

Permit # 19-064
Zoning District D
Overlays WR

ZONING PERMIT APPLICATION
TOWN OF EAST MONTPELIER

PO Box 157, East Montpelier, VT 05651

Date Received: 11/13/19
Parcel # 08-018.000
Tax Map # 09-00-54.100

- A. 1. Name of Landowner Pauline Coburn Phone No. (802) 223-6886
2. Address of Landowner 139 Daggett Road, East Montpelier, VT 05651
3. Applicant (other than owner) Phone No.
4. Address of Applicant
5. Location of Property Daggett Road, East Montpelier, VT

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 checked="" 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 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..... To subdivide two lots from the land of Pauline Coburn.....
Lot 2 (previously a parcel of 18.7 Acres) will increase to 37.4 acres, served by a 60' R.O.W. from Daggett Road,
and a 94' wide easement from the end of Daggett Road. There is an area suitable for septic on Lot 2.
Lot 3 of 13.3 acres will have 285' of frontage on Daggett Road and development will be deferred. Lot 1
will be left with the remaining 28.8 acres, the existing house and barn, and about 450' of frontage on Daggett Rd

- C. Lot description: Lot 2: 13.3 Ac
Lot 3: 37.4 Ac
- | | |
|---|--|
| 1. acreage | 4. depth side yards <u>>50'</u> Ft. <u>>50'</u> Ft.
(building to lot lines) |
| 2. road frontage <u>Lot 2: 285'</u>
<u>Lot 3: 60' R.O.W.</u> Ft. | |
| 3. depth front yard <u>>75'</u> Ft.
(Road centerline to building) | 5. depth rear yard <u>>50'</u> 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 Pauline Coburn Date Nov 13 2019
Applicant Pauline Coburn Date Nov 13 2019

Zoning Permit Fee: \$ 300.00 Cash Check _____ Date 11/13/19 Rec'd by D.S.
DRB Hearing Fee: \$ _____ Cash _____ Check _____ Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"



Surveyors & Septic Designers, Inc

November 13, 2019

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

301 North Main Street, Suite 1
Barre, Vt. 05641
Phone 802-479-9636
Fax 802-479-4017
email: cdchase@chasesurveyors.com
billchase@chasesurveyors.com
kjurentkuff@chasesurveyors.com

RE: Proposed 3-Lot Subdivision, Pauline Coburn,
139 Daggett Road, Parcel ID #08-018.000.

Dear Bruce,

Please find attached what we hope to be a complete application for preliminary and final review of the subdivision of the lands of Pauline Coburn. In 2018, Pauline subdivided a parcel of 18.7 acres from the whole, leaving Lot 1 with the remaining 60.79 acres. As presented at sketch plan review on November 5, she would now like to increase the size of Lot 2 to 37.4 acres and create an additional Lot 3 with 13.3 acres. This will leave the remaining Lot 1 with the existing single-family residence on 28.8 acres

Lot 3 will have 13.3 acres (net acreage of 12.5 acres exclusive of the land within the existing and proposed 60' Right of Ways), and 285' +/- of frontage on Daggett Road. Lot 2 will have 37.4 acres and will be served by a 60' Right of Way off of Daggett Road over Lot 3 and an 86' Right of Way off the end of Daggett Road over Lot 1 (which was erroneously noted as 94' on the application). Pauline already has a multi-residential curb cut permit (East Montpelier Access Permit #18-032) for Lot 2. Lot 1 has the remaining 28.8 acres with an existing single-family residence, and has approximately 450' of frontage on Daggett Road.

Lot 2 is to be served by an on-site water supply and sewage disposal system. Adequate soils for a mound-type disposal system have been identified on Lot 2. A replacement area designation for Lot 1 is not required as the existing sewage disposal area is a mound. Development will be deferred on Lot 3.

A review of the State ANR Natural Resources Atlas reveals no identified protected or endangered natural features, or any mapped wetlands. A printout of that review is included here.

In keeping with the owner's wishes to defer development at this time, 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", 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

SURVEYOR'S NOTES:
 1. THIS SURVEY WAS CONDUCTED BY USE OF A TOTAL STATION ROBOTTIC TOTAL STATION, TOGETHER WITH A DUAL TAPE WITH A PRECISION WITHIN ACCEPTED STANDARDS.

2. THIS SURVEY IS BASED ON DUAL AND SINGLES OF CONTROL POINTS EVIDENTLY LOCATED AND VERIFIED BY MEANS OF CHAINS AND ANTIRES.

3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.

4. ONLY PARTS THEREOF AND/OR RIGHTS OF WAY UNCOVERED DURING COURSE OF SURVEY NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DETAILED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER ENCUMBRANCES, RIGHTS OF WAY, RESTRICTIONS AND RESERVATIONS.

5. SURVEYORS SINGLES, POINTS AND BASES ON MAGNETIC OBSERVATION, LOCAL SURVEY FIELD PRODUCTIONS, DRAWINGS AND RECORDS ONLY TO DETERMINE PARCEL BOUNDARIES. SURVEYORS WILL BE NOTED TO BE DIFFERING IN RESPECT TO THE MAGNETIC SURVEY, BUT ARE NOT RESPONSIBLE FOR ANY CHANGES IN SURVEY LOCATION.

6. INSTRUMENTS ARE AS RECORDED WITH 1" OR MORE, AND CONFORMANT APPROVED TO BE VIEWED AND TESTED IN A PLACE OTHER THAN AS INDICATED ON ALL INSTRUMENTS. THEREFORE, THE INSTRUMENT IS SHOWN HEREON AS IT WAS CALIBRATED AS RELATED TO THE VERTICES OF THIS SURVEY.

7. THE LOCATION OF THE UNENCUMBERED POINTS AT POINTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LANDS NP OF SANDRA, DAVID, RICK & LINDA BARNBY, & JO-ANN VELANDER, & TINA DAVISON BOOK 18 PAGE 236 MAP DATED 04-17-2008

LANDS NP OF WILLIAM ROYCE II & WENDI COBURN BOOK 10 PAGE 42 RECORDED #1

LANDS NP OF PETER WELLS BOOK 12 PAGE 316 MAP DATED 04-17-2008

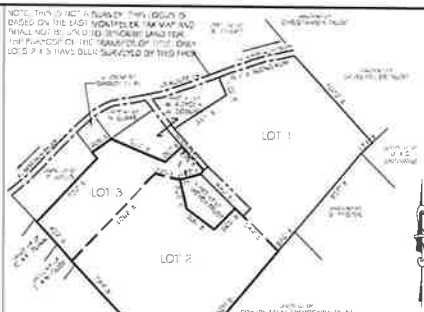
LANDS NP OF CAROLYN C. SIEVEN TRUST BOOK 39 PAGE 273 RECORDED SA 77-20-116 RECORDED #1

LANDS NP OF CHRISTOPHER & KRISTI FLYNN BOOK 65 PAGE 129 RECORDED #742

LANDS NP OF STEVEN & NANCY COOK BOOK 11 PAGE 65 MAP DATED 04-17-2008

LANDS NP OF ROBERT & DEBORAH PHILLIPS BOOK 62 PAGE 366 RECORDED #1

LANDS NP OF COBURN FARMS REVOCABLE TRUST BOOK 94 PAGE 77



SKETCH OF BALANCE OF LOT 1 AND ABUTTERS SCALE: 1" = 500'

LEGEND:

- EXISTING PROPERTY LINE
- - - - - EASEMENT RIGHT OF WAY LINE
- - - - - EASEMENT RIGHT OF WAY LINE
- - - - - EXISTING PROPERTY LINE
- - - - - BACKLASH LINE
- - - - - OVERHEAD UTILITY LINE
- - - - - CITY OF GRANITE
- - - - - DISTAL EASEMENT
- - - - - PROPOSED EASEMENT
- - - - - SHORTLAND
- - - - - WOOD FENCE
- - - - - WOOD FENCE
- - - - - EDGE OF WOODLINE
- - - - - EDGE OF TREELINE
- ⊙ 50' x 50' TYP. P.P.
- ⊙ 100' x 100' TYP. P.P.
- ⊙ 150' x 150' TYP. P.P.
- ⊙ 200' x 200' TYP. P.P.
- ⊙ 250' x 250' TYP. P.P.
- ⊙ 300' x 300' TYP. P.P.
- ⊙ 350' x 350' TYP. P.P.
- ⊙ 400' x 400' TYP. P.P.
- ⊙ 450' x 450' TYP. P.P.
- ⊙ 500' x 500' TYP. P.P.
- ⊙ 550' x 550' TYP. P.P.
- ⊙ 600' x 600' TYP. P.P.
- ⊙ 650' x 650' TYP. P.P.
- ⊙ 700' x 700' TYP. P.P.
- ⊙ 750' x 750' TYP. P.P.
- ⊙ 800' x 800' TYP. P.P.
- ⊙ 850' x 850' TYP. P.P.
- ⊙ 900' x 900' TYP. P.P.
- ⊙ 950' x 950' TYP. P.P.
- ⊙ 1000' x 1000' TYP. P.P.

ZONING INFORMATION

200' x 150' REAR LOT 15.31 CAP. 148 REVEAL

175' x 150' REAR LOT 15.31 CAP. 108 REVEAL

225' x 150' REAR LOT 15.31 CAP. 168 REVEAL

300' x 150' REAR LOT 15.31 CAP. 228 REVEAL

375' x 150' REAR LOT 15.31 CAP. 303 REVEAL

450' x 150' REAR LOT 15.31 CAP. 378 REVEAL

525' x 150' REAR LOT 15.31 CAP. 453 REVEAL

600' x 150' REAR LOT 15.31 CAP. 528 REVEAL

675' x 150' REAR LOT 15.31 CAP. 603 REVEAL

750' x 150' REAR LOT 15.31 CAP. 678 REVEAL

825' x 150' REAR LOT 15.31 CAP. 753 REVEAL

900' x 150' REAR LOT 15.31 CAP. 828 REVEAL

975' x 150' REAR LOT 15.31 CAP. 903 REVEAL

1050' x 150' REAR LOT 15.31 CAP. 978 REVEAL

MONUMENT DESCRIPTION TABLE

200' x 150' REAR LOT 15.31 CAP. 148 REVEAL
175' x 150' REAR LOT 15.31 CAP. 108 REVEAL
225' x 150' REAR LOT 15.31 CAP. 168 REVEAL
300' x 150' REAR LOT 15.31 CAP. 228 REVEAL
375' x 150' REAR LOT 15.31 CAP. 303 REVEAL
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900' x 150' REAR LOT 15.31 CAP. 828 REVEAL
975' x 150' REAR LOT 15.31 CAP. 903 REVEAL
1050' x 150' REAR LOT 15.31 CAP. 978 REVEAL

- EASEMENT NOTES:**
1. EASEMENT TO PASS OVER THE LANDS OF SANDRA, DAVID, RICK & LINDA BARNBY, & JO-ANN VELANDER, & TINA DAVISON (LOT 3, SEE BOOK 92, PAGE 79).
 2. EASEMENT TO PASS OVER THE LANDS OF SANDRA, DAVID, RICK & LINDA BARNBY, & JO-ANN VELANDER, & TINA DAVISON (LOT 3, SEE BOOK 92, PAGE 79).
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- REFERENCES:**
1. A PLAN ENTITLED "DAVID & PAULINE COBURN, COBURN FARMS, LOT 1 AND ADJACENT LOTS BY DAVID H. COBURN, IS DATED JUNE 2003, RECORDED IN VOLUME 62, MAP 79 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
 2. A PLAN ENTITLED "PLAN OF SURVEY SHOWING A NEW LOT SUBDIVISION PROBABLY FOR THE USE OF PROX. LOT 10, DATED LAST MONTPELIER, WASHINGTON COUNTY, VERMONT, BY HAROLD WASH. RUSSELL, DATED JUNE 2, 1976, RECORDED IN VOLUME 19, MAP 79 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
 3. A PLAN ENTITLED "SUBDIVISION OF LAND OWNED BY DONALD W. WILSON & R. DONNELLY, DATED MONTPELIER, VERMONT, BY DONALD WILSON ASSOCIATES, DONALD W. WILSON & R. DONNELLY, DATED JUNE 27, 1987, RECORDED IN VOLUME 19, MAP 79 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
 4. A PLAN ENTITLED "DAVID & PAULINE COBURN, COBURN FARMS, LOT 1 AND ADJACENT LOTS BY DAVID H. COBURN, IS DATED JUNE 2003, RECORDED IN VOLUME 62, MAP 79 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
 5. A PLAN ENTITLED "DAVID & PAULINE COBURN, COBURN FARMS, LOT 1 AND ADJACENT LOTS BY DAVID H. COBURN, IS DATED JUNE 2003, RECORDED IN VOLUME 62, MAP 79 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
 6. A PLAN ENTITLED "SUBDIVISION SURVEY, PAULINE COBURN, DAGGETT ROAD, EAST MONTPELIER, VERMONT, BY THIS SURVEYOR, CHASE & SIEVEN, IS DATED JUNE 10, 2010, RECORDED IN VOLUME 94, MAP 77 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.



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 METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

11/11/19 *William R. Chase*
 SIGNED: WILLIAM R. CHASE, R.L.S. 2242 VERMONT
 NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

SUBDIVISION SURVEY
PAULINE COBURN
 DAGGETT ROAD
 EAST MONTPELIER, VERMONT

301 North Main Street, Suite 1
 Montpelier, VT 05602
 802-475-9030

Chase & Sieven
 Surveyors & Designers, Inc.



Coburn, 139 Daggett Road

East Montpelier, VT



August 13, 2018

1 inch = 537 Feet

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, December 3, 2019 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of zoning application 19-064 submitted by Paulie Coburn. Earlier in 2019 Ms. Coburn received a permit (19-009) for a 2-lot subdivision of her property on Daggett Road, separating off an 18.7-acre lot (Lot 2) from the developed portion of the property (Lot 1). This application will further subdivide the property, essentially separating the land on the northeast side of Daggett Road with the farmhouse, barn and outbuildings from the undeveloped land southwest of the road. The original Lot 2 will be doubled in size to 37.4 acres and a new parcel, Lot 3 of 13.3 acres to the northwest (toward VT Rte. 14 N) of Lot 2, will be created. Lot 2 will still be served by a 60-foot-wide easement, now located on Lot 3, with access onto Daggett Road. The portion of the easement next to Daggett Road will be held in common with the access easement serving the Carolyn C. Sieven Trust property at 140 Daggett Road. The curb cut on Daggett Road has already been approved for multi-residential use by the East Montpelier Selectboard. The following notice will appear in the Times Argus Saturday, November 16, 2019:

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

Final plan review of Application #19-064, submitted by Pauline Coburn, for a 3-lot subdivision of her property located at 139 Daggett Road. This proposal, in combination with a prior 2019 subdivision (permit #19-009) will divide the 79.49-acre parcel into 3 lots: Lot 1 of 28.8 acres and existing structures with a combined 1,065 feet of frontage on VT Rte. 14 N and Daggett Road; Lot 2 of 37.4 acres (originally 18.7 acres under 19-009 plus an additional 18.7 acres) served by an access easement over Lot 3; and Lot 3 of 13.3 acres with 285 feet of frontage on Daggett Road. The property is in Zone D – Rural Residential/Agricultural District, where the minimum lot size is 3 acres.

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.

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