

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)

December 6, 2018

Michael & Jamie O'Hare
835 Dodge Road
East Montpelier, VT 05651

Re: East Montpelier Access Permits #18-053 & 18-054

Dear Mr. & Ms. O'Hare:

The East Montpelier Selectboard met on Monday, December 3, 2018, and approved both your requested multi-residential curb cuts along Dodge Road. If you have questions on the construction conditions contained in the approvals, please contact Road Foreman Guthrie Perry at (802) 223-5870.

Please understand that these permit only give town permission for use of the access points once the proposed subdivision (East Montpelier Subdivision Application 18-042) of your property is fully approved (although the permit has been issued, you still need to get through the appeal period and have the mylar recorded). Additional state and local permits will be necessary for any development of your new lots. I'll also need to issue E-911 numbers (street addresses) for the lots if/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 # 18-054

ACCESS (CURB CUT) APPLICATION

Date Received: 11/15/18

Fee \$ 35.00 ^{CK#} 5333

TOWN OF EAST MONTPELIER

Parcel # 06-056.000

PO Box 157, East Montpelier, VT 05651

Tax Map # 08-03-01.000

Applicant: Michael & Jamie O'Hare

Phone: (802) 229-9217

Mailing Address: 835 Dodge Road, East Montpelier, VT 05651

Property Owner: Michael & Jamie O'Hare

Phone: (802) 229-9217

Mailing Address: 835 Dodge Road, East Montpelier, VT 05651

Property Location: Dodge Road, East Montpelier, VT 05651

PROJECT DESCRIPTION: sketch drawing and location map must be attached. LOT 4

CONSTRUCT A NEW ACCESS

CHANGE AN EXISTING ACCESS

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

Current Access:

- agricultural
- commercial
- industrial
- residential
- development
- other Multi Residential

Proposed Access:

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

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

Multi Residential Access is 800' +/- from the intersection of Dodge Road with Johnson Road

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.

[Signature]
Applicant

11/15/18
Date

[Signature] Jamie O'Hare
Property Owner

11/15/18
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.

12/03/18
Date

[Signature] Seth B. Gordon
SELECTBOARD

[Signature]
SELECTBOARD

[Signature]
SELECTBOARD

SELECTBOARD

SELECTBOARD

Road Foreman Determination:

Proposed access meets applicable sight distance standards. Comments: _____

Road Foreman Recommendations:


OK as is

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

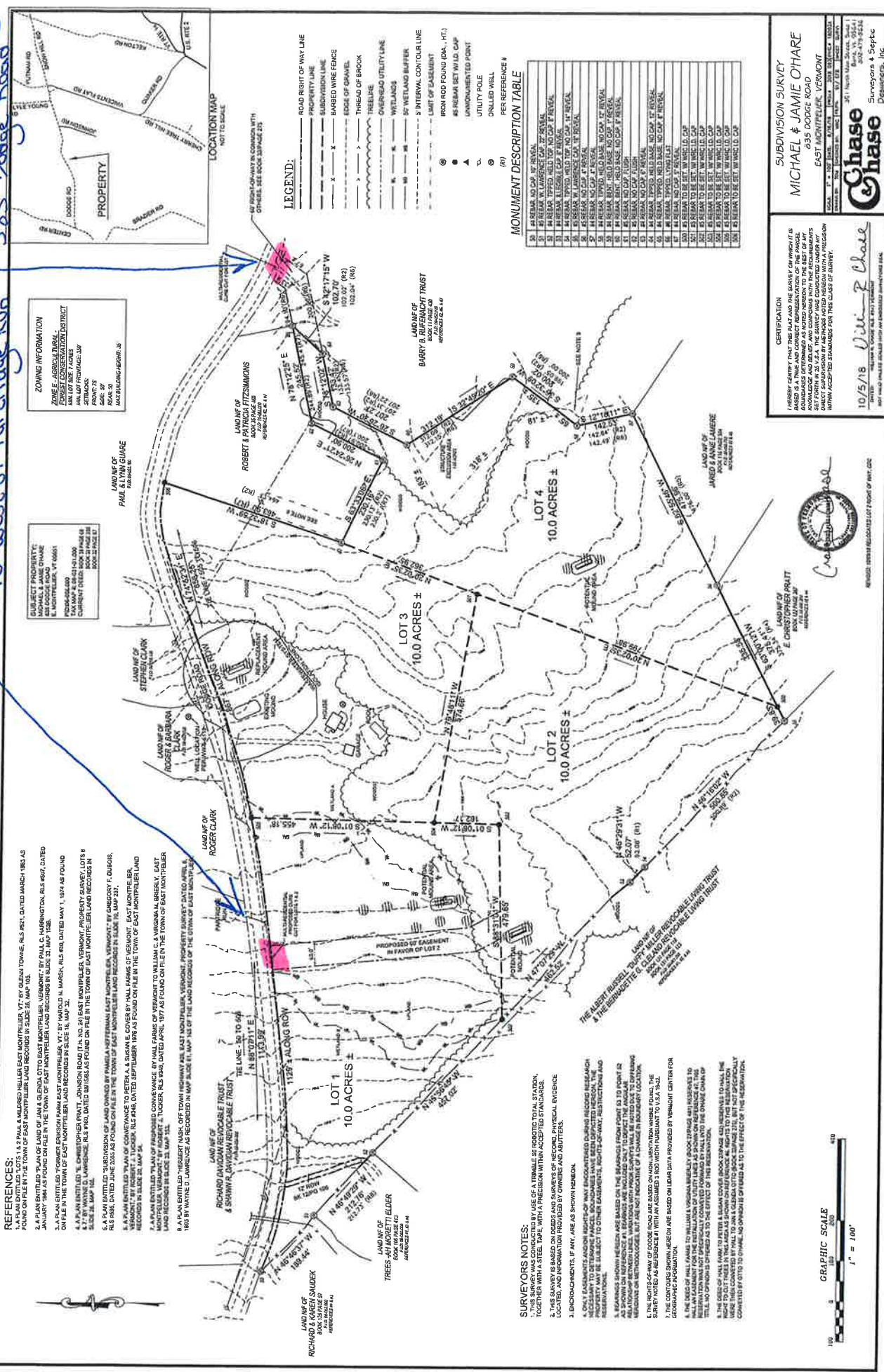
11/21/18

Date

Additional Selectboard Conditions &/or Restrictions:

18-05A
Rufenacht driveway
585 Dodge Road

18-05B
90' west of Partridge Run



- REFERENCES:**
- 1. A PLAN ENTITLED "SUBDIVISION OF LANDS OWNED BY PAUL & LYNN GUARE, V.T. BY CLEARY TOWNE, RLS #311, DATED MARCH 1983 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER, VERMONT."
 - 2. A PLAN ENTITLED "SUBDIVISION OF LANDS OWNED BY PAUL & LYNN GUARE, V.T. BY CLEARY TOWNE, RLS #302, DATED JANUARY 1981 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER, VERMONT."
 - 3. A PLAN ENTITLED "FORMER EMMONS FARM EAST MONTPELIER, VT. BY HAROLD N. MARCH, RLS #301, DATED MAY 1, 1974 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER, VERMONT."
 - 4. A PLAN ENTITLED "E. CHRISTOPHER FRUIT, JOHNSON ROAD (TA. NO. 2) EAST MONTPELIER, VERMONT. PROPERTY SURVEY, LOTS 4 & 5, RLS #300, DATED JUNE 20, 1980 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER, VERMONT."
 - 5. A PLAN ENTITLED "SUBDIVISION OF LANDS OWNED BY ROBERT & PATRICIA FITZSIMMONS, V.T. BY CLEARY TOWNE, RLS #299, DATED JUNE 20, 2005 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER, VERMONT."
 - 6. A PLAN ENTITLED "PLAN OF CONVEYANCE TO BETSIA & SUSAN L. COOPER BY HALL PARKS OF VERMONT TO WILLIAM C. & VIRGINIA M. GREELY, EAST MONTPELIER, VERMONT, BY ROBERT J. TUCKER, RLS #298, DATED SEPTEMBER 1975 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER, VERMONT."
 - 7. A PLAN ENTITLED "SUBDIVISION OF LANDS OWNED BY RICHARD & KAREN SAUDEK, V.T. BY CLEARY TOWNE, RLS #297, DATED JUNE 20, 2005 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER, VERMONT."
 - 8. A PLAN ENTITLED "SUBDIVISION OF LANDS OWNED BY RICHARD & KAREN SAUDEK, V.T. BY CLEARY TOWNE, RLS #296, DATED JUNE 20, 2005 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER, VERMONT."
 - 9. A PLAN ENTITLED "SUBDIVISION OF LANDS OWNED BY RICHARD & KAREN SAUDEK, V.T. BY CLEARY TOWNE, RLS #295, DATED JUNE 20, 2005 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER, VERMONT."
 - 10. A PLAN ENTITLED "SUBDIVISION OF LANDS OWNED BY RICHARD & KAREN SAUDEK, V.T. BY CLEARY TOWNE, RLS #294, DATED JUNE 20, 2005 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER, VERMONT."

1125' ± ALONG ROW

PROPOSED EASEMENT IN FAVOR OF LOT 2

THE SURVEY REVEALS THAT THE EASEMENT IS NECESSARY TO PROVIDE ACCESS TO THE PROPOSED DRIVEWAY FROM LOT 2 TO THE DODGE ROAD.

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LAND OF OF RICHARD & KAREN SAUDEK
2005-06-20
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2005-06-20
2005-06-20

- SURVEYOR'S NOTES:**
1. THIS SURVEY IS BASED ON RECORDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ADJUTERS.
 2. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
 3. ONLY ENCROACHMENTS AND RIGHTS OF WAY ENCOUNTERED DURING RESEARCH WERE SHOWN ON THIS SURVEY. OTHER ENCROACHMENTS, RIGHTS OF WAY, RESTRICTIONS AND RESERVATIONS ARE NOT SHOWN ON THIS SURVEY.
 4. BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS FROM POINT 53 TO POINT 28 AS SHOWN ON THE SURVEY OF RECORD DATED 10/12/04. THE BEARINGS ON THIS SURVEY WERE MEASURED BY THE SURVEYOR AND WERE FOUND TO BE WITHIN THE TOLERANCES OF A FIRST CLASS SURVEY.
 5. THE RIGHTS-OF-WAY OF DODGE ROAD ARE BASED ON A DOCUMENTATION WHERE FOUND, THE BOUNDARIES OF WHICH ARE SHOWN ON THE SURVEY OF RECORD DATED 10/12/04.
 6. THE SURVEY REVEALS THAT THE EASEMENT IS NECESSARY TO PROVIDE ACCESS TO THE PROPOSED DRIVEWAY FROM LOT 2 TO THE DODGE ROAD.

CERTIFICATION

I, MICHAEL & JAMIE O'HARE, REGISTERED PROFESSIONAL SURVEYORS, DO HEREBY CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCELS SHOWN THEREON, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION IN VERMONT. I AM A MEMBER OF THE VERMONT SURVEYORS ASSOCIATION.

10/5/18 *Michael & Jamie O'Hare*

REGISTERED PROFESSIONAL SURVEYORS
EAST MONTPELIER, VERMONT

Chase
Surveyors & Designers, Inc.

GRAPHIC SCALE

1" = 100'

0 100 200 300 400



O'Hare -- 835 Dodge Road

East Montpelier, VT

1 inch = 537 Feet



September 4, 2018



www.cai-tech.com



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