BOUNDARIES, AND INFORMATION PROVIDED BY ADJACENT LAND ADJOINERS.
- INCORPORATIONS, IF ANY, ARE AS SHOWN HEREON.
- ONLY EASEMENTS AND/OR RIGHTS OF WAY FACULTY DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF THE STATE OF VERMONT.
- BOUNDARIES SHOWN HEREON ARE BASED ON AERIAL PHOTOGRAPHS TAKEN DURING FIELD PROCEDURES. BOUNDARIES ARE INCLUDED ONLY TO REFLECT THE LOCATION OF MONUMENTS AND NOT TO BE CONSIDERED AS A BASIS FOR ADJUDICATION OF BOUNDARIES OR EASEMENTS.

**REFERENCES:**

THE RECORDS OF THE TOWN OF MONTPELIER, VERMONT, SHOWING THE LOCATION OF GUYETTE ROAD, DATED 1990, RECORDED IN MAP BOOK 119 PAGE 557.

**LOT 2**  
14.4 ACRES ±

**LOT 1**  
10.0 ACRES ±

**ACCESS POINT**

**SOURCE OF TITLE**  
KOEHLER & FARRINGTON  
BOOK 80 PAGE 348

**SUBDIVISION SURVEY**  
**LAUREN ISAAC**  
663 GUYETTE ROAD  
EAST MONTPELIER, VERMONT

**Chase**  
301 North Main Street, Suite  
Barre, VT, 05641  
802-479-9632  
Surveyors & Septic  
Designers, Inc.

SCALE: 1" = 100'  
DATE: 07/20/18  
DRAWN BY: D.M.  
CHECKED BY: M.C. / E.P.  
PROJECT NO.: 18030A

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES, EASEMENTS, AND INTERESTS AS SHOWN ON THE RECORDS OF THE STATE OF VERMONT, AND BELIEVE AND CONFORM 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 *Lauren Isaac*  
LAUREN ISAAC, REGISTERED PROFESSIONAL SURVEYOR  
NOT VALID UNLESS SEALED WITH AN ENCLOSED SURVEYORS SEAL.

*Access Slot*







# Isaak -- 663 Guyette Road

East Montpelier, VT



September 4, 2018

1 inch = 537 Feet

[www.cai-tech.com](http://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.