

Permit # 19-041

**ZONING PERMIT APPLICATION**

Date Received: 8/9/19

Zoning District E

**TOWN OF EAST MONTPELIER**

Parcel # 07-009.000

Overlays WR/SFAA/RC PO Box 157, East Montpelier, VT 05651

Tax Map # 09-00-76.000

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- A.**
- Name of Landowner Abigail Faulkner Phone No. 223-1808
  - Address of Landowner 345 Kelton E. Mplr. VT
  - Applicant (other than owner)..... Phone No.....
  - Address of Applicant.....
  - Location of Property Subdivision 18-034 Lot 1

**B: Application is made (check appropriate boxes):**

- |   |   |   |
|---|---|---|
| <b>To:</b>                                | <b>For:</b>   | <b>For:</b>   |
| <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 checked="" 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.....  
Change location of access easement.  
For approved subdivision 18-034, Lot #1

**C. Lot description:**

- acreage .....
- road frontage ..... Ft.
- depth front yard ..... Ft.  
(Road centerline to building)
- depth side yards ..... Ft. .... Ft.  
(building to lot lines)
- depth rear yard ..... 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:**

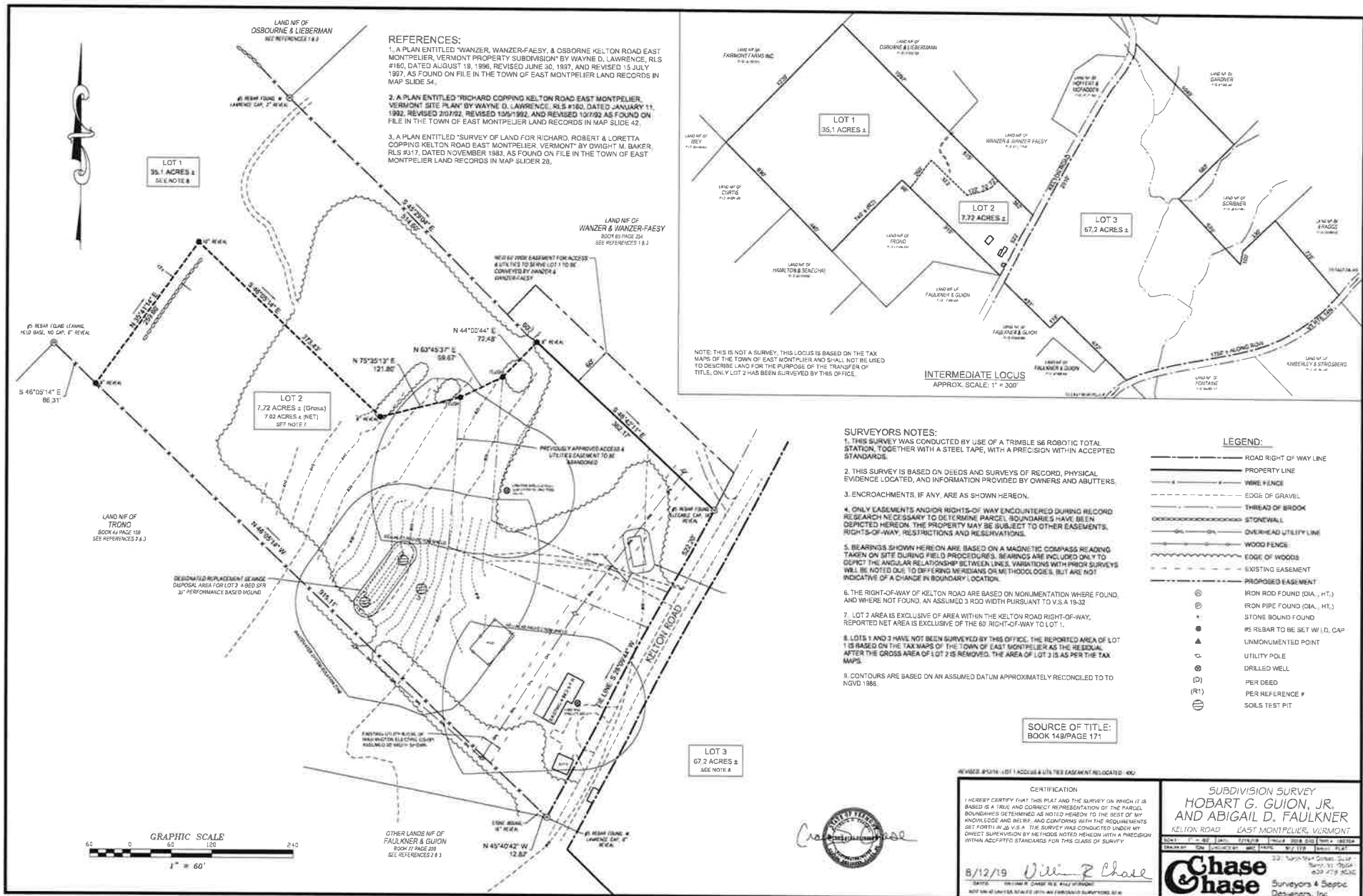
In accordance with 24 V.S.A. §4446, no development or subdivision of land may begin in the Town of East Montpelier until all applicable municipal land use permits and approvals have been issued. The undersigned requests a zoning permit as described above, understanding that the permit will be voided 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 Abigail Faulkner Date 8/7/19  
Applicant ..... Date .....

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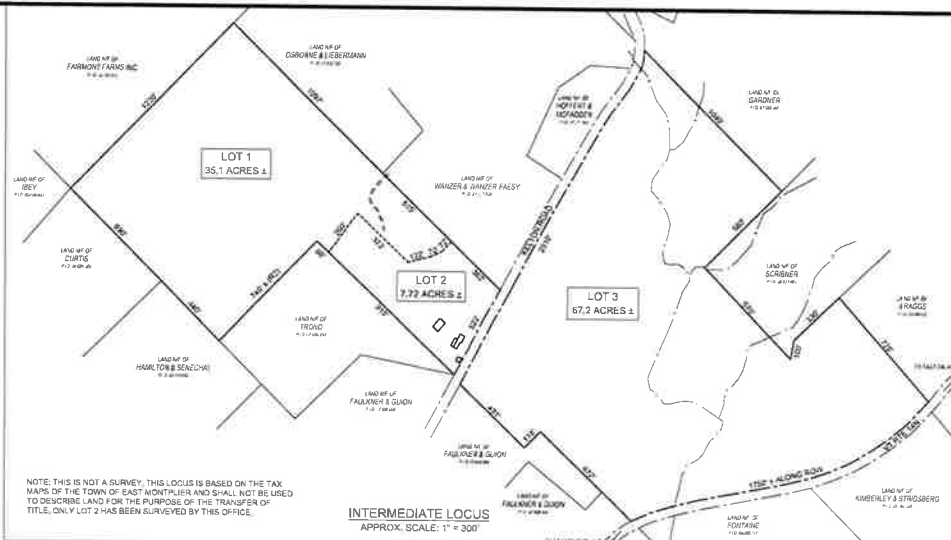
Zoning Permit Fee: \$ 225.00 Cash \_\_\_\_\_ Check #6457 Date 8/9/19 Rec'd by D.S.  
DRB Hearing Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

Make checks payable to the "Town of East Montpelier"



**REFERENCES:**

1. A PLAN ENTITLED "WANZER, WANZER-FAESY, & OSBORNE KELTON ROAD EAST MONTPELIER, VERMONT PROPERTY SUBDIVISION" BY WAYNE D. LAWRENCE, RLS #160, DATED AUGUST 19, 1996, REVISED JUNE 30, 1997, AND REVISED 15 JULY 1997, AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN MAP SLIDE 54.
2. A PLAN ENTITLED "RICHARD COPPING KELTON ROAD EAST MONTPELIER, VERMONT SITE PLAN" BY WAYNE D. LAWRENCE, RLS #160, DATED JANUARY 11, 1992, REVISED 20/1992, REVISED 13/01/1992, AND REVISED 10/11/92 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN MAP SLIDE 42.
3. A PLAN ENTITLED "SURVEY OF LAND FOR RICHARD, ROBERT & LORETTA COPPING KELTON ROAD EAST MONTPELIER, VERMONT" BY DWIGHT M. BAKER, RLS #317, DATED NOVEMBER 1983, AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN MAP SLIDER 28.



- SURVEYORS NOTES:**
1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, TOGETHER WITH A STEEL TAPE, WITH A PRECISION WITHIN ACCEPTED STANDARDS.
  2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ABUTTERS.
  3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
  4. ONLY EASEMENTS AND/OR RIGHTS-OF-WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DEPICTED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
  5. BEARINGS SHOWN HEREON ARE BASED ON A MAGNETIC COMPASS READING TAKEN ON SITE DURING FIELD PROCEDURES. BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIANS OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
  6. THE RIGHT-OF-WAY OF KELTON ROAD ARE BASED ON MONUMENTATION WHERE FOUND, AND WHERE NOT FOUND, AN ASSUMED 30' ROAD PURSUANT TO V.S.A. 19-32.
  7. LOT 2 AREA IS EXCLUSIVE OF AREA WITHIN THE KELTON ROAD RIGHT-OF-WAY, REPORTED NET AREA IS EXCLUSIVE OF THE 60' RIGHT-OF-WAY TO LOT 1.
  8. LOTS 1 AND 3 HAVE NOT BEEN SURVEYED BY THIS OFFICE. THE REPORTED AREA OF LOT 1 IS BASED ON THE TAX MAPS OF THE TOWN OF EAST MONTPELIER AS THE RESIDUAL AFTER THE GROSS AREA OF LOT 2 IS REMOVED. THE AREA OF LOT 2 IS AS PER THE TAX MAPS.
  9. CONTOURS ARE BASED ON AN ASSUMED DATUM APPROXIMATELY RECONCILED TO TO NVD 1988.

**LEGEND:**

---	ROAD RIGHT OF WAY LINE
---	PROPERTY LINE
---	WIRE FENCE
---	EDGE OF GRAVEL
---	THREAD OF BROOK
---	STONE WALL
---	OVERHEAD UTILITY LINE
---	WOOD FENCE
---	EDGE OF WOODS
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
⊙	IRON ROD FOUND (IDA, HT.)
⊙	IRON PIPE FOUND (IDA, HT.)
+	STONE BOUND FOUND
⊙	RS REBAR TO BE SET W/ I.D. CAP
▲	UNMONUMENTED POINT
⊙	UTILITY POLE
⊙	DRILLED WELL
(D)	PER DEED
(R1)	PER REFERENCE #
⊙	SOILS TEST PIT

SOURCE OF TITLE:  
BOOK 149/PAGE 171



REVISIONS: #1018 - LOT 1 ACRES & UTILITY EASEMENT RELOCATED - 10/02

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 26 V.S.A. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY ME OR AS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

5/12/19 *William Chase*

DATE: 5/12/19 SURVEYOR: WILLIAM CHASE, RLS #1000  
NOTE: THIS IS NOT A SURVEY. THIS LOCUS IS BASED ON THE TAX MAPS OF THE TOWN OF EAST MONTPELIER AND SHALL NOT BE USED TO DESCRIBE LAND FOR THE PURPOSES OF THE TRANSFER OF TITLE. ONLY LOT 2 HAS BEEN SURVEYED BY THIS OFFICE.

SUBDIVISION SURVEY  
**HOBART G. GUION, JR.**  
**AND ABIGAIL D. FAULKNER**  
KELTON ROAD EAST MONTPELIER, VERMONT

5/12/19

**Chase**  
Surveyors & Septic Designers, Inc.



# Frost Property; 445 Kelton Road

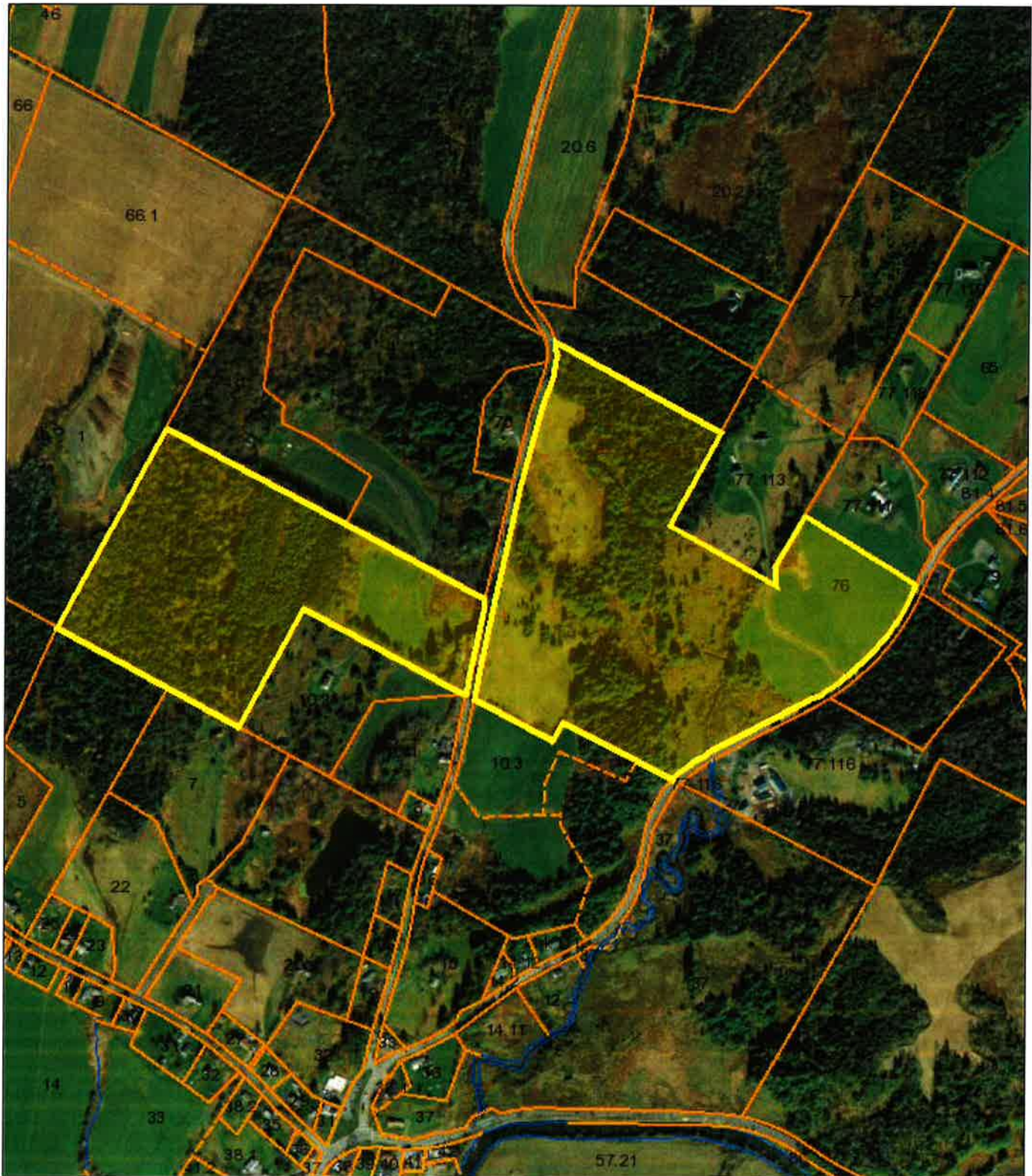
East Montpelier, VT



August 9, 2018

1 inch = 750 Feet

[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, September 3, 2019 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of zoning application 19-041 submitted by Apple Faulkner & Hobie Guion. The application is for an amendment to the 2018 3-lot subdivision of their property, formerly owned by the Frost family, located at 445 Kelton Road. The intent of this amendment is to remove the access easement running from Kelton Road over Lot 2 (the house lot) to Lot 1, the undeveloped 35.1-acre lot west of the 7.72-acre house lot. Lot 1 will now be served by the existing drive on the Faesy/Wanzer property. There are no dimensional changes to the approved lots. There is no new development currently contemplated for any of the lots. The following notice will appear in the Times Argus Saturday, August 17, 2019:

**The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, September 3, 2019 at 7:00 p.m. at the Municipal Office Building to consider the following:**

**Final plan review of Application #19-041, submitted by Abigail Faulkner & Hobart Guion, to amend Zoning Permit 18-034, the approved 2018 subdivision of their property located at 445 Kelton Road. This proposal would eliminate the access easement over Lot 2 serving Lot 1. Access to Lot 1 from Kelton Road would instead be provided by a 60-foot-wide easement over the adjacent 515 Kelton Road property owned by Lydia Faesy and Charles Wanzer. The property is located in Zone E – Agricultural/Forest Conservation District.**

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