

Permit # 19-009  
Zoning District D  
Overlays WR

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

Date Received: 2/15/19  
Parcel # 08-018.000  
Tax Map # 09-00-54.100

- \*\*\*\*\*
- A. 1. Name of Landowner Pauline Coburn Phone No. (802) 223-6886  
2. Address of Landowner 139 Daggett Road, East Montpelier, VT 05651  
3. Applicant (other than owner) Phone No.  
4. Address of Applicant  
5. Location of Property Daggett Road, East Montpelier, VT 05651

**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 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 To subdivide Lot 2 of 18.7 acres from the existing land of Pauline Coburn,  
leaving 60.79 acres in Lot 1. Lot 2 is served by a proposed 60' ROW off of Daggett Road, and has an area  
suitable for a septic area.

**C. Lot description:**

- |   |  |
|---|--|
| 1. acreage <u>18.7 Acres</u>  | 4. depth side yards <u>&gt;50'</u> Ft. <u>&gt;50'</u> Ft.<br>(building to lot lines) |
| 2. road frontage <u>60' ROW</u> Ft.                                     |  |
| 3. depth front yard <u>&gt;75'</u> Ft.<br>(Road centerline to building) | 5. depth rear yard <u>&gt;50'</u> Ft.<br>(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 Pauline E. Coburn Date 15 Feb 2019  
Applicant \_\_\_\_\_ Date \_\_\_\_\_

\*\*\*\*\*

Zoning Permit Fee: \$ 250.00 Cash 1313 Check 1313 Date 2/15/19 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

email: [cdchase@chasesurveyors.com](mailto:cdchase@chasesurveyors.com)

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February 13, 2019

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

RE: Proposed 2-Lot Subdivision, Pauline Coburn, 139 Daggett Road, Parcel ID #08-018.000.

Dear Bruce,

Please find attached what we hope to be a complete application for preliminary and final review of the subdivision of the lands of Pauline Coburn. As presented at sketch plan review on August 7, 2018, Pauline owns a parcel of 79.49 acres with an existing single-family residence. The proposal is to subdivide Lot 2 of 18.7 acres from the whole, leaving Lot 1 with the remaining 60.79 acres.

Lot 2 will have 18.7 acres and will be served by a 60' Right of Way off of Daggett Road. Pauline already has a multi-residential curb cut permit (East Montpelier Access Permit #18-032) for Lot 2. Lot 1 has the remaining 60.79 acres with an existing single-family residence, and has approximately 700' of frontage on Daggett Road.

Lot 2 is to be served by an on-site water supply and sewage disposal system. Adequate soils for a mound-type disposal system have been identified on Lot 2. A replacement area designation for Lot 1 is not required as the existing sewage disposal area is a mound.

A review of the State ANR Natural Resources Atlas reveals no identified protected or endangered natural features, or any wetlands. A printout of that review is included here.

In keeping with the owner's wishes to defer development of Lot 2 at this time, 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", 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,

A handwritten signature in blue ink that reads "Timothy Morris".

Timothy Morris  
Survey / Engineering Technician







**Land of Pauline Coburn**  
Vermont Agency of Natural Resources

vermont.gov



**LEGEND**

- Welland - VSWI
  - Class 1 Wetland
  - Class 2 Wetland
  - Buffer
- Wetlands Advisory Layer
- Rare Threatened Endangered Species
  - Threatened or Endangered
  - Rare
- Significant Natural Community
  - Parcels (standardized)
  - Parcels (non-standardized)
- Roads
  - Interstate
  - Principal Arterial
  - Minor Arterial
  - Major Collector
  - Minor Collector
  - Local
- Not part of Function Classification System
- Waterbody
  - Waterbody
  - Stream
- Town Boundary

**1: 4,983**  
1in = 415 ft.  
1cm = 50 meters

250.0 0 125.00 250.0 Meters

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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**NOTES**  
Map created using ANR's Natural Resources Atlas





# Coburn, 139 Daggett Road

East Montpelier, VT

1 inch = 537 Feet



August 13, 2018

[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.

## 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 zoning application 19-009 submitted by Paulie Coburn. The application is for a 2-lot subdivision of her property on Daggett Road. The intent is to separate off an 18.7-acre lot (Lot 2) from the developed portion of the property (Lot 1). The proposed new lot will be served by a 60-foot-wide easement over Lot 1 with access onto Daggett Road. The portion of the easement next to Daggett Road will be held in common with the access easement serving the Carolyn C. Sieven Trust property at 140 Daggett Road. The curb cut on Daggett Road has already been approved for multi-residential use by the East Montpelier Selectboard. 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 #19-009, submitted by Pauline Coburn, for a 2-lot subdivision of her property located at 139 Daggett Road. This proposal will divide the 79.49-acre parcel into 2 lots: Lot 1 of 60.79 acres and existing structures with a combined 1,350 feet of frontage on VT Rte. 14 N and Daggett Road; and, Lot 2 of 18.7 acres served by an access easement over Lot 1. 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](mailto:eastmontadmin@comcast.net).

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