

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)

January 22, 2019

Robert & Rebekah Brown  
505 Quaker Road  
East Montpelier, VT 05651

Re: East Montpelier Access Permit #19-002

Dear Mr. & Ms. Brown:

The East Montpelier Selectboard met on Monday, January 21, 2019, and approved the requested addition of the commercial use to the residential curb cut serving your 505 Quaker Road house. Please understand that parcels are limited to one curb cut absent special approval from the Selectboard. In your case, the existing drive east of the brook to the garage/shed is considered a grandfathered use and is not at issue in this situation. In line with the DRB's condition regarding expansion of the commercial use to that side of the property, the Selectboard would have to authorize commercial use of the second access prior to any use beyond normal single-family residential and any remnant agricultural use.

In setting up the business use it is possible that you will be asked for a separate E-911 number for the business/garage location. My recommendation is to continue to use the 505 number for both as I'm loathe to issue a new number for the garage unless it becomes a business-only structure. Please let me know if the situation presents itself.

Now that the access permit has been approved and in accordance with the January 15, 2019 DRB decision, I have issued Zoning Permit 18-055 authorizing the requested commercial motor vehicle repair use on your 505 Quaker Road parcel.

Sincerely,



C. Bruce Johnson  
East Montpelier Town & Zoning Administrator

Permit # 19-002

**ACCESS (CURB CUT) APPLICATION**

Date Received: 1/16/19

Fee \$ 35.00 <sup>ck # 3680</sup>

**TOWN OF EAST MONTPELIER**

Parcel # 06-027.000

PO Box 157, East Montpelier, VT 05651

Tax Map # 21-51-17.000

\*\*\*\*\*

Applicant: Robert + Rebekah Brown Phone: \_\_\_\_\_

Mailing Address: 65 Quaker Rd East Montpelier, VT 05651

Property Owner: SAA Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Location: Western / house access

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

CONSTRUCT A NEW ACCESS

CHANGE AN EXISTING ACCESS

- agricultural
- commercial
- industrial
- residential
- development
- other \_\_\_\_\_

- Current Access:
- agricultural
  - commercial
  - industrial
  - residential
  - development
  - other \_\_\_\_\_

- Proposed Access:
- agricultural
  - commercial
  - industrial
  - residential
  - development
  - other \_\_\_\_\_

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

1,275' east of Vincent Flats / Cherry Tree

Has the proposed access been flagged (i.e., marked) at the site?  YES  NO Drive exists

**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

1/15/19  
Date

[Signature]  
Property Owner

1/15/19  
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.

01/21/19  
Date

[Signature]  
SELECTBOARD

[Signature]  
SELECTBOARD

[Signature]  
SELECTBOARD

[Signature]  
SELECTBOARD

[Signature]  
SELECTBOARD

**Road Foreman Determination:**

Proposed access meets applicable sight distance standards. Comments: Access rebuilt as part of 2018 Quaker Rd culvert project

**Road Foreman Recommendations:**

No concerns

**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

1/18/19  
Date

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

\_\_\_\_\_

\_\_\_\_\_

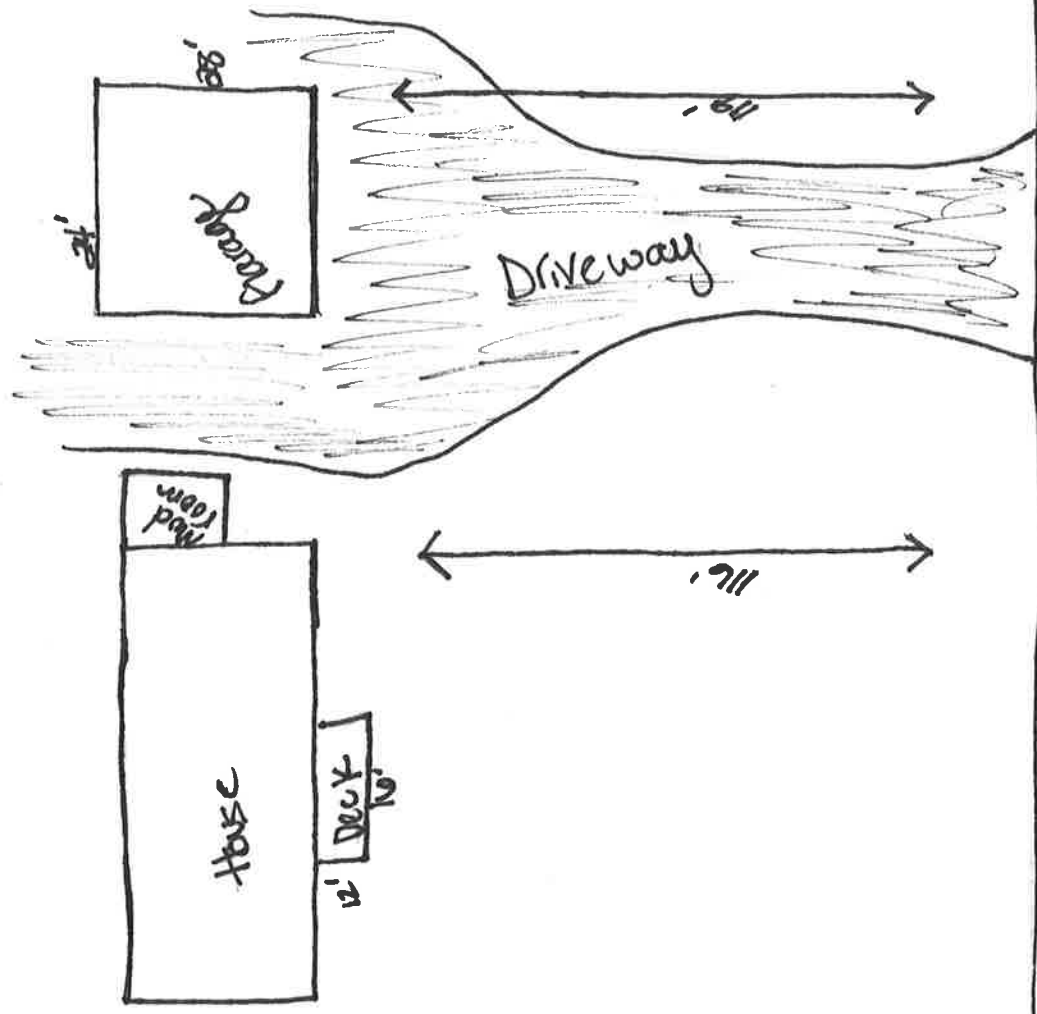
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Portion of property that will be used for Business's share

- \* Driveway
- \* Garage



Quarter Road

Stream

Colvert

Side

Customer Parking

~~Personal Parking~~ Personal Parking







# Brown -- 505 Quaker Road Abutters

East Montpelier, VT



December 19, 2018

1 inch = 537 Feet

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



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