

Permit # 20-043

ZONING PERMIT APPLICATION

Date Received: 9/3/20Zoning District Zone D

TOWN OF EAST MONTPELIER

Parcel # 324 03-009.000Overlays WR

PO Box 157, East Montpelier, VT 05651

Tax Map # 08 01-38.114

- A. 1. Name of Landowner Morse Family, Revocable Trust, Harry Jr. Morse ^{Trustee} Phone No. (802) 793-1307
2. Address of Landowner 1168 County Rd, Montpelier, VT 05602
3. Applicant (other than owner) — Phone No. —
4. Address of Applicant —
5. Location of Property 918 County Rd

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 Project involves the minor subdivision of the existing ± 128.57 ac. property into two lots. Proposed Lot 2 would be 3.01 ac. and retain the existing farm house and three existing accessory structures. Proposed Lot 1 would retain the remaining lands (± 125.56 ac.) and large existing barn.

C. Lot description:

- | | |
|--|--|
| 1. acreage <u>± 128.57 ac.</u> | 4. depth side yards <u>± 1.3 Ft.</u> <u>± 37.1 Ft.</u> |
| 2. road frontage <u>$\pm 2,634.5$ Ft.</u> | (building to lot lines) |
| 3. depth front yard <u>± 47.7 Ft.</u> | 5. depth rear yard <u>$\pm 1,283$ Ft.</u> |
| (Road centerline to building) | (building to lot line) |

* See plan sheet
C2.0 for summary
of existing and
proposed dimensions.

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 Harry Jr. Morse Date 8/21/20

Applicant Harry Jr. Morse, Jr. Date —

Zoning Permit Fee: \$ 250.00 Cash — Check #8123 Date 9/3/20 Rec'd by D.S.

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

Make checks payable to the "Town of East Montpelier"



CATAMOUNT

consulting engineers, pllc

PO Box 65067 | Burlington, VT 05406 | (802) 598-8081 | www.ccevt.com

August 25, 2020

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

**Re: Proposed Minor Subdivision
Morse Farm
918 County Rd.
East Montpelier, VT**

Dear Bruce,

Please find attached the following in conjunction with the minor two (2) lot subdivision proposed for the Morse Farm located at 918 County Rd. in East Montpelier, VT –

- Completed and signed Zoning Permit Application.
- Associated fee check for \$250.00.
- One (1) full size copy of the preliminary overall and partial proposed site plan.

The project involves a minor two (2) lot subdivision of the existing ± 128.57 ac. property located at 918 County Rd. in East Montpelier. The property is bisected by County Rd., with ± 31.66 ac. of undeveloped land on the north side of County Rd. and ± 96.91 ac. of land on the south side of County Rd. that contains the farmhouse, a large barn and four (4) other smaller accessory agricultural structures. The property lies fully within the Rural Residential-Agricultural (Zone D) zoning district and there do not appear to be any zoning overlays within the project area.

The purpose of the subdivision is to create two lots. Proposed lot 2 would be 3.01 ac. and contain the existing farmhouse and four (4) smaller accessory structures. Although one accessory structure is proposed to be removed to comply with side yard setback requirements related to a proposed property line. Proposed Lot 1 would retain all the remaining land (± 125.56 ac.), as well as contain the existing large barn.

No construction, beyond the removal of the aforementioned small accessory structure, is proposed in conjunction with this subdivision. The purpose of the project is simply to subdivide off the farmhouse, with sufficient land to comply with zoning standards.

There are a couple existing non-conforming dimensions that this application seeks to maintain. These include the existing front yard setbacks of both the existing farmhouse and barn, as well as the existing side setback of one of the existing accessory structures. As these are existing structures, with no modifications proposed, this application seeks to retain these structures as they currently exist.

Separately, this application is seeking a waiver for the frontage requirement of Proposed Lot 2. The zoning district requires 250 feet of frontage for new lots. However, only 139.2 feet is proposed for Proposed Lot 2. Understanding that the intent is to subdivide the property so that the farmhouse and barn are on separate lots, and given the location of these two existing structures, there does not appear to be a simple or convenient way to provide Proposed Lot 2 with the required frontage. With that said, we feel the proposed layout and frontage for Proposed Lot 2 is sufficient to serve the property, while also still being consistent with the characteristics of the community. As such, we would respectfully request that the frontage requirement for Proposed Lot 2 be waived to the proposed amount. A summary of the existing and proposed zoning dimensional requirements for the project can be viewed at the lower left corner of plan sheet C2.0.

There is one other zoning waiver this application would like to make as it relates to the boundary survey for the subdivision. Given the size of the existing property and limited portion related to the subdivision, the application would also respectfully request that only the boundary lines associated with the subdivision be required to be surveyed and established and that a complete perimeter boundary survey not be required in conjunction with this project.

As proposed, the subdivision plat would establish the existing property lines adjacent to the project and outline the proposed subdivision line between the two new properties. It would also include the two (2) proposed easements associated with the subdivision. The two easements would be a water easement on Proposed Lot 1 to benefit Proposed Lot 2 to allow for the continued use of the existing drilled well and water service, and a shared access easement over the existing gravel driveway that bisects the farmhouse and barn to equally benefit both properties.

Regarding wastewater disposal, a soils investigation was completed with the State Engineer in July and a replacement wastewater disposal area designated to serve Proposed Lot 2 in the event that the existing, grandfathered, in-ground system were ever

to fail. A deferral for septic design for Proposed Lot 1 would be requested in conjunction with the State Wastewater Permit application.

We hope the attached application and conceptual plans are sufficient to allow for sketch review by the Development Review Board. If upon review of the application and supporting materials, you have any questions or concerns, please feel free to contact me.

Sincerely,

Jeff

Jeffrey Olesky, P.E.

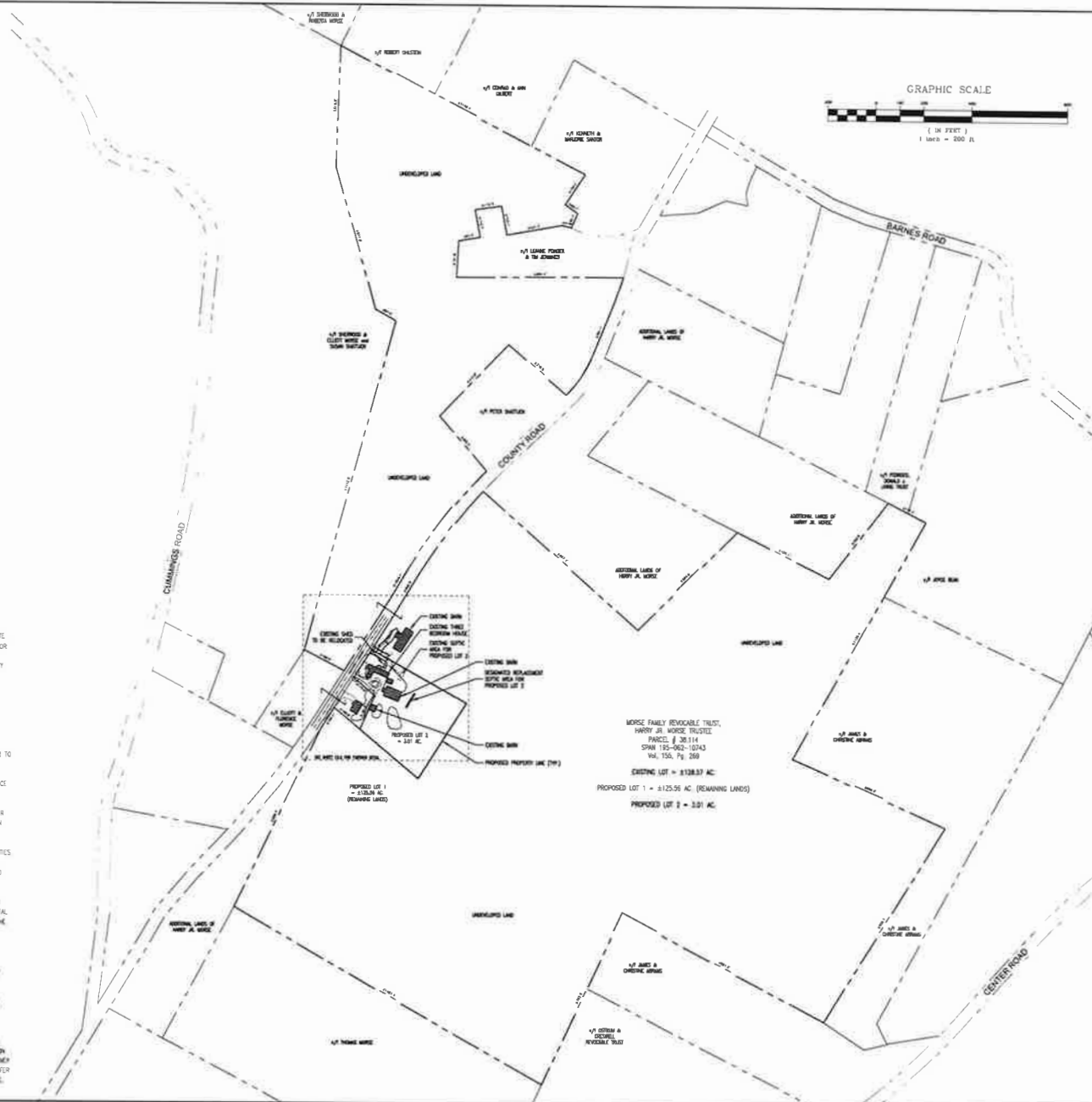
Cc: Burr Morse, via email
CCE File #20029

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- APPROXIMATE EASEMENT LINE
- SS --- APPROXIMATE SANITARY SEWER LINE
- FW --- APPROXIMATE SEWER FORCE MAIN
- ST --- APPROXIMATE STORM DRAINAGE LINE
- W --- APPROXIMATE WATER LINE
- DETC --- APPROXIMATE OVERHEAD ELEC./TEL./COM. LINE
- UETC --- APPROXIMATE UNDERGROUND ELEC./TEL./COM. LINE
- C --- APPROXIMATE GAS LINE
- X --- FENCE
- DRAINAGE SWALE/DITCH
- APPROXIMATE 100 YEAR FLOODPLAIN
- APPROXIMATE EDGE OF WOODS
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB/PLANTING
- SEWER MANHOLE
- DRAINAGE MANHOLE
- DRAINAGE CATCH BASIN
- △ HYDRANT
- WATER VALVE
- DRILLED WELL
- ⚡ POWER POLE
- ⚡ GUY WIRE
- ⚡ LIGHT POLE
- ⚡ SIGN POST
- ⚡ TEST PIT
- ⚡ PERCOLATION TEST
- ⚡ IRON PIPE/ROD FOUND/SET
- ⚡ CONCRETE MONUMENT FOUND/SET
- ⚡ PROJECT BENCHMARK

GENERAL NOTES

- 1) UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SITE. SHOWN EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT DOWSE (888-344-7222) PRIOR TO CONSTRUCTION. FIELD VERIFY ALL UTILITY CONFLICTS AND REPORT THEM TO THE DESIGNER. ANY EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- 2) THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK AND SHALL COORDINATE ALL REQUIRED INSPECTIONS.
- 3) THE CONTRACTOR IS RESPONSIBLE FOR SAFE CONSTRUCTION OPERATIONS AND SHALL CONFORM TO ALL APPLICABLE REGULATIONS FOR SITE SAFETY.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL APPLICABLE EROSION CONTROL MEASURES. REFER TO THE MOST RECENT PUBLICATION OF THE STATE OF VERMONT EROSION CONTROL HANDBOOK.
- 5) THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY SITE CONDITIONS NOT REPRESENTED ON THE PLANS THAT INFLUENCE THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- 6) THE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION TO THEIR ORIGINAL CONDITIONS. ALL GRADES LAMB AREAS SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED. MAINTAIN ALL TREES OUTSIDE OF THE CONSTRUCTION LIMITS.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
- 8) THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK AND UTILITIES. WORK SHALL NOT COMMENCE ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS OBTAINED.
- 9) IN ADDITION TO THE REQUIREMENTS IN THESE PLANS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL LOCAL AND STATE PERMIT CONDITIONS, AS WELL AS THE MOST RECENT EDITION OF THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES. UNLESS OTHERWISE NOTED, ALL MATERIALS, ITEMS AND INSTALLATION PROCEDURES SHALL CONFORM TO THE LATEST EDITION OF THE VERMONT AGENCY OF TRANSPORTATION (AOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 10) THE TOLERANCE FOR ALL FINISHED GRADES SHALL BE 0.1 FEET.
- 11) THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AS-BUILT DRAWINGS WITHIN 15 DAYS FOLLOWING THE COMPLETION OF THE PROJECT.
- 12) HORIZONTAL AND VERTICAL CURVE REFERENCES STATE PLANE AND NAD83 RESPECTIVELY, AND IS BASED UPON GPS OBSERVATIONS TAKEN AT THE TIME OF SURVEY.
- 13) PROPERTY LINE INFORMATION BASED UPON A PLAN OF SUBDIVISION ENTITLED "SUBDIVISION OF LANDS OF MORSE FAMILY TRUST, COUNTY ROAD, EAST MONTPELIER, VERMONT", DATED JULY 2009 AND PREPARED BY HERMAN WAPPING & SURVEYING COMPANY. THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED IN THIS PERMIT APPLICATION ARE FOR PERMITTING PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR OBLIGATIONS FOR A LAND SURVEY AS DESCRIBED IN 25 V.S.A. § 252(1) AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHTS. THIS IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.



OWNER:
Morse Family
Revocable Trust,
Morse, Harry Jr.,
Trustee
1168 County Rd.,
Montpelier, VT 05602

PROJECT:
Morse Farm -
Proposed Minor
Subdivision
918 County Rd.,
Montpelier, VT 05602

SHEET TITLE:
Overall Proposed
Conditions
Site Plan

EAST MONTPELIER



LOCATION MAP 1" = ±2,000'

- ☐ PRELIMINARY
- ☒ FOR PERMITTING
- ☐ NOT FOR CONSTRUCTION
- ☐ FOR CONSTRUCTION

REV. NO.	DESCRIPTION	DATE
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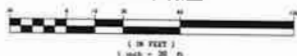
SHEET NUMBER:

C1.0

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- APPROXIMATE EASEMENT LINE
- APPROXIMATE GROUND WATER LINE
- APPROXIMATE SEWER FORCE MAIN
- APPROXIMATE SEWER DRAINAGE LINE
- APPROXIMATE WATER LINE
- APPROXIMATE OVERHEAD ELEC./TEL./COM. LINE
- APPROXIMATE UNDERGROUND ELEC./TEL./COM. LINE
- APPROXIMATE GAS LINE
- FENCE
- DRAINAGE SWALE/DITCH
- APPROXIMATE 100 YEAR FLOODPLAIN
- APPROXIMATE EDGE OF WOODS
- DECIDUOUS TREE
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- TEST PIT
- PERCOLATION TEST
- IRON PIPE/ROD FOUND/SET
- CONCRETE MONUMENT FOUND/SET
- PROJECT BENCHMARK

GRAPHIC SCALE



ZONING REQUIREMENTS

ZONING DISTRICT = RURAL RESIDENTIAL-AGRICULTURAL DISTRICT (RURD)
ZONING OVERLAYS = NONE WITHIN PROJECT AREA

DIMENSIONAL REQUIREMENTS	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT SIZE (AC)	3	1,178.57	1,170.56	3.01
MINIMUM LOT FRONTAGE (FT)	750	2,324.5	2,405.3	1,138.17
FRONT SETBACK (FT)	25	42.7	32.4	42.7
SIDE SETBACK (FT)	30	1.3	50.0	1.3
REAR SETBACK (FT)	30	2,193	2,145	1,232
MINIMUM BUILDING HEIGHT (FT)	20	EXISTING	EXISTING	EXISTING

FOOTNOTES

- 1 REPRESENTS EXISTING NON-CONFORMING DIMENSION THIS PROJECT SEEMS TO VIOLATE
- 2 REPRESENTS PROPOSED NON-CONFORMING DIMENSION THIS PROJECT SEEMS A VIOLATION FOR

DESIGN FLOWS

PROPOSED WATER DRAINAGE & SEWER FLOW

PROPOSED LOT 1
THREE (3) BEDROOM HOUSE # 143 SPS/SECTION = 120 GPD

PROPOSED LOT 2
DETACHED = 0 GPD

NOTE: SOILS INVESTIGATION PERFORMED IN CONJUNCTION WITH GAIL FULLER FROM THE VERMONT AGENCY OF NATURAL RESOURCES DRINKING WATER AND GROUNDWATER PROTECTION DIVISION, ON JULY 15, 2020.



OWNER:
Morse Family
Revocable Trust,
Morse, Harry Jr.,
Trustee
1168 County Rd.
Montpelier, VT 05602

PROJECT:
Morse Farm -
Proposed Minor
Subdivision
918 County Rd.
Montpelier, VT 05602

SHEET TITLE:
Partial Proposed
Conditions
Site Plan



- LOCATION MAP 1" = 27,000'
- ☐ PRELIMINARY
 - ☒ FOR PERMITTING
 - ☐ NOT FOR CONSTRUCTION
 - ☐ FOR CONSTRUCTION

PROJECT NO: 20029		
DATE: JULY 2, 2020		
SCALE: 1" = 30'		
REV. NO	DESCRIPTION	DATE
1		
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5		
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10		

SHEET NUMBER:
C2.0



Morse -- 918 County Road

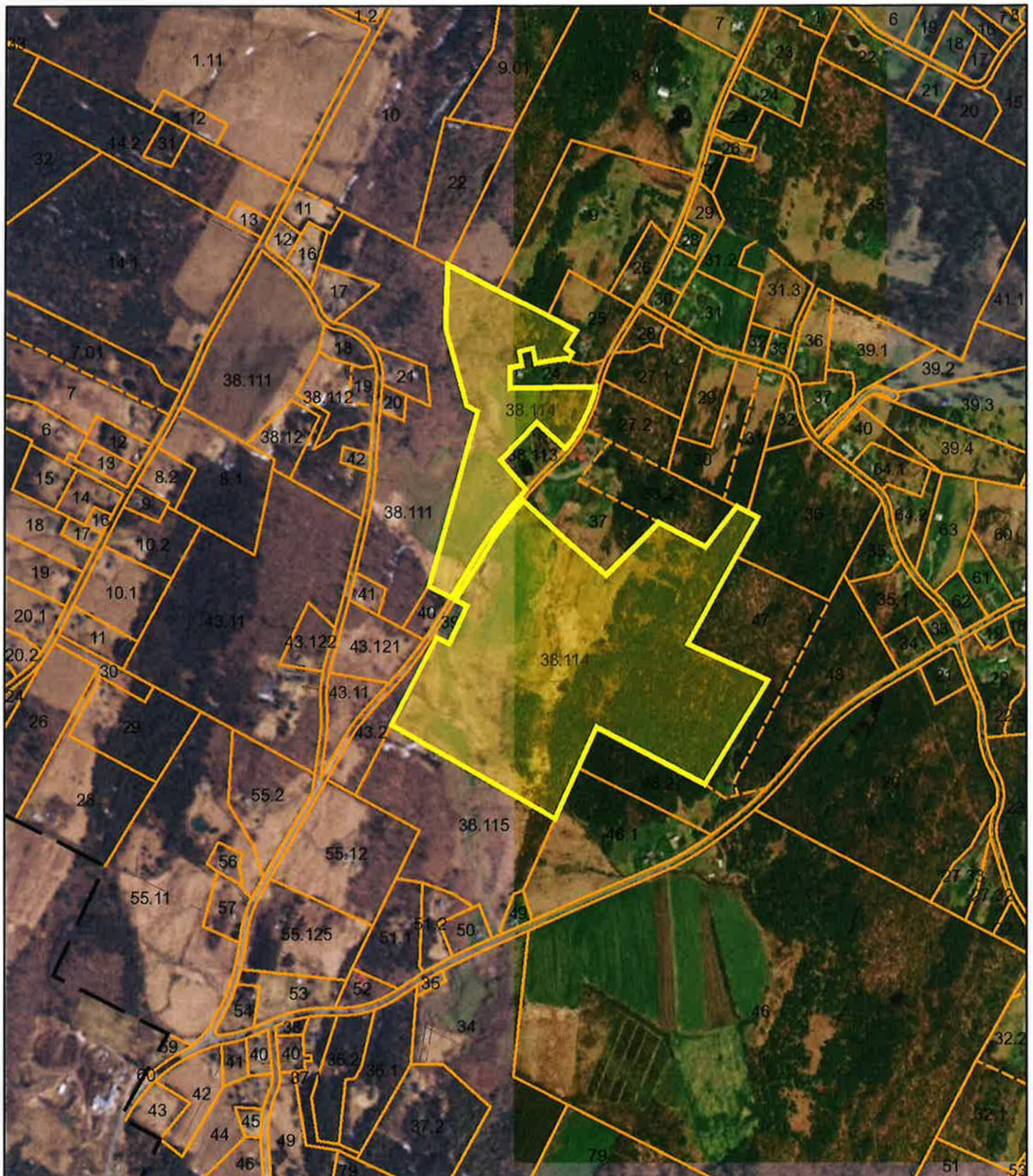
East Montpelier, VT

1 inch = 1078 Feet



0 1078 2156 3234

September 16, 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, October 6, 2020 at 7:00 p.m. by Zoom remote conferencing to conduct review of zoning application 20-043 submitted by Burr Morse on behalf of the Morse Family Revocable Trust. The intent of this subdivision is to separate off the existing farmhouse and outbuildings from the rest of the farm property, with the bulk of the land remaining with the large barn to the north of the farmhouse. The only anticipated change will be the removal of a small outbuilding that can't meet the setback requirements. The following notice will appear in the Times Argus on Saturday, September 19, 2020:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, October 6, 2020 at 7:00 p.m. to consider the following:

Final plat review of Application #20-043, submitted by Harry Morse, Jr. as Trustee of the Morse Family Revocable Trust, to subdivide the trust's property located at 918 County Road. This proposal will divide the 128.57-acre parcel into two lots: Lot 1 of 125.56 acres with existing large barn; and, Lot 2 of 3.01 acres with existing farmhouse and outbuildings. Both parcels have frontage on County Road and are served by a 30-foot-wide access easement in common centered on the proposed property line between the house and large barn. The property is located in Zone D – Rural Residential/Agricultural District, where the minimum lot size is 3 acres.

The meeting will be held utilizing Zoom remote conferencing. Participation options are listed at: <https://eastmontpeliervt.org/october-6-2020-drb-meeting/>

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 manager@eastmontpeliervt.org.

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