

Permit # 19-001
Zoning District D
Overlays WR

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

Date Received: 1/14/19
Parcel # 04-021,000
Tax Map # 08-01-47.000

- A.** 1. Name of Landowner... James & Christine Abrams Phone No. (802) 223-4038
2. Address of Landowner... 925 Center Road, East Montpelier, VT 05602
3. Applicant (other than owner)..... Phone No.....
4. Address of Applicant.....
5. Location of Property... 925 Center Road, East Montpelier, VT 05602

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 checked="" 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... Reconfigure / Subdivide existing 3 parcels into 5 building lots. Lot 4 has existing residence, and Lots 1,2,3 & 5 will have new single family residences with on-site sewer and water.
Lot 1 with 21.0 Acres, Lot 2 with 5.6 Acres, Lot 3 with 5.3 Acres, Lot 4 with 5.6 Acres, and Lot 5 with 7.8 Acres.

A Minor Subdivision

C. Lot description:

- | | |
|---|--|
| 1. acreage <u>> 3 Acres</u> | 4. depth side yards <u>>50'</u> Ft. <u>>50'</u> Ft.
(building to lot lines) |
| 2. road frontage <u>>250'</u> Ft. | |
| 3. depth front yard <u>>75'</u> Ft.
(Road centerline to building) | 5. depth rear yard <u>>50'</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 James Abrams Christine M. Abrams Date 1/14/19
Applicant _____ Date _____

Zoning Permit Fee: \$ 400.00 Cash _____ Check #4890 Date 1/14/19 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

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January 16, 2019

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

RE: Proposed 5-Lot Subdivision/Boundary Line Adjustment, James & Christine Abrams, 925 Center Road, Parcel ID's #08-01-46.200, #08-01-47.000, & #08-01-48.000.

Dear Bruce,

Please find attached what we hope to be a complete application for preliminary review of the subdivision of the lands of James & Christine Abrams. As presented at sketch plan review on January 8, the Abrams currently own three individual and contiguous parcels totaling 45.3 acres. The proposal is to adjust the existing lines between these three parcels and to create two new parcels. There is an existing-single family residence on Parcel ID# 08-01-47.000, but the rest of the land is undeveloped. The purpose of this application is for the Abrams to have 4 lots, each for the construction of single-family residences, and one lot with the existing-single family residence. As Abrams currently owns three individual lots and are only looking to add two lots, this project was deemed a minor subdivision by the DRB at the sketch plan review.

The existing three lots are to be made into five lots: Lot 1 of 21.0 acres; Lot 2 of 5.6 acres; Lot 3 of 5.3 acres and Lot 5 of 7.8 acres will each be served by new curb cuts off of Center Road. Lot 4 of 5.6 acres has an existing single-family residence with an existing drive from Center Road. There is a proposed 60' wide access & utilities easement over Lot 4 in favor of Lot 5.

The access points for Lots 1, 2, 3, and 5 are currently being reviewed by Road Foreman Guthrie Perry and access permit applications will be submitted to the Selectboard for review and approval prior to the hearing by the DRB.

Lots 1, 2, 3 & 5 are to be served by on-site water supply and sewage disposal systems. Adequate soils for mound-type disposal systems have been identified on each lot, as well as for a replacement area designation for the existing residence on Lot 4. It is the owners wish to market these lots with only the assurance that a viable sewage disposal is available...without pursuing the State Wastewater and Water Supply Permits that will be necessary prior to construction. This final step is to be left to the buyers based on their specific development plans.

A review of the State ANR Natural Resources Atlas reveals no identified protected or endangered natural features. However, the Atlas does indicate a wetland project (Project #1990-236) in the vicinity of Lot 3. Details of this wetland project are not known. 2-foot and/or 5-foot interval contours extracted from the VCGI lidar database are shown.

In keeping with the owner's wishes to allow buyers for the lots to determine how the parcels are to be developed, we have not identified building envelopes; applicable setbacks have been shown. Certainly, areas suitable for development will be controlled by the required setbacks applicable to the zone. But the owner does not believe that further restricting the location of development by simply saying "you must build here", without the benefit of knowing the wishes of a given buyer, is the best way to approach the development of these large parcels.

This proposal reflects the owner's wishes as to how to approach the subdivision of their land. We believe that the subdivision as presented is in full conformance with the Development Regulations 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,



Timothy Morris
Survey / Engineering Technician



Abrams -- 925 Center Road

East Montpelier, VT

1 inch = 537 Feet



January 8, 2019

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, February 5 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of zoning application 19-001 submitted by Jim & Chris Abrams. The application is for a 5-lot reconfiguration/subdivision of their 3-lot property complex located at 925 Center Road. The intent is to create 5 new parcels from the combined total acreage of the existing 3 parcels. New Lot 4 will include the Abrams' current home, outbuildings, pond and driveway. New Lots 1-4 will have conforming frontage on Center Road; Lot 5 will be accessed by a 60-foot wide easement over Lot 4; all 5 lots will have separate curb cuts on Center Road. The following notice will appear in the Times Argus Saturday, January 19, 2019:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, February 5, 2019 at 7:00 p.m. at the Municipal Office Building to consider the following:

Final plan review of Application #19-001, submitted by James & Christine Abrams, for a 5-lot reconfiguration & subdivision of the 3-lot, 46.17-acre Abrams property located at 925 Center Road. The net effect of the proposal will be to create five lots, four with frontage on Center Road: Lot 1 of 21.0 acres with 320 feet of frontage; Lot 2 of 5.6 acres with 421 feet of frontage; Lot 3 of 5.3 acres with 508 feet of frontage; Lot 4 of 5.6 acres with the existing residence and 757 feet of frontage; and, Lot 5 of 7.8 acres served by an access easement over Lot 4. The property is in Zone D – Rural Residential/Agricultural District, 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