

Permit # 19-011
Zoning District D
Overlays WR

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

Date Received: 3/20/19
Parcel # 08-007.000
Tax Map # 09-00-79.000

A. 1. Name of Landowner Jeffrey Laquerre Phone No. (802) 476-8199
2. Address of Landowner 15 Mays Way, East Montpelier, VT 05651
3. Applicant (other than owner) Phone No.
4. Address of Applicant
5. Location of Property 15 Mays Way, East Montpelier, VT

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... A two lot subdivision: To subdivide Lot 2 of 7.13 acres with the garage, camp, ...and outbuildings from the whole, leaving Lot 1 of 3.02 acres with the existing single-family residence. Both lots will be served by the existing 50' by 100' easement from VT Rte. 14.

- C. Lot description:**
- | | |
|---|--|
| 1. acreage <u>> 3.0 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 Jeffrey Laquerre Date 3-19-19
Applicant Jeffrey Laquerre Date 3-19-19

Zoning Permit Fee: \$ 250.00 Cash _____ Check #3608 Date 3/20/19 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
billchase@chasesurveyors.com
kjurentkuff@chasesurveyors.com

March 19, 2019

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

RE: Proposed 2-Lot Subdivision, Jeffrey Laquerre, 15 Mays Way, Parcel ID #08-007.000.

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 Jeffrey Laquerre. Jeffrey owns a parcel of 10.15 acres with an existing single-family residence, a garage, a couple sheds, and a camp and outbuildings. The proposal is to subdivide Lot 2 of 7.13 acres with the garage, camp and outbuildings from the whole, leaving Lot 1 of 3.02 acres with the existing single-family residence. The sheds between the garage and house will be moved or removed to meet setback requirements.

Currently, the entire lot is served by a 50' by 100' easement across the lands of Marc Fontaine from VT Rte. 14. Though Lot 2 will have 395' of road frontage on VT Rte. 14, both Lot 1 & Lot 2 will continue to be served by this common easement. This access from Rte. 14 already serves multiple residences, so we assume no new access permits will be needed.

Lot 1 is served by an existing on-site water supply and sewage disposal system. The footprint of a designated replacement area is shown. Development is deferred on Lot 2.

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

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



Land of Jeffrey Laquerre
Vermont Agency of Natural Resources

vermont.gov



1: 2,500
March 19, 2019



LEGEND

- Vernal Pools Confirmed – AEA
- Vernal Pools Unconfirmed – AI
- Wetland - VSW**
 - Class 1 Wetland
 - Class 2 Wetland
 - Buffer
- Wetlands Advisory Layer**
 - Rare
 - Threatened or Endangered
 - Rare
- Parcels (standardized)**
- Parcels (non-standardized)**
- Roads**
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
 - Not part of function Classification S
- Waterbody**
 - Waterbody
 - Stream
- Town Boundary**
 - Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

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

127.0 0 64.00 127.0 Meters
1" = 208 Ft. 1cm = 25 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources



Laquerre -- 15 Mays Way

East Montpelier, VT

1 inch = 307 Feet



March 20, 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, April 9, 2019 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of zoning application 19-011 submitted by Jeffrey Laquerre. The application is for a 2-lot subdivision of his property at the northeast corner of VT Rte. 14 N and Mays Way. The intent is to split the parcel into two lots: the house with 3.02 acres (Lot 1); and, the big garage structure plus the camp at the back (east side) of the property with 7.13 acres (Lot 2). Both lots will be served by an existing easement from VT Rte. 14 N along Mays Way, a private road, over property owned by Marc Fontaine. The two existing shed structures between the house and the garage will be removed due to setback constraints. The following notice will appear in the Times Argus Saturday, March 23, 2019:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, April 9, 2019 at 7:00 p.m. at the Municipal Office Building to consider the following:

Final plan review of Application #19-011, submitted by Jeffrey Laquerre, for a 2-lot subdivision of his property located at 15 Mays Way. This proposal will divide the 10.15-acre parcel into 2 lots: Lot 1 of 3.02 acres and existing home; and, Lot 2 of 7.13 acres and existing garage & camp with 395 feet of frontage on VT Rte. 14 N. Both lots will be accessed by an existing easement over the land of Marc Fontaine. The property is in Zone D – Rural Residential/Agricultural District, where the minimum lot size is 3 acres.

The applicant 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