

Permit # 20-020**ZONING PERMIT APPLICATION**Date Received: 6/17/20Zoning District E**TOWN OF EAST MONTPELIER**Parcel # 02-022.000Overlays WR/SFHA

PO Box 157, East Montpelier, VT 05651

Tax Map # 04-01-10.100

- A.** 1. Name of Landowner..... Bruce & Claudia Fitch Phone No. 802-279-3033
 2. Address of Landowner..... 440 Fitch Road, Montpelier, VT 05602
 3. Applicant (other than owner)..... Phone No.....
 4. Address of Applicant.....
 5. Location of Property.....

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 Lot 2 of 15.94 acres with an existing residence from the remaining Lot 1 of 210.9 acres.
Lot 2 is to be served by a proposed 25' access easement along the existing drive to the residence.

C. Lot description:

- | | |
|---|--|
| 1. acreage <u>1) 210.9 Ac 2) 15.94 Ac</u> | 4. depth side yards <u>160'</u> Ft. <u>332'</u> Ft.
(building to lot lines) |
| 2. road frontage <u>1) 672' 2) 1005'</u> Ft. | |
| 3. depth front yard <u>2) 384'</u> Ft.
(Road centerline to building) | 5. depth rear yard <u>630'</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 Bruce & Claudia Fitch Date 6/15/2020
 Applicant Date

Zoning Permit Fee: \$ 250.00 Cash Check #7217 Date 6/17/20 Rec'd by P.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

billchase@chasesurveyors.com

kjurentkuff@chasesurveyors.com

June 15, 2020

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

RE: Proposed 2-Lot Subdivision, Bruce & Claudia Fitch, 440 Fitch Road, Parcel ID #02-022.000.

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 Bruce & Claudia. They own a parcel of 226.8 acres with two existing single-family residences, a barn, and several garages and sheds with frontage on both Fitch Road and Doner Road. As you are aware, the Fitches started the subdivision process 30 years ago, but never finalized it by filing a mylar of the new lot with the town. Our plan shows that 9.88-acre parcel along with an additional 6.06 acres to make the now proposed Lot 2 to have 15.94 acres. Lot 2 has an existing single-family residence (log cabin) and a shed on it and is served by a proposed 25' wide access easement along the existing drive. This leaves Lot 1 with the other existing single-family residence, barn, garages, etc. and the remaining 210.9 acres.

The existing residences on both Lot 1 & 2 are served by existing onsite sewer and water facilities.

During this project, we have recreated the record property lines of the land owned by Kathleen Doner as shown on the plan.

A review of the State ANR Natural Resources Atlas reveals an area of Class 2 wetlands in the east part of Lot 1. It also shows that a rare species is present in the west end of Lot 2. However, no development is planned for this project. A printout of that review is included here.

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 do not hesitate to call. Thank you.

Sincerely,

A handwritten signature in cursive script that reads 'Timothy Morris'.

Timothy Morris

Survey / Engineering Technician

SURVEYORS NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE 56 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 ADJUTERS

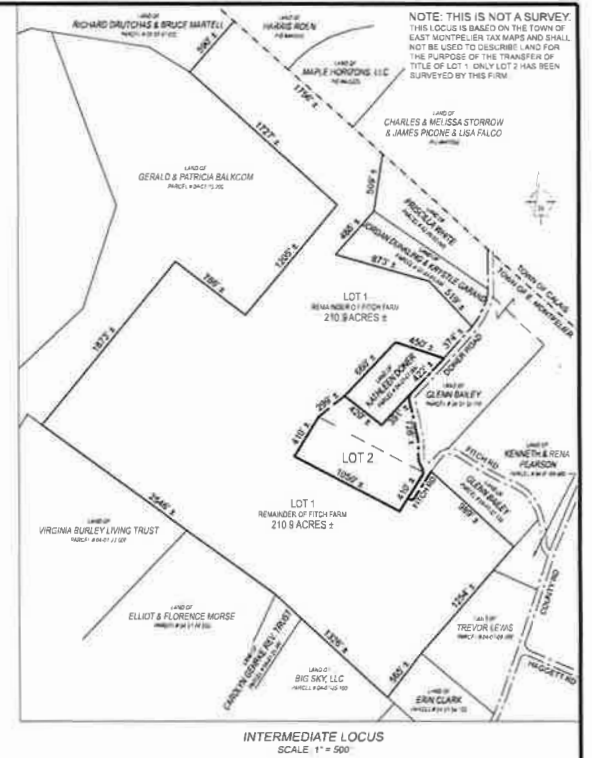
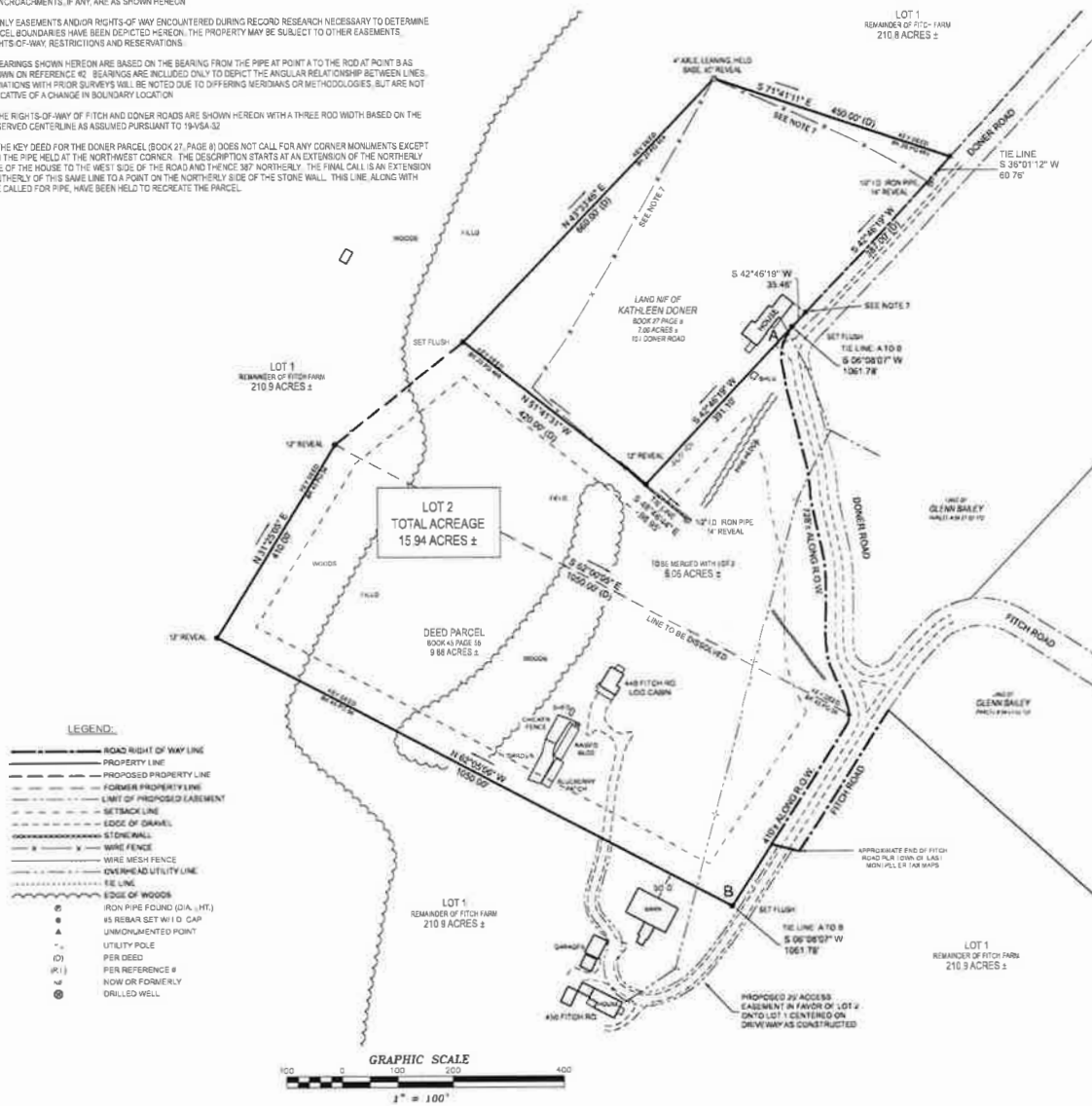
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON

4. ONLY EASEMENTS AND/OR RIGHTS OF WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DEPICTED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.

5. BEARINGS SHOWN HEREON ARE BASED ON THE BEARING FROM THE PIPE AT POINT A TO THE ROD AT POINT B AS SHOWN ON REFERENCE 40. BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIAN OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION

6. THE RIGHTS-OF-WAY OF FITCH AND DONER ROADS ARE SHOWN HEREON WITH A THREE-FOOT WIDTH BASED ON THE OBSERVED CENTERLINE AS ASSUMED PURSUANT TO 19-VSA-32

7. THE KEY DEED FOR THE DONER PARCEL (BOOK 27, PAGE 8) DOES NOT CALL FOR ANY CORNER MONUMENTS EXCEPT FOR THE PIPE HELD AT THE NORTHWEST CORNER. THE DESCRIPTION STARTS AT AN EXTENSION OF THE NORTHERLY SIDE OF THE HOUSE TO THE WEST SIDE OF THE ROAD AND THENCE 387' NORTHERLY. THE FINAL CALL IS AN EXTENSION SOUTHERLY OF THIS SAME LINE TO A POINT ON THE NORTHERLY SIDE OF THE STONE WALL. THIS LINE, ALONG WITH THE CALLED FOR PIPE, HAVE BEEN HELD TO RECREATE THE PARCEL.



SUBJECT PROPERTY
MAILING ADDRESS
BRUCE & CLAUDIA FAUST FITCH
445 FITCH ROAD
MONTPELIER, VT 05602

PID: 33-623-030
TAX MAP 804-05-10 100
SPAN: 195-062-10203
DEED BOOK 61 PAGE 435
DEED BOOK 45 PAGE 674
DEED BOOK 45 PAGE 36

ZONING INFORMATION
ZONE E - AGRICULTURAL, FOREST
CONSERVATION DISTRICT
MIN LOT SIZE: 7 ACRES
MIN LOT FRONTAGE: 300'
SETBACKS
FRONT: 10'
SIDE: 50'
REAR: 50'
MAX BUILDING HEIGHT: 30'

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT 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. § 2596. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

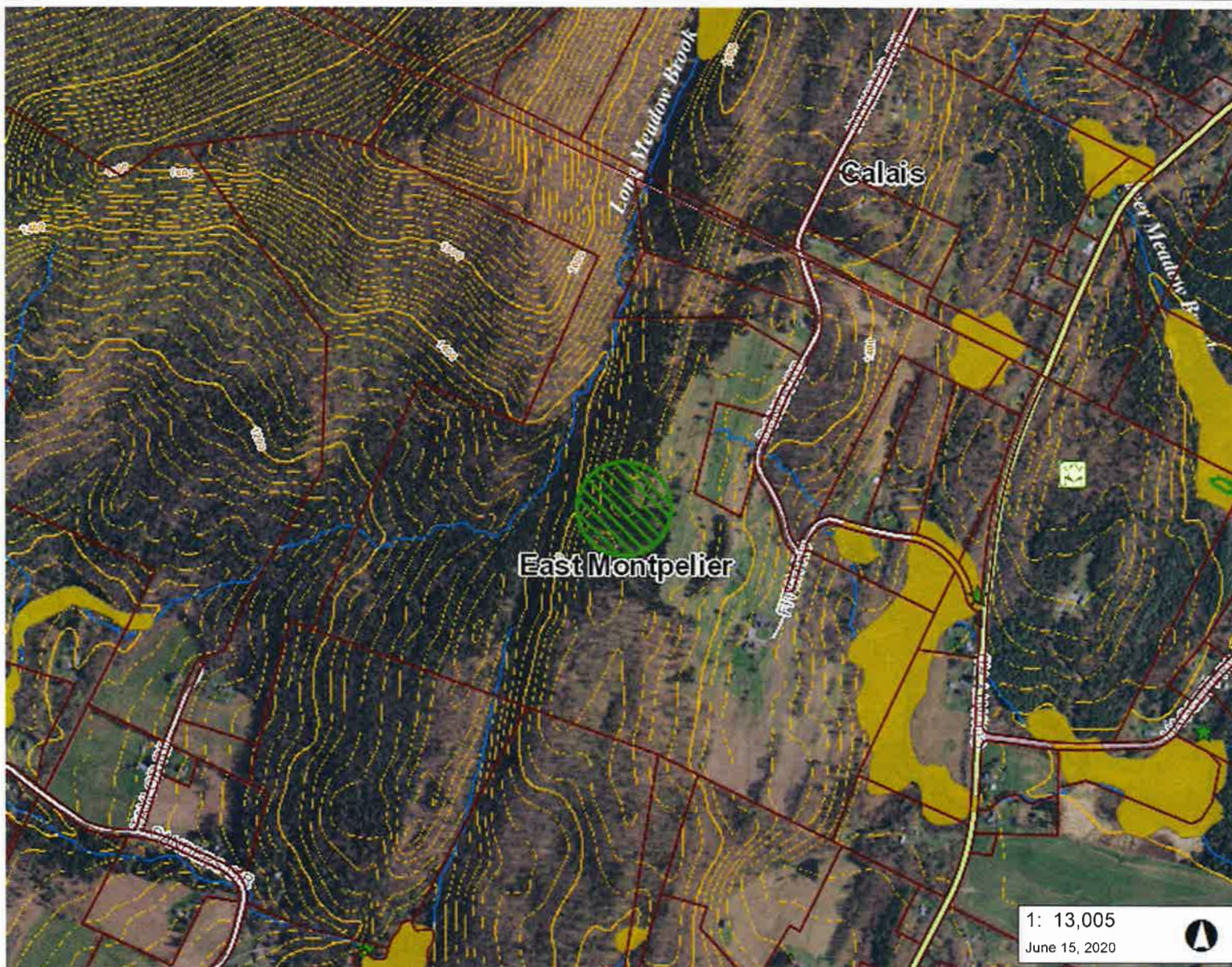
5/21/2020 *William R. Chase*

WILLIAM R. CHASE, P.E., P.S., P.L.S.
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

SUBDIVISION SURVEY
BRUCE & CLAUDIA FITCH
445 FITCH ROAD
EAST MONTPELIER, VERMONT

SCALE: 1" = 100' (HORIZONTAL) 1" = 40' (VERTICAL) 1" = 100' (DIAGONAL)
DRAWN BY: CHASE SURVEYING & SEPTIC DESIGNERS, INC.
CHECKED BY: WILLIAM R. CHASE, P.E., P.S., P.L.S.
DATE: 5/21/2020

Chase & Chase
Surveyors & Septic Designers, Inc.



LEGEND

- Rare Threatened Endangered
 - Threatened or Endangered
 - Rare
- Vernal Pools Confirmed - AE/A
- Wetland Projects
- Wetland - VSWI
 - Class 1 Wetland
 - Class 2 Wetland
 - Buffer
- Parcels (standardized)
- Parcels (non-standardized)
- Roads
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
 - Not part of function Classification S
- Stream/River
- Town Boundary

1: 13,005

June 15, 2020



NOTES

Map created using ANR's Natural Resources Atlas

661.0 0 330.00 661.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

1" = 1084 Ft. 1cm = 130 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



Fitch -- 450 Fitch Road

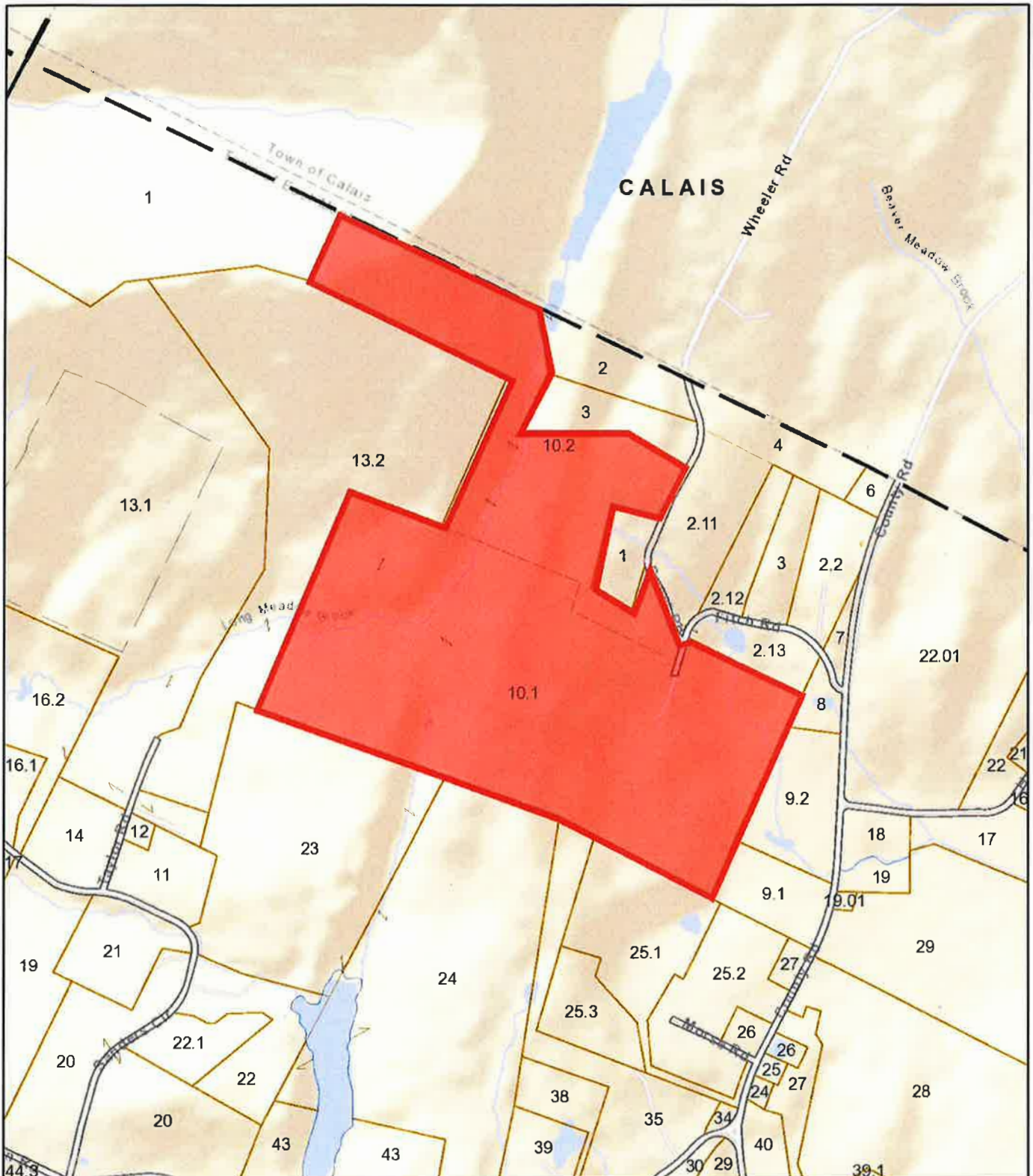
East Montpelier, VT

1 inch = 1077 Feet



0 1077 2155 3233

June 2, 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.

Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, July 7, 2020 at 7:00 p.m. by Zoom remote conferencing to conduct review of zoning application 20-020 submitted by Bruce & Claudia Fitch. The intent of this subdivision is to separate off the existing single-family residence constructed in 2001 from the rest of the property, with the bulk of the land remaining with the farmhouse. Access to the house will remain the same, over the existing driveway that runs through the farm complex. The following notice will appear in the Times Argus on Saturday, June 20, 2020:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, July 7, 2020 at 7:00 p.m. to consider the following:

Final plat review of Application #20-020, submitted by Bruce & Claudia Fitch, to subdivide their property located on Fitch Road. This proposal will divide the 226.8-acre parcel into two lots: Lot 1 of 210.9 acres with existing farmhouse and outbuildings located at 450 Fitch Road; and, Lot 2 of 15.94 acres with existing house located at 440 Fitch Road, served by a 25-foot-wide access easement over Lot 1. The property is located in Zone E – Agricultural/Forest Conservation District, where the minimum lot size is 7 acres.

The meeting will be held utilizing Zoom remote conferencing. Participation options are listed at: <https://eastmontpeliervt.org/july-7-2020-drb-meeting/>

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 manager@eastmontpeliervt.org.

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