

TOWN OF
EAST MONTPELIER, VERMONT
SELECTBOARD

Amy Willis (2017 – 2020)
Gene Troia (2018 – 2020)

Kim Swasey (2019 – 2021)
Carl Etnier (2019 – 2022)

Chair, Seth Gardner (2018 – 2021)

June 4, 2019

Ellen Leonard & Janice Walrafen
170 Cherry Tree Hill Road
East Montpelier, VT 05651

Re: East Montpelier Access Permit #19-023

Dear Ms. Leonard & Ms. Walrafen:

The East Montpelier Selectboard met on Monday, June 3, 2019, and approved the requested change in use and shift in location for the multi-purpose curb cut serving your 170 Cherry Tree Hill Road property. As part of the shift in location of the access to your lot, you will need to limit the existing curb cut to an exit only use for the overflow parking lot. If you have questions on the expectations underlying this approval, please contact Road Foreman Guthrie Perry at (802) 223-5870.

This application is associated with Zoning Permit Application 19-022, currently before the Development Review Board. This curb cut permit is expressly contingent upon approval by the DRB of the underlying traffic and parking plan. If the DRB approves the requested planned residential development, additional state and local permits will be necessary for any new development on your property. I'll also need to issue E-911 numbers (street addresses) for the new residences if/when you move forward with development. Please contact me at (802) 223-3313 x 204 when you're ready for the next steps.

Sincerely,



C. Bruce Johnson
East Montpelier Town & Zoning Administrator

Permit # 19-023

ACCESS (CURB CUT) APPLICATION

Date Received: 5/6/19

Fee \$ 35.00
CK # 2219

TOWN OF EAST MONTPELIER

Parcel # 05-022,000

PO Box 157, East Montpelier, VT 05651

Tax Map # 08-03-58.100

Applicant: Ellen Leonard & Janice Walrafen Phone: 802-223-1242

Mailing Address: 170 Cherry Tree Hill Rd E. Mont 05651

Property Owner: Ellen Leonard & Janice Walrafen Phone: 802-223-1242

Mailing Address: Same

Property Location: Same

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 community center

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

Cherry Tree Hill Rd mts Towne Hill Rd Apx over 1000'

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

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.

Janice Walrafen & Ellen Leonard
Applicant

04-18-19
Date

Janice Walrafen & Ellen Leonard
Property Owner

04-18-19
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.

06/03/19
Date

[Signature]
SELECTBOARD

SELECTBOARD

[Signature]
SELECTBOARD

Seth B. Gardner
SELECTBOARD

SELECTBOARD

Road Foreman Determination:

☒ Proposed access meets applicable sight distance standards. Comments: Minimize use of existing curb cut - exit only for those using overflow area.

Road Foreman Recommendations:

- ① Signage limiting existing curb cut to exit only use.
- ② 30' culvert at new curb cut (18" diameter).
- ③ 30' culvert at west end of farm access spur (18" recommended diameter; 15" minimum).

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.



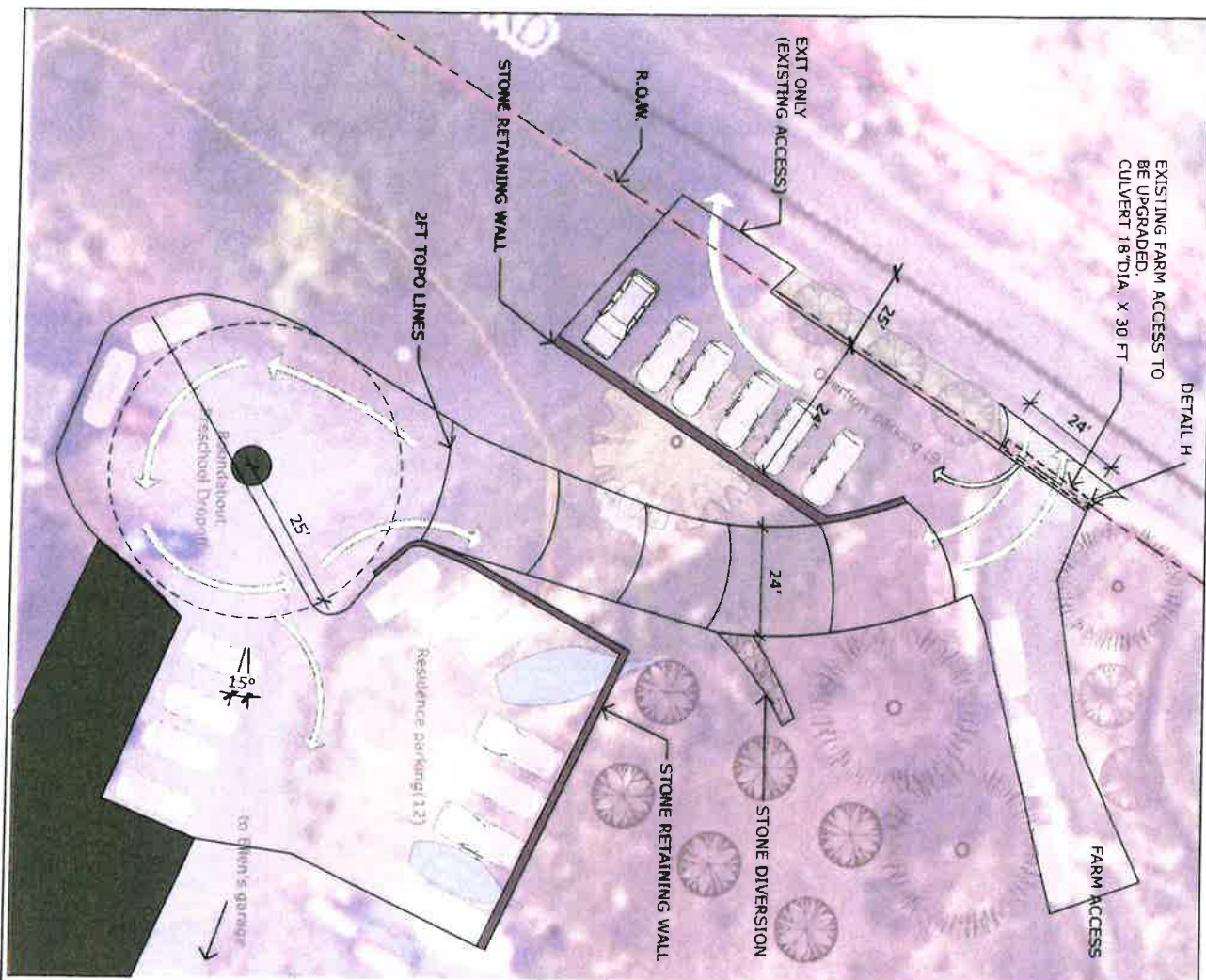
Road Foreman

6/3/19

Date

Additional Selectboard Conditions &/or Restrictions:

This permit is contingent on the DRB's approval of the traffic & parking plan element of Zoning Permit Application 19-029.



NOTES

1. TOWN ROW SET BACKS- 25'
2. USE B71 STANDARD FOR NEW DRIVEWAY CONSTRUCTION.
3. MIN. 30ft X 18" DIA. CULVERT FOR ACCESS UPGRADE.
4. GRADE FOR DOWNSLOPE FROM ROAD TO DRIVE BEFORE UPSLOPE IN GRADE.
5. MET WITH E.M. ROAD COMMISSIONER GUTHRIE PERRY JAN. 19, 2018. COMMENTS WERE THAT DESIGN IMPROVED SAFETY AND TOWN MAINTENANCE IMPACT.

SUMMARY

CURRENT DRIVEWAY AND PARKING LAYOUT IS INADEQUATE AND NOT ENGINEERED TO ACCOMMODATE VOLUME. THIS NEW PLAN IS ENGINEERED TO FACILITATE DROP OFF FLOW AND CREATES A DRIVEWAY THAT IS LESS OF A SLOPE AND CONFORMS TO B-71 STANDARDS.

THE NEW PARKING LAYOUT CREATES MORE PARKING SPACES AND DESIGNATES AN OVERFLOW AREA FOR NON RESIDENT PARKING WHEN NEEDED TO LESSEN ON ROAD PARKING INCIDENTS.

DRAWING NOT TO SCALE



Parking Plan

All Together Now
170 Cherry Tree Hill Rd. East Montpelier

Drawn by BFG
localdirectorypm@gmail.com



Leonard/Walrafin -- 170 Cherry Tree Hill Road

East Montpelier, VT



May 16, 2019

1 inch = 1075 Feet

www.cai-tech.com



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