

Amended Submission

Permit # 19-001

ZONING PERMIT APPLICATION

Date Received: 02/15/19

Zoning District 2

TOWN OF EAST MONTPELIER

Parcel # 04-021.000

Overlays WTR

PO Box 157, East Montpelier, VT 05651

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: Construct, Repair, Alter, Extend, Remove, Change use
For: One, Two-family dwelling, Multi-family dwelling, Accessory Structure, Commercial / Business, Light Industrial, Industrial
For: Subdivision of land, Boundary adjustment, Extraction of earth resources, Ground water withdrawal, Landfilling, Other

Describe work to be performed A Minor Subdivision:
Reconfigure / Subdivide existing three parcels into 4 building lots. Lot 4 has existing residence, and Lot 1, 2, & 3 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 4.8 Acres, and Lot 4 with 13.9 Acres

C. Lot description:

- 1. acreage > 3 Acres
2. road frontage >250' Ft.
3. depth front yard >75' Ft. (Road centerline to building)
4. depth side yards >50' Ft. >50' Ft. (building to lot lines)
5. depth rear yard >50' 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 C. Alvares Date 2/15/19
Applicant C. Alvares Date 2/15/19

Zoning Permit Fee: \$ See original application for information Cash Check Date Rec'd by
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

email: cdchase@chasesurveyors.com

billchase@chasesurveyors.com

kjurentkuff@chasesurveyors.com

February 18, 2019

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

RE: Proposed 4-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 note that Lot 5, as presented for sketch plan review, has been removed and the area has been added to Lot 4. Please find attached what we hope to be a complete application for 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 one new parcel. 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 three 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 one additional lot, this project was deemed a minor subdivision by the DRB at the sketch plan review.

The existing three lots are to be made into four lots: Lot 1 of 21.0 acres; Lot 2 of 5.6 acres and Lot 3 of 4.8 acres will each be served by new curb cuts off of Center Road. Lot 4 of 13.9 acres has an existing single-family residence with an existing drive from Center Road.

The access permit applications for Lots 1, 2, and 3 have been submitted to the Selectboard for review and approval prior to the hearing by the DRB.

Lots 1, 2, & 3 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.

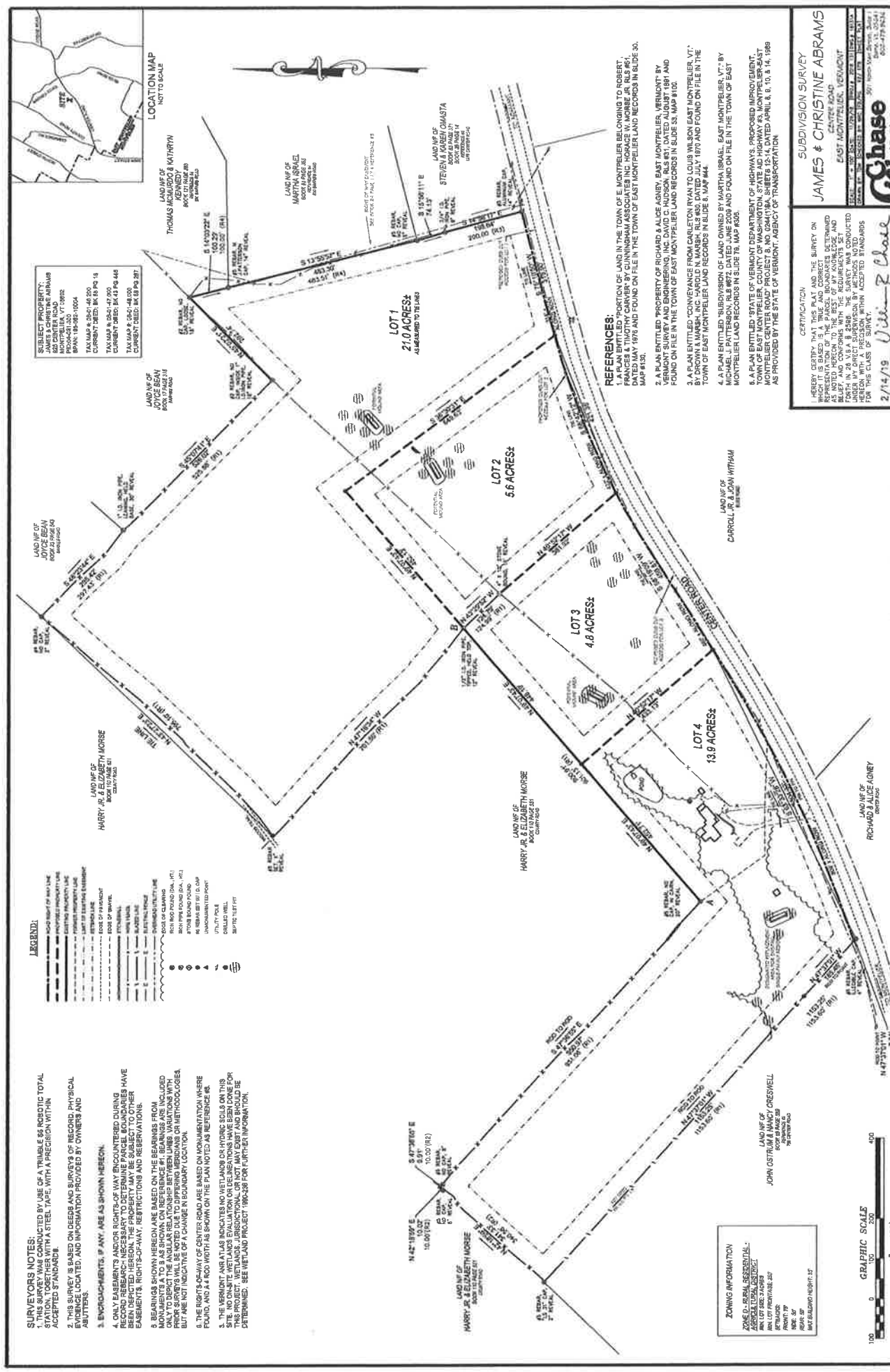
In keeping with the owner's wishes to allow buyers for the lots to determine how the parcels are to be developed, we have not identified building envelopes; applicable setbacks have been shown. Certainly, areas suitable for development will be controlled by the required setbacks applicable to the zone. 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.

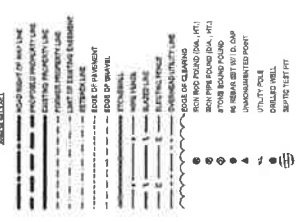
Sincerely,



Timothy Morris
Survey / Engineering Technician



- SURVEYOR'S NOTES:**
1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S5 ROBOTIC TOTAL STATION, TOGETHER WITH A STEEL TAPE, WITH A PRECISION WITHIN ACCEPTED STANDARDS.
 2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL ADJUTMENTS, AND INFORMATION PROVIDED BY OWNERS AND ADJUTORS.
 3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
 4. ONLY EASEMENTS AND/OR RIGHTS-OF-WAY ENCOUNTERED DURING THIS SURVEY ARE SHOWN AND IDENTIFIED. UNIDENTIFIED EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS, IF ANY, HAVE NOT BEEN IDENTIFIED. THESE ITEMS MAY BE FOUND ON OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
 5. BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS FROM MONUMENTS A TO B AS SHOWN ON REFERENCE #1. BEARINGS ARE INCLUDED ONLY TO SHOW THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITHIN .01 DEGREE ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
 6. THE RIGHTS-OF-WAY OF CENTER ROAD ARE BASED ON MONUMENTATION WHERE FOUND, AND A 4' ROAD WIDTH IS SHOWN ON THE PLAN NOTED AS REFERENCE #6.
 7. THE BENCHMARK MARKS INDICATES METERS AND/OR HITCHES SCALLS ON THIS SITE. NO ON-SITE METERS EVALUATION OR DELINEATIONS HAVE BEEN DONE FOR THIS PROJECT. WETLANDS, JURISDICTIONAL OR NOT, MAY EXIST AND SHOULD BE DETERMINED. SEE WETLAND PROJECT 180C-281 FOR FURTHER INFORMATION.



REFERENCES:

1. A PLAN ENTITLED "PORTION OF LAND IN THE TOWN OF E. MONTPELIER BELONGING TO ROBERT L. FRANCIS & TIMOTHY CARVER, BY CUNNINGHAM ASSOCIATES INC. HORACE W. MORSE, JR. RLS #61, DATED MAY 1976 AND FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN SLIDE 30, MAP #130.
2. A PLAN ENTITLED "PROPERTY OF RICHARD & ALICE ASHBY, EAST MONTPELIER, VERMONT, BY VERMONT SURVEY AND ENGINEERING, INC. DAVID C. HUDSON, RLS #61, DATED AUGUST 1981 AND FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN SLIDE 33, MAP #100.
3. A PLAN ENTITLED "CONVEYANCE FROM CARLETON RYAN TO LOUIS WALSON, EAST MONTPELIER, VT." BY DROWN & MARSH, INC. HAROLD N. MARSH, RLS #60, DATED JULY 1979 AND FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN SLIDE 1, MAP #44.
4. A PLAN ENTITLED "SUBDIVISION OF LAND OWNED BY MARTHA ISRAEL, EAST MONTPELIER, VT." BY MICHAEL J. PATTERSON, RLS #62, DATED JUNE 2008 AND FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN SLIDE 76, MAP #85.
5. A PLAN ENTITLED "STATE OF VERMONT DEPARTMENT OF HIGHWAYS, PROPOSED IMPROVEMENTS TO GREEN BELT ROAD AND CENTER ROAD, EAST MONTPELIER, VERMONT, PROJECT NO. 00MATHA, SHEETS 10-A, DATED APRIL 8, 1981 BY THE STATE OF VERMONT, AGENCY OF TRANSPORTATION."

SUBDIVISION SURVEY

JAMES & CHRISTINE ABRAMS

CENTER ROAD
EAST MONTPELIER, VERMONT

Chase

VERMONT SURVEYORS & ENGINEERS, INC.

2/14/19

CERTIFICATION

I, JAMES & CHRISTINE ABRAMS, THE SURVEYORS, HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY WORK CONDUCTED AS NOTED HEREON. TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN THE VERMONT STATUTES GOVERNING SURVEYS, AND UNDER DIRECT SUPERVISION BY METHODS NOTED HEREON. I HAVE MADE MYSELF AVAILABLE FOR INTERVIEW FOR THIS PLAN AS REQUIRED BY VERMONT STATUTE.

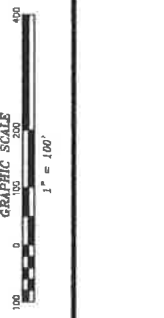
2/14/19

James & Christine Abrams

JAMES ABRAMS, REGISTERED PROFESSIONAL SURVEYOR, No. 2673

CHRISTINE ABRAMS, REGISTERED PROFESSIONAL SURVEYOR, No. 2674

NOT VALID UNLESS SIGNED BY AN EMPLOYED SURVEYOR.



REVISION: 02/14/19 - REMOVED LOT 5 & ADJUSTED LOT 4 - TCM

REVISED 01/17/19 - CONTOUR DATA REMOVED - WAG



Abrams -- 925 Center Road

East Montpelier, VT

January 8, 2019

1 inch = 537 Feet



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, March 12 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of amended zoning application 19-001 submitted by Jim & Chris Abrams. The application was originally for a 5-lot subdivision of their 3-lot property complex located at 925 Center Road. The revised version is for a 4-lot subdivision. The intent, as revised, is to create 4 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 all have conforming frontage and separate curb cuts on Center Road. New Lot 5 from the original application, the westernmost lot abutting the Ostrum property, has been eliminated and the acreage added to new Lot 4. The original new Lot 3 is now 0.5 acres smaller, with that acreage also added to new Lot 4. The following notice will appear in the Times Argus Saturday, February 23, 2019:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, March 12, 2019 at 7:00 p.m. at the Municipal Office Building to consider the following:

Final plan review of Application #19-001 as amended, submitted by James & Christine Abrams, for a 4-lot reconfiguration & subdivision of the 3-lot, 46.17-acre Abrams property located at 925 Center Road. The net effect of the revised proposal will be to create four lots, all 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 4.8 acres with 460 feet of frontage; and, Lot 4 of 13.9 acres with the existing residence and 809 feet of frontage. 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