

Permit # 19-065Zoning District DOverlays -

## ZONING PERMIT APPLICATION

## TOWN OF EAST MONTPELIER

PO Box 157, East Montpelier, VT 05651

Date Received: 11/13/19Parcel # 01-042.100Tax Map # 04-01-78.220

- A. 1. Name of Landowner AMY THORNTON Phone No. 862-461-7805  
 2. Address of Landowner 3205 NORTH ST. MONTPELIER VT 05602  
 3. Applicant (other than owner) Phone No.  
 4. Address of Applicant  
 5. Location of Property 3025 NORTH ST.  
3205

## 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 THE EXISTING 12.13 AC LOT WITH AN EXISTING 3-BEDROOM HOME INTO TWO LOTS: LOT 1 OF 7.39 AC WITH THE EXISTING HOUSE AND LOT 2 OF 4.74 AC FOR THE CONSTRUCTION OF A NEW 3-BEDROOM HOUSE.

## C. Lot description:

- |  |   |
|--|---|
| 1. acreage <u>12.13</u>                        | 4. depth side yards <u>254' R</u> Ft. <u>171' L</u> Ft. (Lot 1) |
| 2. road frontage <u>308.57</u> Ft.             | (building to lot lines) <u>55'</u> <u>201' L</u> (Lot 2)        |
| 3. depth front yard <u>587</u> Ft. (Lot 1)     | 5. depth rear yard <u>92'</u> Ft. (Lot 2)                       |
| (Road centerline to building) <u>N/A LOT 2</u> | (building to lot line) <u>148'</u> (Lot 2)                      |

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 [Signature] Date NOV 12 2019

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Zoning Permit Fee: \$ 250.00 Cash \_\_\_\_\_ Check 5544 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

301 North Main Street, Suite 1

Barre, Vt. 05641

Phone 802-479-9636

Fax 802-479-4017

email: [cdchase@chasesurveyors.com](mailto:cdchase@chasesurveyors.com)

[billchase@chasesurveyors.com](mailto:billchase@chasesurveyors.com)

[kjurentkuff@chasesurveyors.com](mailto:kjurentkuff@chasesurveyors.com)

November 12, 2019

Bruce Johnson, Zoning Administrator

Town of East Montpelier

P.O. Box 157

East Montpelier, VT 05651

RE: Proposed subdivision of lands of Amy Thornton, 3205 North Street, Tax Map # 04-01-78.220

Dear Bruce,

Please find attached what we believe to be a complete application for the subdivision of the Amy Thornton property on North Street. As you aware, this is the same subdivision approved for Graham & Mullane in 2006 that was subsequently rescinded by Ms. Thornton and her now ex-husband. The purpose of this application is to reinstate the earlier subdivision as reviewed conceptually by the DRB earlier this fall.

Proposed Subdivision

This project proposes the subdivision of the existing 12.13 acre parcel as developed with a 3-bedroom single-family home into two lots: Lot 1 of 7.39 acres with the existing residence, and Lot 2 of 4.74 acres for the construction of a proposed 3-bedroom single-family residence.

Due to the irregular configuration of the existing parcel, the limited existing road frontage and the need to provide minimum lot size in the Rural Residential and Agricultural District (3 Ac.), Lot 2 has been configured with no road frontage. The parcel will be served by a common 60' wide access and utility easement centered on the existing driveway serving the Lot 1 residence. The resulting lots are not pretty, but this would appear to be the only way this parcel can be subdivided in accordance with the Ordinance.

Both lots are/are to be served by on-site water supply and sewage disposal systems. At the conceptual review, I represented that the State Wastewater Permit had been issued in 2006 and was in good standing, requiring no additional permitting; that turns out not to be the case. It appears from our records that the prior owner put the State permitting on hold when the Ms. Thornton and her husband became interested in the entire property, so no permit application was ever submitted. Therefore, a permit under the current Wastewater & Potable Water Supply Rules (WWR) will be required prior to construction.

As required by the WWR, an area suitable for a replacement mound sewage disposal system has been identified for Lot 1. In order to meet the setback to the proposed property line required by the Rule, a 5' wide easement has been proscribed on Lot 2 along the common line between the two house sites. Suitable wastewater and water supply systems for Lot 2 have also been identified, consisting of a mound-type, pre-treated sewage disposal system and a proposed drilled well. Please note that the bedroom count for the proposed Lot 2 home *might* be increased to 4 beds prior to submittal to the State. We therefore request that the Board approval not limit the home to three bedrooms.

### Waivers

As this subdivision is minor in nature, has been previously approved as presented, and has very little, if any, impact upon the goals and objectives laid out in the ordinance and Town plan, waivers as provided for under Section 6.2 are sought for "Natural and Physical Features". The physical features as they appear on the VT Agency of Natural Resources Natural Resources Atlas have been included on a separate plan extracted directly from the Atlas. We ask that the Board waive any additional mapping requirements for these features.

I believe this application provides all the materials necessary to demonstrate compliance of the project with the East Montpelier Development Regulations and hope that you and the Board agree. As always, if there is anything else you need to process this application, please don't hesitate to call. Thank you.

Sincerely,



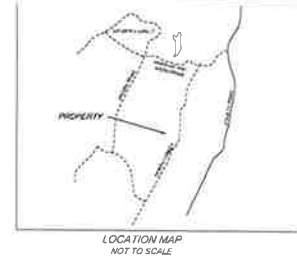
Kris Jurentkuff  
Project Manager

# **SURVEYORS NOTES:**

1. THIS SURVEY WAS CONDUCTED BY USE OF A LIETZ SET 4 TOTAL STATION TOGETHER WITH A STEEL TAPE, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION SUPPLIED BY OWNERS AND ADJUTERS.
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
4. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.
5. PURSUANT TO V.S.A. TITLE 19, SECTION 284, THE RIGHT-OF-WAY OF NORTH STREET IS DETERMINED TO BE 3 RODS WIDE (1-1/2 RODS EITHER SIDE OF CENTERLINE).
6. THE BEARINGS SHOWN HEREON ARE BASED ON REFERENCE 1 AS HELD ABOUT MONUMENTS FOUND AT POINTS "XX" AND "YY".

**LEGEND**

---	ROAD RIGHT OF WAY LINE
---	EDGE OF PAVEMENT
---	EDGE OF CHANNEL
---	STONE WALL
---	WIRE FENCE
---	IRON ROD FOUND (DIA. 1/2")
---	8" REBAR W/ 1/2" DIA. TO BE SET
---	UNADJUSTED POINT
---	UTILITY POLE
---	UTILITY LINE
---	DRIILLED WELL
---	PROPERTY LINE
---	TIE LINE
---	EASEMENT EDGE
---	SETBACK LINE



## **REFERENCES:**

1. SURVEY PLAT ENTITLED, "PROPERTY TO BE CONVEYED TO JAMES C. & LESLIE J. BLOUIN, EAST MONTPELIER, VERMONT," BY RICHARD FIEDLER, R.L.S. #601, DATED: NOVEMBER 22, 1989, AS FILED IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN MAP SLIDE 38, PAGE 186.
2. A PLAN ENTITLED "SUBDIVISION SURVEY, J. GRAHAM & D. MULLANE, 3205 NORTH STREET, EAST MONTPELIER," DATED SEPTEMBER 9, 2006 BY CHASE & CHASE AS RECORDED IN MAP SLIDE 70, PAGE 234 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
3. A PLAN ENTITLED "ROBERT & CARLEY McLAUGHLIN, 2905 NORTH STREET, EAST MONTPELIER, VERMONT," DATED AUGUST 30, 2007 BY WAYNE D. LAWRENCE AS RECORDED IN MAP SLIDE 72, PAGE 250 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
4. A PLAN ENTITLED "PARCEL B, CONVEYED TO ROBERT J. KLEIN & JEAN E. VISSERING," DATED OCTOBER 22, 1987 BY R.H. WATSON, P.E., AS RECORDED IN MAP SLIDE 34, PAGE 152 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
5. A PLAN ENTITLED "CONSERVATION EASEMENT TO BE CONVEYED TO RURAL ECONOMIC AND COMMUNITY DEVELOPMENT ON A PORTION OF THE SPARROW FARM, EAST MONTPELIER, VERMONT," DATED LAST REVISED DECEMBER 4, 1987 AS RECORDED IN MAP SLIDE 58, PAGE 139 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
6. A PLAN ENTITLED "THE SPARROW FARM, GOULD HILL RD. & NORTH ST., MONTPELIER, VERMONT, PROPERTY SUBDIVISION" DATED LAST REVISED JANUARY 15, 1998 AS RECORDED IN MAP SLIDE 58 PAGE 122 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.

**TIE LINES**

LINE	BEARING	DISTANCE
A-B	S. 88°27'48" E	41.55'
B-C	S. 48°30'25" E	132.04'
C-D	N. 47°06'55" E	134.06'
D-E	E. 62°11'23" E	49.45'
E-F	S. 20°13'33" E	36.84'
F-G	S. 20°02'10" E	181.83'
G-H	S. 23°27'48" E	81.89'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N. 68°43'08" E	37.38'
L2	S. 36°12'21" W	20.34'
L3	S. 36°12'21" W	38.84'
L4	S. 21°10'52" W	29.69'
L5	S. 48°30'25" E	32.55'
L6	N. 38°29'24" W	45.77'
L7	N. 58°24'45" W	24.87'

## **OWNER INFORMATION**

OWNER: AMY THORNTON  
ADDRESS: 3205 NORTH STREET  
MONTPELIER, VT 05602  
TAX MAP: 04-01-78-230  
PARCEL ID: 01-043.100  
DEED: BOOK 126/PAGE 271  
ZONE: RURAL RESIDENTIAL & AGRICULTURAL

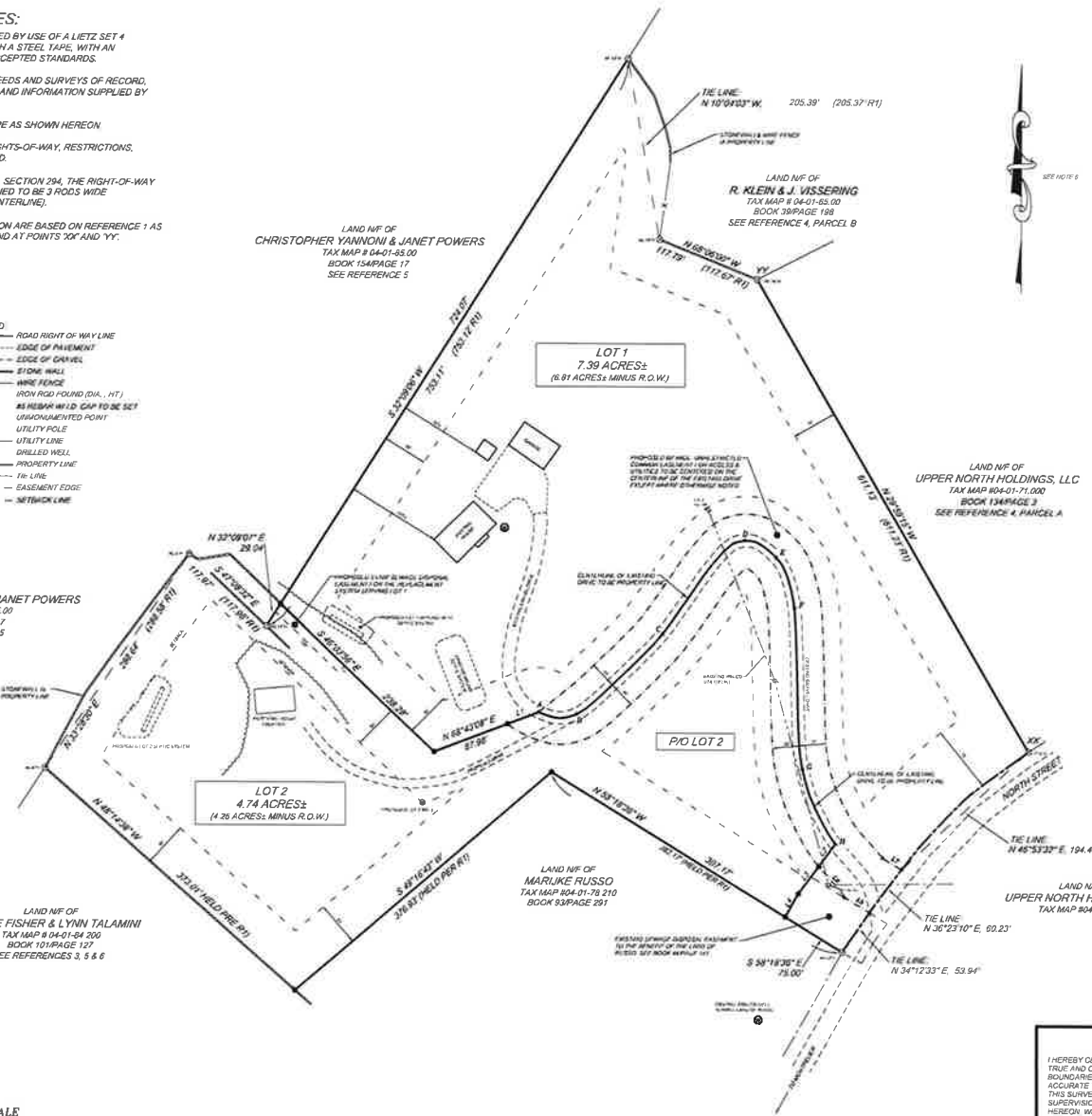
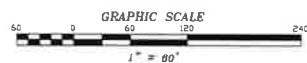
## **CERTIFICATION**

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL INDICATED AS DETERMINED AS NOTED HEREON AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION BY METHODS ALSO NOTED ELSEWHERE HEREON, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS.

11/12/19  
DATED: WILLIAM R. CHASE R.L.S. #549 VERMONT  
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL.

SUBDIVISION SURVEY  
AMY THORNTON  
3205 NORTH STREET  
EAST MONTPELIER, VERMONT

**Chase & Chase**  
301 North Main Street, Suite 100  
Barre, VT 05641  
802-479-9620  
Surveyors & Septic Designers, Inc.



**LEGEND**

- ⊙ SOILS TEST PIT
- ⊕ PERCOLATION TEST
- ⊕ UTILITY POLE
- PROPERTY LINE
- STONEWALL
- 2' INTERVAL CONTOUR LINE
- 10' INTERVAL CONTOUR LINE
- EDGE OF GRAVEL
- EDGE OF WOODS
- BUILDING SETBACK LIMITS
- SALT FENCE

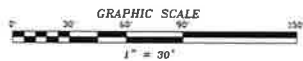
"DUE TO SHALLOW LEDGE IN AREA, BLASTING MAY BE REQUIRED TO SET TANKS"

PROPOSED 4 X 10' IN-WASH DISPOSAL EXISTENCE FOR THE REPLACEMENT SYSTEM SERVING LOT #1

PROJECT BENCHMARK  
TOP OF IRON ROD, ASSUMED  
GATWAY ELEV. = 185.9

LOT #1

LOT #2



**SITE PLAN**  
**AMY THORNTON**  
 3205 NORTH STREET  
 EAST MONTPELIER, VERMONT

Scale: 1" = 30'	Date: 11/22/18	Drawn: 2018-11-25	Check: 11/26
Drawn by: JCC	Reviewed by: JCC	Scale: 1" = 30'	Sheet: 001

**Chase Chase**  
 Surveyors & Septic Designers, Inc.  
 35 North Main Street, Suite 1  
 Montpelier, VT 05602  
 Phone: 802-479-9235





# Thornton -- 3205 North Street

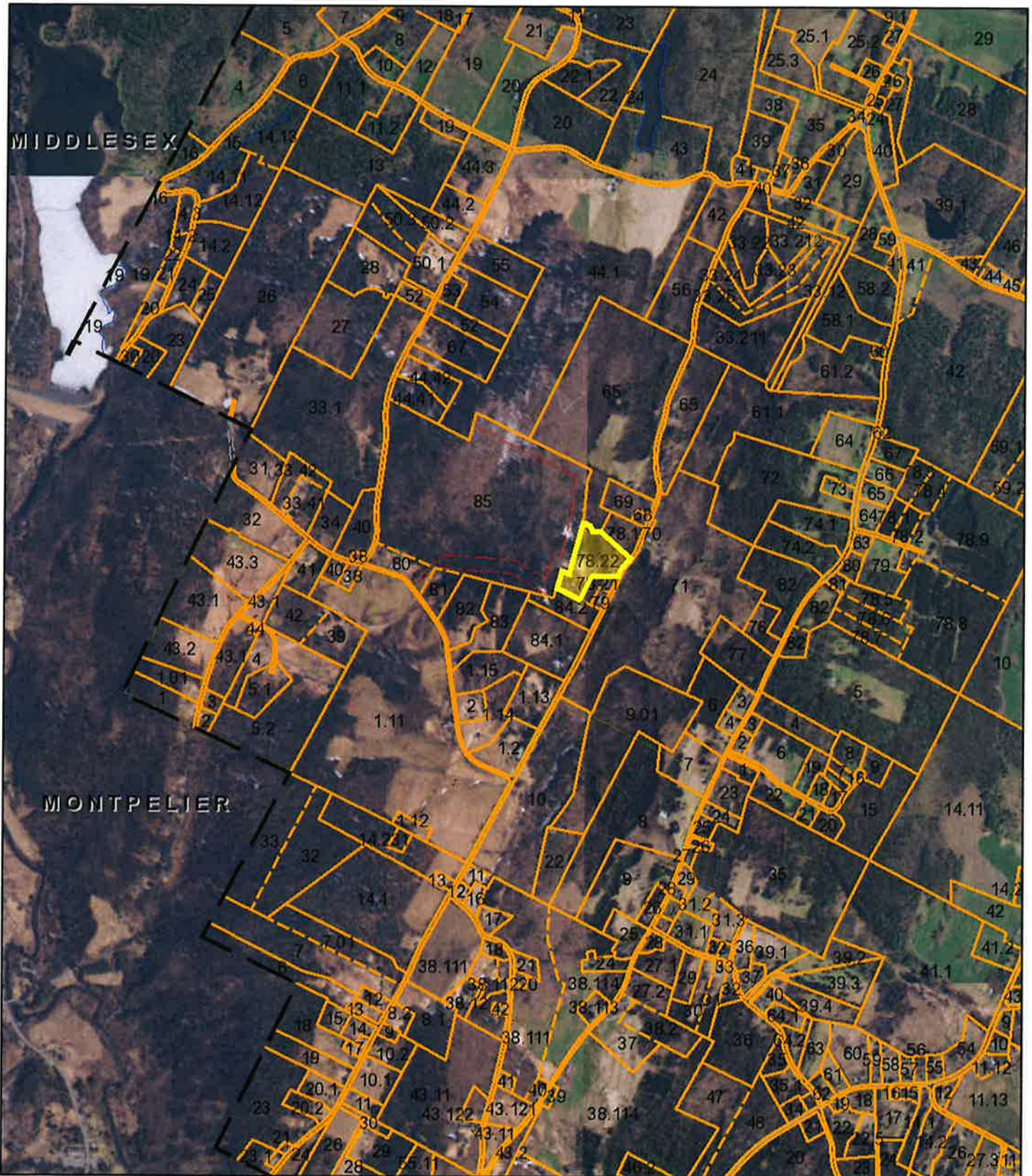
East Montpelier, VT



August 12, 2019

1 inch = 2020 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, December 3, 2019 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of zoning application 19-065 submitted by Amy Thornton. This proposal is identical to a previous subdivision of this property by John Graham and Denise Mullane in 2006 (permit #06-071). That subdivision was subsequently rescinded in 2007 by Ms. Thornton and her then-husband David Kelley when they purchased the property. The intent is to split off a 4.74-acre building lot (Lot 2) to the south of the developed portion (Lot 1) of the property. The two lots will be served by a shared 60-foot-wide easement centered on the existing driveway, with 30 feet on each lot, except for the 100-foot section connecting to North Street, which will be entirely on Lot 1. The curb cut on North Street was approved for multi-residential use by the East Montpelier Selectboard at the time of the original subdivision in 2006. 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 #19-065, submitted by Amy Thornton, for a 2-lot subdivision of her property located at 3205 North Street. This proposal will divide the 12.13-acre parcel into 2 lots: Lot 1 of 7.39 acres and existing structures with 309 feet of frontage on North Street; and, Lot 2 of 4.74 acres served by an access easement over Lot 1. 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](mailto:eastmontadmin@comcast.net).

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