Amended Submission	
Permit # \ \ \ ZONING PERMIT APPLICATION	Date Received: 08/15/19
Zoning District TOWN OF EAST MONTPELIER	Parcel # 04-021.000
Overlays PO Box 157, East Montpelier, VT 05651	Tax Map # <u>08-01-47.000</u>

A. 1. Name of Landowner James & Christine Abrams	
 Address of Landowner. 925 Center Road, East Montpelier, VT 0560 	
3. Applicant (other than owner)	
4. Address of Applicant	
5. Location of Property925 Center Road, East Montpelier, VT 05602	
B: Application is made (check appropriate boxes):	
To: For: For:	
☐ Construct ☐ One ☐ Two-family dwelling ☑ Subdivision	
Repair Multi-family dwelling Boundary a	
<u> </u>	of earth resources ter withdrawal
Remove Light Industrial Landfilling	
☐ Change use ☐ Industrial ☐ Other	
Describe work to be performed A Minor Subdivsion:	
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	
LOC 1 WM 2 1.0 7 M CO, LOC 2 WM C.O 7 M CO, LOC 0 WM 7.0 7 M CO, CHI C	
C. Lot description:	
	>50' Ft. >50' Ft.
2. road frontage >250' Ft.	es)
3. depth front yard	>50' Ft.
(Road centerline to building) (building to lot line	9)
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.	
Callano. Jun Shan	2/15/19
Landowner Clwaws handling Da Applicant Calways Da	2/15/19
Zoning Permit Fee: \$CashCheck Date	le
*****	·~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
See original application for infor	mation_

DRB Hearing Fee: \$_____ Cash____ Check____ Date _____ Rec'd by _____



301 North Main Street, Suite 1 Barre, Vt. 05641 Phone 802-479-9636 Fax 802-479-4017

email: cdchase@chasesurveyors.com bilichase@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 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.

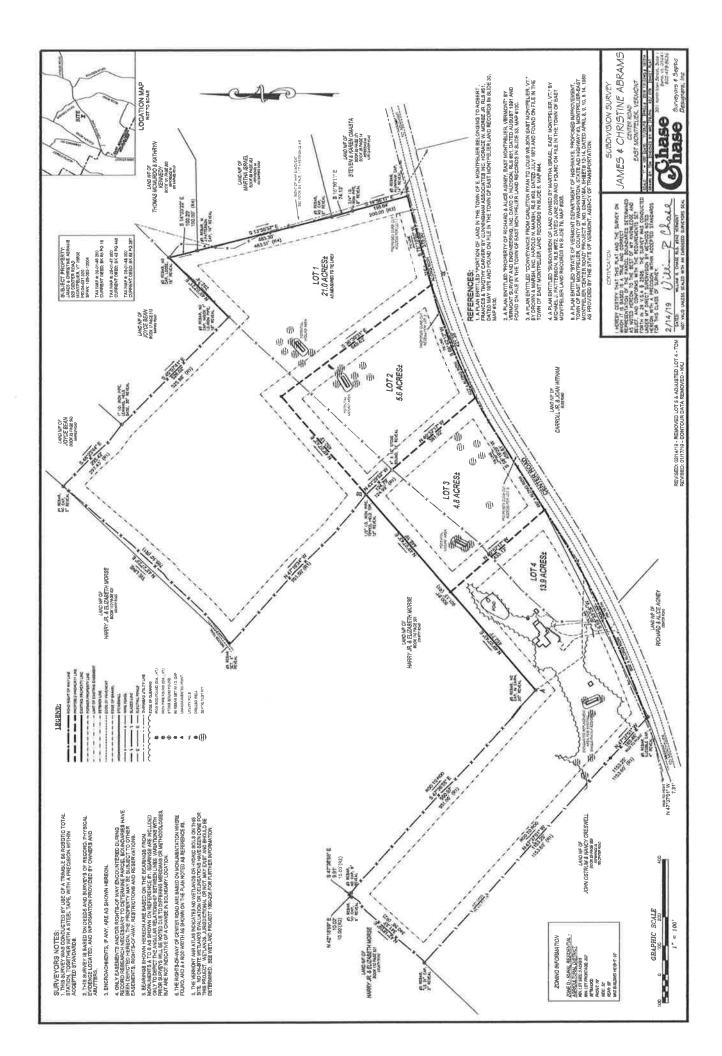
In keeping with the owner's wishes to allow buyers for the lots to determine how the parcels are to be developed, we have not identified building envelopes; applicable setbacks have been shown. Certainly, areas suitable for development will be controlled by the required setbacks applicable to the zone.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

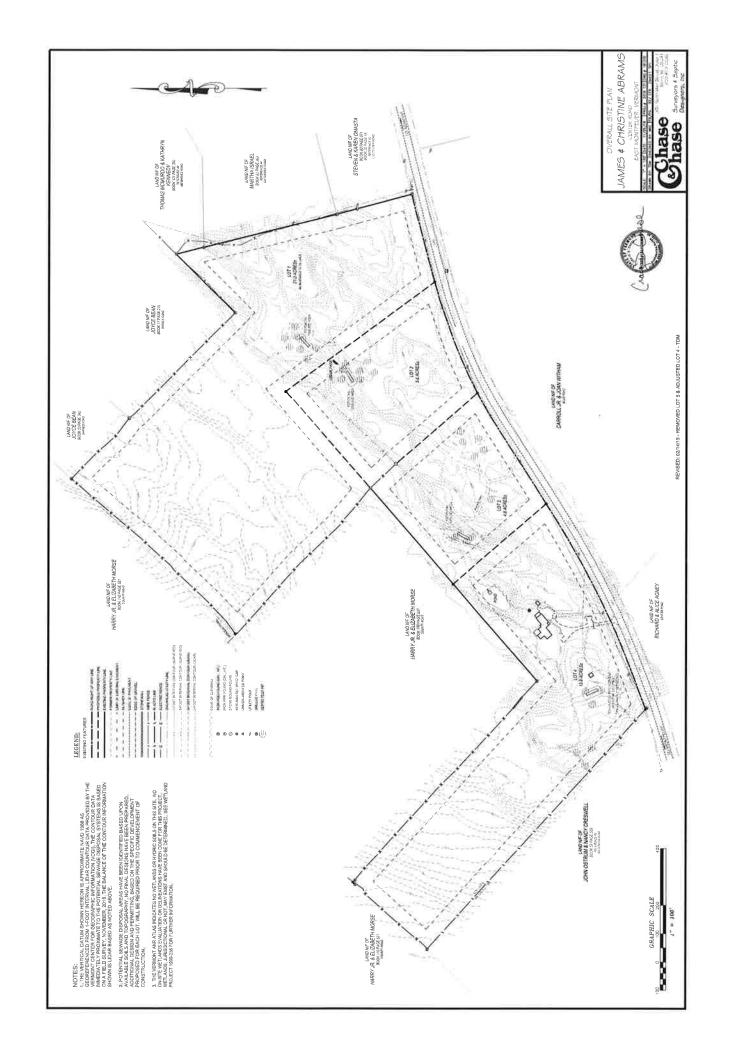
This proposal reflects the owner's wishes as to how to approach the subdivision of their land. We believe that the subdivision as presented is in full conformance with the Development Regulations and hope that you and the Board agree. As always, if you have any questions or comments about this application, please don't hesitate to call. Thank you.

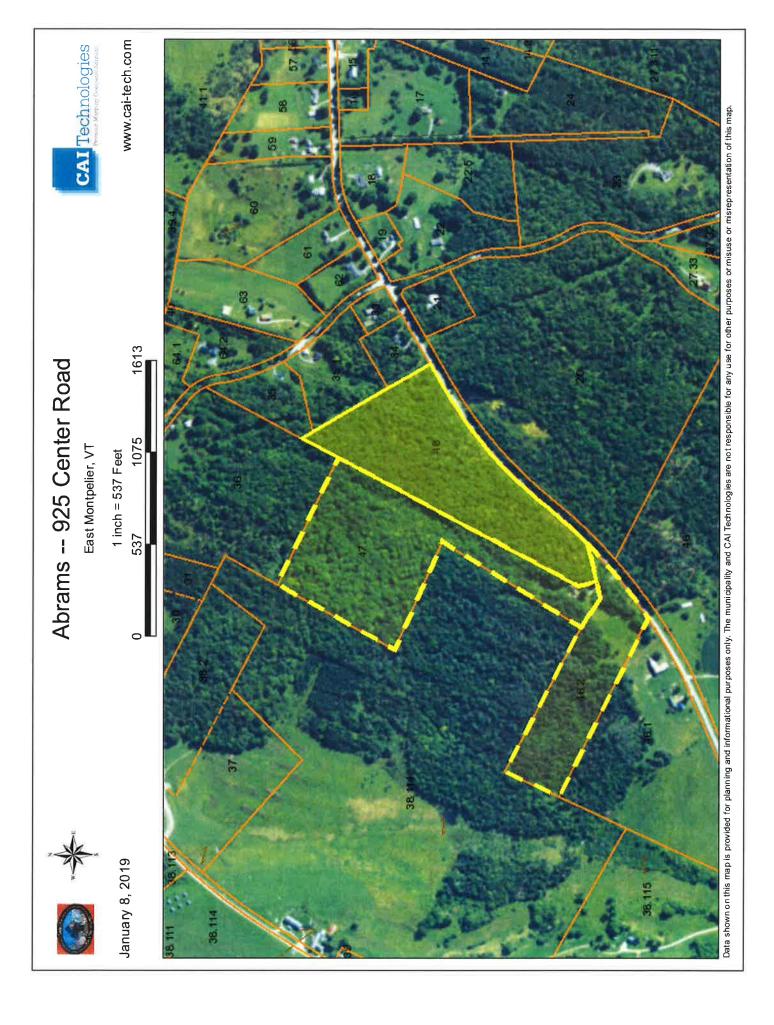
Sincerely,

Timothy Morris

Survey / Engineering Technician







Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, May 7 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, April 20, 2019:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, May 7, 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