

Permit # 19-048

**ZONING PERMIT APPLICATION**

Date Received: 9/11/19

Zoning District C

**TOWN OF EAST MONTPELIER**

Parcel # 18-040.000

Overlays —

PO Box 157, East Montpelier, VT 05651

Tax Map # 21-51-53.000

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- A. 1. Name of Landowner Maurice/Barbara Brown Phone No. 223-2842
2. Address of Landowner 2641 US Rte 2, E Montpelier 05651
3. Applicant (other than owner) Alex GOALASKA LLC Phone No. 802-777-1322
4. Address of Applicant (Alex/Sue Aldrich) 6 Richardson St. Montpelier VT 05602
5. Location of Property 2641 US Rte 2 E. Montpelier 05651

**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 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 checked="" type="checkbox"/> Commercial / Business                 | <input type="checkbox"/> Ground water withdrawal       |
| <input type="checkbox"/> Remove                | <input type="checkbox"/> Light Industrial                                 | <input type="checkbox"/> Landfilling                   |
| <input checked="" type="checkbox"/> Change use | <input type="checkbox"/> Industrial                                       | <input checked="" type="checkbox"/> Other              |

Describe work to be performed Minor electrical upgrades, including WIFI. Addition of Propane Stove to replace wood stove, addition of sign for "Coldwell Banker Classic Properties" (see separate paperwork); eventual transition of driveway to south side of house (see plot plan). Keeping apartment on north side as is.

**C. Lot description:**

- |   |   |
|---|---|
| 1. acreage <u>1.1</u>   | 4. depth side yards <u>≈ 160</u> Ft. <u>≈ 10</u> Ft.<br>(building to lot lines) |
| 2. road frontage <u>330</u> Ft.                                       | 5. depth rear yard <u>≈ 60</u> Ft.<br>(building to lot line)                    |
| 3. depth front yard <u>≈ 100</u> Ft.<br>(Road centerline to building) |   |

**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 Maurice J. Brown Date 9/11/19

Applicant Alexander L Aldrich for GOALASKA LLC Date 9/11/19

\*\*\*\*\*

Zoning Permit Fee: \$ 225.00 Cash        Check # 102 Date 9/11/19 Rec'd by D.S.

DRB Hearing Fee: \$        Cash        Check        Date        Rec'd by       

Make checks payable to the "Town of East Montpelier"

GOALASKA, LLC

Coldwell Banker Classic  
Properties  
2641 US Rte. 2  
East Montpelier

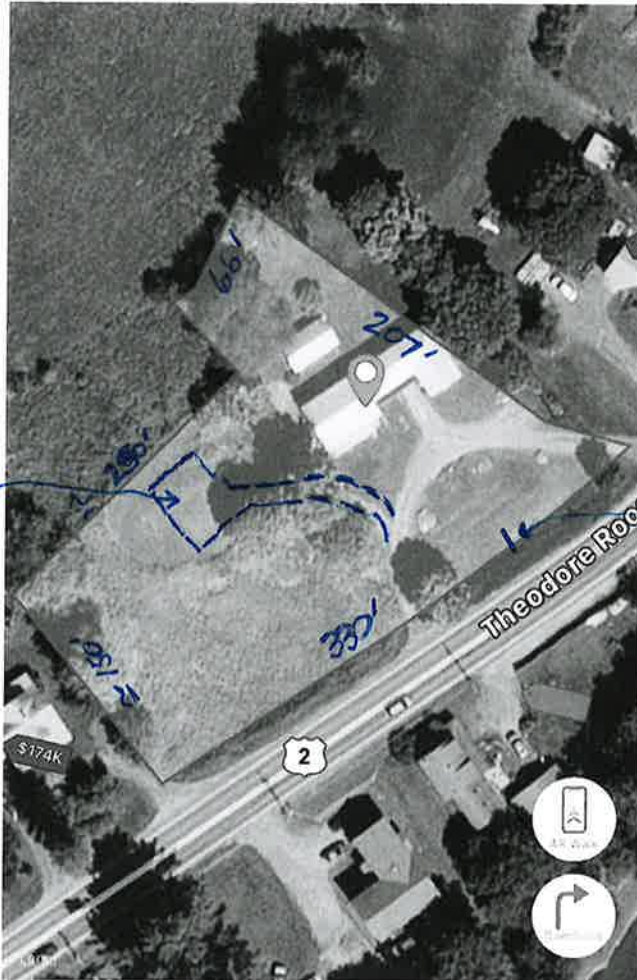
1.1 acres

AT&T Wi-Fi 12:42 PM 80%

Map

Satellite

X



Proposed  
Parking  
≈ 3 spaces

Sign

Photos Commute Street View Map Virtual Tour

# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, October 1, 2019 at 7:00 p.m. at the Municipal Office Building to conduct conditional use review of zoning application 19-048 submitted by GOALASKA LLC on behalf of Maurice & Barbara Brown. GOALASKA LLC, controlled by Sue & Alex Aldrich and George Overholser, is a holding company for Coldwell Banker Classic Properties. The company is in the process of purchasing the Brown residence with the intent to operate the real estate firm out of the main house and continue the rental apartment use of the Browns' accessory dwelling. Both professional office and single-family dwelling uses are permitted in Zone C. Conditional use review is required when two primary uses are proposed for a property. The following notice will appear in the Times Argus Saturday, September 14, 2019:

**The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, October 1, 2019 at 7:00 p.m. at the Municipal Office Building to consider the following:**

**Conditional use review of Application #9-048, submitted by GOALASKA LLC on behalf of Maurice & Barbara Brown, to change the use of the parcel located at 2641 US Rte. 2 from single-family residential with an accessory dwelling to a combination of professional office space and single-family residential use. The proposed §4.11 mixed use of the parcel, located in Zone C – Residential & Commercial District, requires conditional use review.**

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](mailto:eastmontadmin@comcast.net).

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



# Brown -- 2641 US Rte. 2

East Montpelier, VT

1 inch = 350 Feet



September 12, 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.

Permit # 19-049

SIGN PERMIT APPLICATION

Date Received: 9/11/19

Zoning District C

TOWN OF EAST MONTPELIER

Parcel # 10-040.000

Overlays —

PO Box 157, East Montpelier, VT 05651

Tax Map # 21-51-53.000

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- A. 1. Name of Landowner: Maurice/Barbara Brown Phone No. \_\_\_\_\_
2. Address of Landowner: 2641 US Route 2, E. Montpelier 05657
3. Applicant (other than owner): Alex / Sue Aldrich Phone No. 802.777.1322
4. Address of Applicant: 6 Richardson St. Montpelier 05602 GOALASKA, LLC
5. Location of Property: 2641 US Rte 2 E Montpelier

B. Sign Data:

1. Sign size (height & width): 3'6" x 4'6"
2. Construction material: 4"x4" Pressure-treated framing, Aluminum Composite Face
3. Lettering:  One side only  Both sides
4. Is sign lit:  Yes  No If yes, please describe Goose-neck LED atop of frame
5. Free standing sign:  Yes  No If yes: Height from ground at peak 6'6"  
Distance from road centerline 25' minimum  
Part of multi-sign platform:  Yes  No
6. Sign attached to building:  Yes  No If yes:  Wall mounted  Hanging
7. Sign consists of wall lettering &/or graphics:  Yes  No

Describe sign to be installed: (See drawings) 4x4 Pressure-treated mortised frame with UV Printed Aluminum Composite sheet attached to both sides. Goose-neck fixtures mounted on top of sign to illuminate sign faces only

**Important:** Please provide a picture, sketch, or some other visual depiction of the desired sign. Also, please provide a location sketch showing sign placement on the property and orientation to the nearest public road. If the sign is on a building, show both the location of the sign on the building and the building on the property.

READ CAREFULLY:

A zoning permit shall be required prior to the erection, construction or replacement of any outdoor sign, except for signs which are specifically exempted or specifically prohibited by the East Montpelier Land Use & Development Regulations. The undersigned requests a zoning permit as described above, understanding that the permit will be voided and penalties imposed, if the sign is not completed as described. The permit will be voided if the sign is not erected 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.

\* Landowner: Maurice F. Brown Date 9/11/19

Applicant: Alex/Sue Aldrich for GOALASKA LLC Date 9/11/19

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Zoning Permit Fee: \$ 35.00 Cash \_\_\_\_\_ Check #102 Date 9/11/19 Rec'd by DS.

DRB Hearing Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

Make checks payable to the "Town of East Montpelier"

4' 6"



3' 6"



3'



SIGN DESIGN  
 37 BARRE STREET  
 MONTPELIER, VT 05602  
 802-229-5956



**Business Information**

**Business Details**

**Business Name:** GOALASKA LLC

**Business ID:** 0359876

**Business Type:** Domestic Limited Liability Company

**Business Status:** Active

**LLC Subtype:** Member Managed

**Did the LLC have members at the time of filing?** Yes

**Date of Incorporation / Registration Date:** 07/10/2019

**Fiscal Year Month:** 12

**NAICS Code:** 53-Real Estate and Rental and Leasing

**NAICS sub code:** 390-Other Activities Related to Real Estate

**Designated Office Business Address:** 6 RICHARDSON STREET, MONTPELIER, VT, 05602, USA

**Designated Office Mailing Address:** 6 RICHARDSON STREET, MONTPELIER, VT, 05602, USA

**Citizenship / Domestic Jurisdiction:** Domestic/VT

**Last Report Filed:** NONE

**Next Filing Due Date:** 01/01/2020

**Principals Information**

**Name/Title:**

**Physical Address:**

ALEXANDER L. ALDRICH/Member

6 RICHARDSON STREET, MONTPELIER, VT, 05602, USA

GEORGE M. OLVERHOSER/Member

6 RICHARDSON STREET, MONTPELIER, VT, 05602, USA

SUZANNE K. ALDRICH/Member

6 RICHARDSON STREET, MONTPELIER, VT, 05602, USA

**Registered Agent Information**

**Name:** ALEXANDER L. ALDRICH

**Physical Address:** 6 RICHARDSON STREET, MONTPELIER, VT, 05602, USA

**Mailing Address:** 6 RICHARDSON STREET, MONTPELIER, VT, 05602, USA

**Agent Type:** Individual Person

**Trade Name Information**

No Trade Name(s) associated to this business.