

# Town of East Montpelier

# ZONING PERMIT

# NOTICE

[To Be Displayed on the Property in Full View of the Public Right-of-Way]

Date Issued:

May 11, 2020

Effective Date:

May 26, 2020

Location:

1305 Gould Hill Road

Owner:

Mark & Hunter Lane

For:

Boundary Adjustment: 2.24 acres from

Parcel # 01-059.000 (M & H Lane) to Parcel # 01-059.100  
(John Lane)

Application #

20-011

Approved by:

C. Bruce Johnson, ZA

Do not start project or commence use prior to the Effective Date. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any state or local appeal process. This application is available for inspection at the Town Office. This poster must be displayed on the property in full public view for 15 days.

**APPEALS TO DRB:** A notice of appeal, including the \$150 fee, must be filed with the East Montpelier Town Clerk or Zoning Administrator at the Town Office by the listed Effective Date.

**WARNING:** State permits may be required for this project. Contact the state Permit Specialist, at (802) 505-5367, before beginning any construction.

# TOWN of EAST MONTPELIER

P.O. Box 157  
East Montpelier, VT  
05651-0157

C. Bruce Johnson, ZA  
manager@eastmontpeliervt.org  
(802) 223-3313 ext. 204

May 11, 2020

Mark Lane  
Hunter Lane  
1575 Gould Hill Road  
Montpelier, VT 05602

Re: East Montpelier Zoning Applications #20-011 & 20-012  
1305 Gould Hill Road

Dear Messrs. Lane:

Please find enclosed the permits and supporting documents for the requested 2.24-acre boundary adjustment contained in East Montpelier Zoning Application #20-011 and 24.9-acre boundary adjustment in Zoning Application #20-012. The two boundary adjustments are both included on the approved plat.

Boundary adjustments are treated like subdivisions for the purposes of plat recording. You have 180 days to duly file and record a mylar copy of the approved plat with the East Montpelier Town Clerk as required by the East Montpelier Land Use & Development Regulations (LUDR) Section 6.6 coupled with 24 V.S.A. §4463(b). The mylar must contain a certificate block as described in LUDR Section 6.6(A)(4) and must be certified by me, the zoning administrator, as a true copy of the approved plat prior to recording.

Please understand that Permit #20-011 is solely for a boundary adjustment with abutting landowner John Lane (1285 Gould Hill Road) and Permit #20-012 is solely for a boundary adjustment with abutting landowners Mark & Connie Lane (1575 Gould Hill Road). No new lots have been created by either permit and the only allowable transfer results are:

- merger of the 2.24 acres with the 13.03-acre John Lane property, resulting in a 15.27-acre parcel, under Permit #20-011; and,
- merger of the 24.9 acres with the 20.43-acre Mark & Connie lane property, resulting in a 45.3-acre parcel, under Permit #20-012.

Feel free to contact me if you have any questions concerning this matter.

Sincerely,



C. Bruce Johnson  
East Montpelier Zoning Administrator

Permit # 20-011  
Zoning District E  
Overlays WR

**ZONING PERMIT APPLICATION**  
**TOWN OF EAST MONTPELIER**  
PO Box 157, East Montpelier, VT 05651

Date Received: 05/07/2020  
Parcel # 01-059.000  
01-059.100  
Tax Map # 03-00-43.100  
03-00-43.200

- \*\*\*\*\*
- A. 1. Name of Landowner Mark & Hunter Lane Phone No. 793-3910  
2. Address of Landowner 1575 Gould Hill Road, Montpelier, VT 05602  
3. Applicant (other than owner) John Lane Phone No. \_\_\_\_\_  
4. Address of Applicant 1285 Gould Hill Road, Montpelier, VT 05602  
5. Location of Property 1305 Gould Hill Road

**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 checked="" 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 adjust the common boundary between 1305 Gould Hill Rd. and 1285 Gould Hill Rd. so to encompass the existing development at 1285 and meet the required setback. The area of the adjustment is 2.24 Ac. Note that this is the first adjustment in a series of two adjustments that will alter the boundaries of 1305 Gould Hill Rd.

- C. Lot description: 34.9 - 2.24(surveyed) = 32.7Ac.
- |   |  |
|---|--|
| 1. acreage <u>13.03 + 2.24 = 15.27 Ac.(surveyed)</u>                      | 4. depth side yards <u>51'</u> Ft. <u>87.8'</u> Ft.<br>(building to lot lines) |
| 2. road frontage <u>no change</u> Ft.                                     |  |
| 3. depth front yard <u>no change</u> Ft.<br>(Road centerline to building) | 5. depth rear yard <u>no change</u> Ft.<br>(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 Mark Hunter Date 5-7-20  
Applicant John Date 5/7/20

\*\*\*\*\*

Zoning Permit Fee: \$ 75.00 Cash \_\_\_\_\_ Check #1150 Date 5/7/20 Rec'd by D.S.  
DRB Hearing Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

Make checks payable to the "Town of East Montpelier"

**D. Warning:** State permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 476-0195 to speak to the state Permit Specialist before beginning any construction.

**Notice:** Your project may be subject to the state's residential or commercial energy code. For more information contact the Energy Code Assistance Center at 855-887-0673 or see the following web pages:  
Residential Building Energy Standards: [http://publicservice.vermont.gov/topics/energy\\_efficiency/rbes](http://publicservice.vermont.gov/topics/energy_efficiency/rbes)  
Commercial Building Energy Standards: [http://publicservice.vermont.gov/topics/energy\\_efficiency/cbes](http://publicservice.vermont.gov/topics/energy_efficiency/cbes)

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**E. Action by Zoning Administrator:**

1. ☒ Granted ☐ Denied Date ..... Reason.....

2. Appealed to Development Review Board ..... By .....  
Date .....

**Notice:** Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board &/or Town Clerk within 15 days of the decision or act. The appeal fee is \$150.00.

3. Final Action: Permit # 20-011 Date Issued 05/11/20 Effective Date 05/26/20

**DO NOT start this project prior to the effective date, as the statutes require a 15-day appeal period. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any appeal process.**

  
Zoning Administrator

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**F. Action by Development Review Board:**

1. Public Notice Date .....

2. Date(s) of Hearing .....

3. ☐ Granted ☐ Without conditions ☐ With conditions (See written decision for conditions)

4. ☐ Denied (See written decision for reasoning)

.....  
Chairman, Development Review Board

The DRB's written decision was issued on: .....

The applicant, appellant or other interested person who has participated in a regulatory proceeding of the DRB may appeal the decision rendered by the DRB within 30 days of the issuance of such decision, to the Environmental Division of the Vermont Superior Court, in accordance with 24 V.S.A. §4471.

1. "Participation" in a DRB proceeding shall consist of offering, through oral or written testimony, evidence of a statement of concern related to the subject of the proceeding.
2. The notice of appeal shall be filed by certified mailing, with fees, to the Environmental Division of the Vermont Superior Court and by mailing a copy to the East Montpelier Zoning Administrator, who shall supply a list of interested persons (including the applicant if not the appellant), to the appellant within five (5) working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person. If any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.

### **Project Description**

Mark & Hunter Lane, 1305 Gould Hill Road, PID 01-059.000

John Lane, 1285 Gould Hill Road, PID 01-059.100

Mark & Connie Lane, 1575 Gould Hill Road, PID 01-059.200

This project involves a series of two adjustments of the boundaries of the property located at 1305 Gould Hill Road owned by Mark & Hunter Lane. This property includes the existing house lying west of Gould Hill Road well as undeveloped lands to the east of Gould Hill Road. The lands lying east of Gould Hill Road have not been surveyed, their limits and areas being as depicted on the Town of East Montpelier Tax map. See the attached plan entitled "Boundary Adjustment & Subdivision Survey, Mark, Connie & Hunter Lane and John Lane, 1285, 1305 & 1575 Gould Hill Road, East Montpelier, Vermont" dated April 14, 2020 by Chase & Chase Surveyors.

Boundary Adjustment #1 is an adjustment of the common line with John Lane at 1285 Gould Hill Road to the south. The area of the proposed adjustment is 2.24 Ac. (Lot 2 on the project plan) as necessary to encompass the existing development at 1285 and meet the applicable setback to an existing shed thereon. This wedge-shaped parcel will be merged with the existing 13.03 acres of 1285 to form a parcel of 15.27 acres with the existing development. The resultant area of 1305 Gould Hill Road after this first adjustment rounds to 32.7 acres including the un-surveyed lands east of the road.

Boundary Adjustment #2 is an adjustment of the common line with Mark and Connie Lane at 1575 Gould Hill road to the north. The area of the proposed adjustment is 24.9 acres of undeveloped land (Lot 3 on the project plan), including 10.00 surveyed acres lying west of Gould Hill Road and the full balance of the lands lying east of the road. These lands will be merged with the existing 20.43 acres of 1575 Gould Hill Road to form a 45.3 acre parcel with the existing development. The resultant area of 1305 Gould Hill Road will be 7.74 surveyed acres (Lot 1 on the project plan) lying west of the road with the existing home.

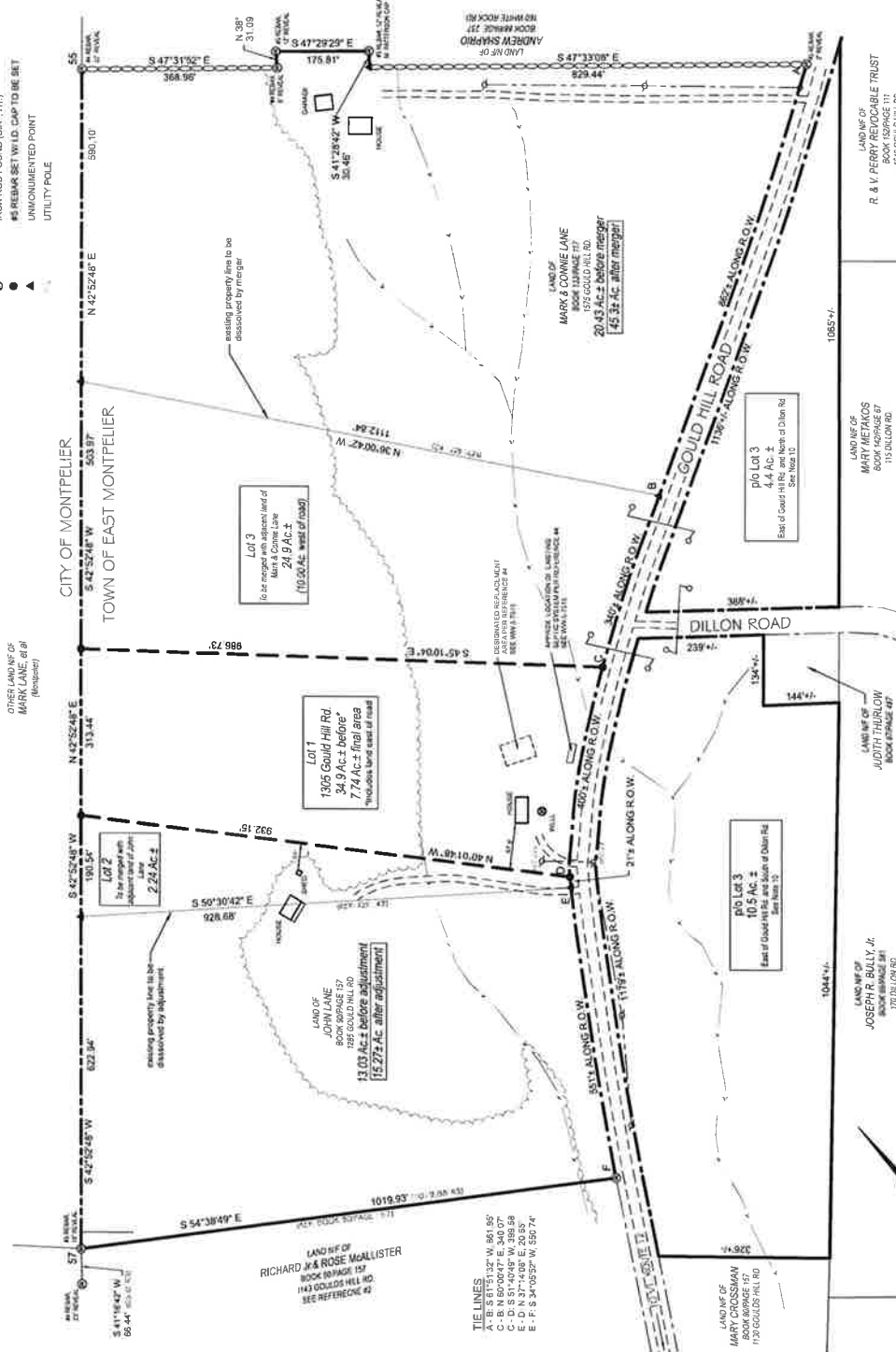
All resultant parcels meet the required minimum lot area (7 Ac.), lot frontage (350') and setbacks for the Agricultural-Forest Conservation District zone in which they lie.

An amendment to the existing State of Vermont Wastewater & Potable Water Supply Permit (WW-5-1575) for 1305 Gould Hill Road will be required. The proposed lot configuration meets the requirements for that program. Neither 1285 nor 1575 require State involvement as those parcels are getting larger.

# LEGEND:

- HIGHWAY RIGHT OF WAY LINE
- PROPERTY LINE
- APPROXIMATE TOWN LINE (SEE NOTE 9)
- PROPOSED PROPERTY LINE
- EDGE OF GRAVEL
- STONEWALL
- WIRE FENCE
- OVERHEAD UTILITY LINE
- DRAINAGE COURSE (SEE NOTE 11)
- IRON ROD FOUND (DIA. 1/4")
- UNMONUMENTED POINT
- UTILITY POLE

- REFERENCES:**
1. A PLAN ENTITLED "PLAN SHOWING A PORTION OF JANE LANE PROPERTY, EAST MONTPELIER, VERMONT, DATED LAST REVISION JULY 28, 1989 BY MARSH & CONNOR, INC. AS RECORDED IN MAP SLIDE 43 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
  2. A PLAN ENTITLED "PLAN SHOWING A PORTION OF JANE LANE PROPERTY, EAST MONTPELIER, VERMONT, DATED JULY 28, 1989 BY MARSH & CONNOR, INC. AS RECORDED IN MAP SLIDE 43 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
  3. A PLAN ENTITLED "PLAN SHOWING A PORTION OF JANE LANE PROPERTY, EAST MONTPELIER, VERMONT, DATED JULY 28, 1989 BY MARSH & CONNOR, INC. AS RECORDED IN MAP SLIDE 43 OF THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER.
  4. A PLAN ENTITLED "PLAN SHOWING A PORTION OF JANE LANE PROPERTY, EAST MONTPELIER, VERMONT, RESERVE AREA DESIGNATION, DATED AUGUST 22, 2017 BY WAYNE D. LAWRENCE AS FOUND IN STATE PERMIT FILE WMS-17-15.



**ZONING INFORMATION**

Zone E - Agricultural/Forest Conservation District

Min. Lot Size: 7 Acres

Min. Lot Frontage: 350'

Subdivisions:

Front: 75'

Side: 50'

Rear: 50'

Max. Building Height: 35'

**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. § 2556. THE SURVEY WAS CONDUCTED UNDER MY PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

4/14/20 *William R. Chase*

DATED: WILLIAM R. CHASE R.L.S. #342 VERMONT

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

**PROPERTY INFORMATION**

OWNER: MARK & CONNOR, INC.

ADDRESS: 1285 Gould Hill Road, Montpelier, VT 05602

PID: 01-058100

Tax Map #: 03-00-43-200

Tax Map #: 03-00-43-100

SPIN: 155-002-10603

DEED BOOK: 90Page 157

DEED BOOK: 166Page 57

**BOUNDARY ADJUSTMENT & SUBDIVISION SURVEY**

MARK, CONNIE & HUNTER LANE and JOHN LANE

1285, 1305 & 1575 GOULD HILL ROAD EAST MONTPELIER, VERMONT

SCALE: 1" = 150' (DATE: 4/14/2020) (PROJECT: 2020-033) (SHEET: 03/34)

DRAWN BY: JAL

301 North Main Street, Suite 111 Montpelier, VT 05602-4779

802-479-9536

**Chase & Chase**

Surveyors & Septic Designers, Inc.

**LOCATION MAP**

NOT TO SCALE

**SURVEYORS NOTES:**

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE 5600B 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 ADJUTERS.
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 SURVEY IS NOT TO BE SUBJECT TO OTHER EASEMENTS OR RIGHTS OF WAY, EASEMENTS AND RESERVATIONS.
5. RECORDS SHOWN HEREON ARE BASED ON REFERENCES AS SET FORTH ABOUT THE ADJACENT PARCELS. THESE REFERENCES ARE BASED ON THE ASSUMPTION THAT THE ANGULAR RELATIONSHIP BETWEEN LINES VARYING WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MEASUREMENTS OR METHODS, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
6. THE RIGHTS OF WAY OF GOULD HILL ROAD AND HUNTER LANE ARE BASED ON SURVEYS OF RECORD AND RECORD RESEARCH. THESE EASEMENTS ARE BASED ON RECORDS AND ARE NOT TO BE SUBJECT TO OTHER EASEMENTS OR RIGHTS OF WAY, EASEMENTS AND RESERVATIONS.
7. ALL REPORTED AREAS ARE EXCLUSIVE OF THE AREA LYING WITHIN THE HIGHWAY RIGHT OF WAY. THE HIGHWAY RIGHT OF WAY IS BASED ON THE CENTERLINE OF THE HIGHWAY EXTENDED TO SAID CENTERLINE.
8. REFERENCE TO ADJACENT PARCELS IS MADE BY REFERENCE TO THE ADJACENT PARCELS AS SHOWN ON THE LOCATION MAP. THE LOCATION MAP IS NOT TO BE USED TO DETERMINE THE LOCATION OF THE PARCELS OR THE BOUNDARIES THEREOF.
9. THE TOWN LINE OF THE TOWN OF EAST MONTPELIER IS BASED ON THE TOWN OF EAST MONTPELIER RECORDS AND IS NOT TO BE USED TO DETERMINE THE LOCATION OF THE PARCELS OR THE BOUNDARIES THEREOF.
10. THE LOCATION OF THE TOWN OF EAST MONTPELIER IS BASED ON THE TOWN OF EAST MONTPELIER RECORDS AND IS NOT TO BE USED TO DETERMINE THE LOCATION OF THE PARCELS OR THE BOUNDARIES THEREOF.
11. THE LOCATION OF THE TOWN OF EAST MONTPELIER IS BASED ON THE TOWN OF EAST MONTPELIER RECORDS AND IS NOT TO BE USED TO DETERMINE THE LOCATION OF THE PARCELS OR THE BOUNDARIES THEREOF.





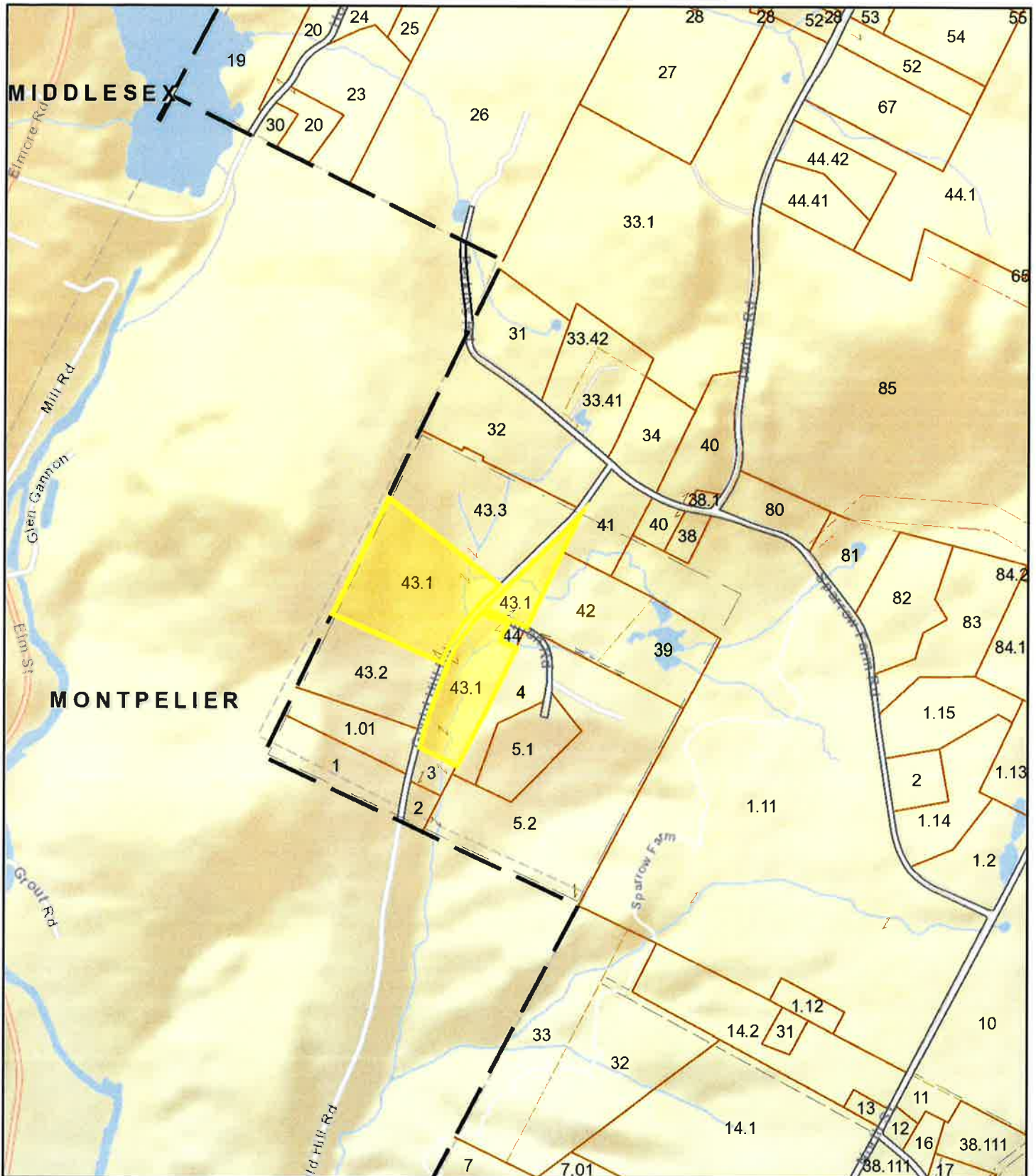
# Lane -- 1305 Gould Hill Road

East Montpelier, VT

1 inch = 1078 Feet



May 11, 2020



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.