

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 18, 2019

Cummings Farm LLC
c/o Bill Kaplan
145 Cummings Road
Montpelier, VT 05602

Re: East Montpelier Access Permits #19-024 & 19-025

Dear Mr. Kaplan:

The East Montpelier Selectboard met on Monday, June 17, 2019, and approved the requested curb cuts for your lot on the east side of Cummings Road across from 175 Cummings Road. 19-024 (the northern access point) was approved without conditions and should be considered the operational location of a residential curb cut for the lot if no subdivision occurs. 19-025 was approved with a number of conditions and subject to the limitation discussed in the paragraph below. If you have questions on the expectations underlying these approvals, especially the stated ones in 19-025, please contact Road Foreman Guthrie Perry at (802) 223-5870.

You explained to me that the two residential curb cuts are designed to supply access for a two-lot subdivision. The subdivision has not yet been brought before the Development Review Board for consideration. The 19-025 curb cut permit is expressly contingent upon approval by the DRB of the underlying subdivision. East Montpelier access regulations do not allow a second curb cut on one lot absent extraordinary circumstances, which were not present in your situation.

Sincerely,



C. Bruce Johnson
East Montpelier Town & Zoning Administrator

Permit # 19-025

ACCESS (CURB CUT) APPLICATION

Date Received: 05/20/19

TOWN OF EAST MONTPELIER

Parcel # 01-001.300

Fee \$ 35 CLK 1082

PO Box 157, East Montpelier, VT 05651

Tax Map # 08-01-43.121

Applicant: Cummings Farm LLC Phone: 802 371 9287

Mailing Address: 145 Cummings Rd Montpelier VT

Property Owner: Cummings Farm LLC Phone: 802 371-9287

Mailing Address: 145 Cummings Rd Montpelier VT

Property Location: Parcel of Land opposite 175 Cummings Rd on Cummings Rd

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 _____

Distance, in feet, of the proposed access to the nearest intersection (specify the intersection): 900' from the triangle where Cummings Rd and Cummings Rd Ext.

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.

Applicant

Cummings Farm LLC

Date

5/17/19

Property Owner

Cummings Farm LLC

Date

5/17/19

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.

Date

6/17/19

SELECTBOARD

Seth B. Gardner

SELECTBOARD

Annelle

SELECTBOARD

Kristen

SELECTBOARD

[Signature]

SELECTBOARD

[Signature]

Road Foreman Determination:

☒ Proposed access meets ^{does not currently} applicable sight distance standards. Comments: Must remove brush
& trees to the south to allow for 250' of sight distance

Road Foreman Recommendations:

Access needs an approach area with no more
than a - 3% grade (B-71 Detail I)
No culvert necessary

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

6/13/19

Date

Additional Selectboard Conditions &/or Restrictions:

The East Montpelier Land Use & Development Regulations and the East Montpelier Road & Bridge Standards are incorporated by reference.



Cummings Farm LLC -- Cummings Road

East Montpelier, VT



May 23, 2019

1 inch = 1075 Feet

www.cai-tech.com



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Cumming Farm LLC -- Curb Cut Locations

East Montpelier, VT

1 inch = 134 Feet



May 23, 2019



www.cai-tech.com



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