

TOWN OF
EAST MONTPELIER, VERMONT
SELECTBOARD

Amy Willis (2020 – 2021)
Jon Jewett (2020 – 2022)

Judith Dillon (2020 – 2021)
Carl Etnier (2019 – 2022)

Chair, Seth Gardner (2018 – 2021)

December 22, 2020

Laura Brown
PO Box 70
North Montpelier, VT 05666

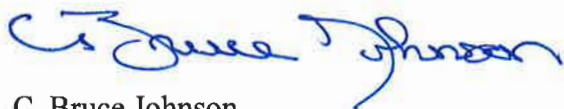
Re: East Montpelier Access Permit #20-053

Dear Ms. Brown:

The East Montpelier Selectboard met on Monday, December 21, 2020, and approved your requested residential curb cut along Factory Street. If you have questions on the construction conditions contained in the approval, please contact Road Foreman Guthrie Perry at (802) 223-5870.

Please understand that this permit only gives town permission for the access once the proposed subdivision (East Montpelier Subdivision Application 20-052) of your property is fully approved. Additional town permits will be necessary for any development of your new lot. I'll also need to issue an E-911 number (street address) for the lot when you move forward with development. Please contact me at (802) 223-3313 x 204 when you're ready for the next steps.

Sincerely,



C. Bruce Johnson
East Montpelier Town & Zoning Administrator

Permit # 20-053

ACCESS (CURB CUT) APPLICATION

Date Received: 12/15/20CK. # 7690

TOWN OF EAST MONTPELIER

Parcel # 08-047.000Fee \$ 35.00

PO Box 157, East Montpelier, VT 05651

Tax Map # 20-00-05.000Applicant: Laura BrownPhone: 802-454-7723Mailing Address: P.O. Box 70, North Montpelier, VT 05666Property Owner: Same as above

Phone: _____

Mailing Address: _____

Property Location: Factory Street, North MontpelierLot 2 of Proposed SubdivisionPROJECT DESCRIPTION: sketch drawing and location map must be attached.20-052☒ CONSTRUCT A NEW ACCESS☐ CHANGE AN EXISTING ACCESS☐ agricultural☐ commercial☐ industrial☒ residential☐ development☐ other _____

Current Access:

☐ agricultural☐ commercial☐ industrial☐ residential☐ development☐ other _____

Proposed Access:

☐ agricultural☐ commercial☐ industrial☐ residential☐ development☐ other _____

Distance, in feet, of the proposed access to the nearest intersection (specify the intersection): _____

120' north of Rte 14 intersection and 140' south of Gray Road intersectionHas the proposed access been flagged (i.e., marked) at the site? ☒ YES ☐ NO**Site must be flagged before the application will be considered.**

The undersigned agree(s) to construct and maintain this access in accordance with applicable regulations and adhere to the specifications, restrictions, and conditions contained in this permit, if issued.

Laura Brown
Applicant12/14/20
Datesame

Property Owner

Date

Denied: _____

☒ **Approval to Proceed:** Upon receipt of this permit you are authorized to proceed with the project in accordance with the conditions, specifications and restrictions, including Road Foreman recommendations, contained in this document and any attachments to this document. Approval is granted only for the work described in this application and must be performed as directed. The Permit Holder shall be responsible for all damages to persons and/or property due to or resulting from any work allowed under this permit. The Permit Holder shall defend, indemnify and hold harmless the Town of East Montpelier and its officers, agents and employees from all suits, actions or claims of any character, name and description brought on account of any injuries or damages sustained by any person or property, including all costs or expenses to defend against such suits, actions or claims.

12-21-2020
Date**On Behalf of the East Montpelier Selectboard:**Seth B. Gardner
Seth B. Gardner
East Montpelier Selectboard Chair

Road Foreman Determination:

☒ Proposed access meets applicable sight distance standards. Comments: _____

Road Foreman Recommendations:

18" culvert, 30' minimum length
Prior to installation contractor/landowner
must meet with road foreman to
review plans

Culvert/Drainage Requirements:

Roadway Culverts – 18" minimum diameter of metal, reinforced concrete, or polyethylene pipe with drop inlets or catch basins as required. Hydraulic Analysis to determine appropriate pipe diameter is recommended for all live stream crossings and elsewhere where large storm flows may be expected. See VTrans Standard A-76.

Driveway Culverts – Circular drainage culverts shall have a minimum inside cross-sectional area equivalent to that provided by a 15" circular pipe. See VTrans Standard B-71.

Underdrains – 6" minimum diameter of metal, PVC plastic or polyethylene pipe.



Road Foreman

12/17/20

Date

Additional Selectboard Conditions &/or Restrictions:

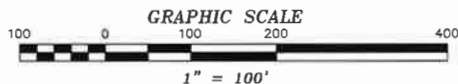
The East Montpelier Land Use & Development Regulations and the East Montpelier Road & Bridge Standards are incorporated by reference.

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 A MAGNETIC READING TAKEN AT THE TIME OF FIELD PROCEDURES. BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIANS OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
6. THE RIGHTS-OF-WAY OF VERMONT ROUTE 14 ARE BASED UPON REFERENCE #6 AND THE OBSERVED CENTERLINE. THE RIGHTS OF WAY OF FACTORY STREET ARE BASED ON SURVEYS OF RECORD AND MONUMENTATION FOUND. WHERE UNMONUMENTED, A THREE FOOT WIDTH BASED ON THE OBSERVED CENTERLINE IS ASSUMED PURSUANT TO 15-VSA-32.
7. THE LINE BETWEEN BROWN AND KINGSBURY BRANCH HYDRO IS SHOWN INCORRECTLY ON REFERENCE #1, APPARENTLY BASED ON EVIDENCE THAT DID NOT EXIST WITH NO REFERENCE TO PRIOR DEEDS OR THE REFERENCE #2 SURVEY DONE AND RECORDED 7 YEARS EARLIER.
8. THE LINE SHOWN HEREON IS CONSISTENT WITH THE REFERENCE #2 SURVEY, THE DESCRIPTION CONTAINED IN BOOK 13, PAGE 215 OF THE MONTPELIER LAND RECORDS, EVIDENCE OF TOP OF CUT SLOPE AND REMAINING DEAD FURROW ALONG THE LINE, A CALL TO AN ADJOINER IN BOOK 10, PAGE 19 OF THE EAST MONTPELIER LAND RECORDS AND MONUMENTATION FOUND.
9. THE HOUSE PORCH DOES NOT ENCRDACH ON THE ROUTE 14 RIGHT-OF-WAY LINE PER REFERENCE #6 BUT IS WITHIN A 33' OFFSET OF THE EXISTING CENTERLINE BELIEVED TO BE THE HIGHWAY RIGHT-OF-WAY.

REFERENCES:

1. A PLAN ENTITLED "PROPERTY OF RICHARD & MARION KREIS, NORTH MONTPELIER, VERMONT" BY PHIL TUBBS, RLS #297, RON WELLS, AND MIKE RABON, DATED OCTOBER 1972 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS, HANGER 15, MAP 12 AND REVISED IN HANGER 15, MAP 16.
2. A PLAN ENTITLED "VERMONT WOOLEN CORPORATION, SUBDIVISION OF LOTS - FACTORY STREET, NORTH MONTPELIER, VERMONT, TOWN OF EAST MONTPELIER" BY ANDRE ROULEAU, DATED JULY 1965 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 3, MAP 18 AND REVISED 5/16/66 FOUND IN HANGER 4, MAP 22.
3. A PLAN ENTITLED "PLAN OF PROPERTY IN CALAIS & EAST MONTPELIER, VT. BELONGING TO R. & S. CASSAVOY, J.K. HIGGINS, J.B. HIGGINS, & N.R. CLARK" BY RICHARD A. SAWYER, RLS #97, CUNNINGHAM ASSOCIATES, DATED DECEMBER 1976 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 22, MAP 74.
4. A PLAN ENTITLED "PETER NOYES LOT, 1" = 50' AS PROVIDED BY THE CLIENT.
5. A SKETCH OF THE BOUNDARY LINE ADJUSTMENT OF "THE LAND NOW OF ROBERT COATES DATED NOVEMBER 3, 1984 AS PROVIDED BY THE STATE OF VERMONT AND PART OF PERMIT DE-5-1547."
6. A PLAN ENTITLED "PROJECT ST 144M" BY STATE OF VERMONT, DEPARTMENT OF HIGHWAYS, DATED 1/1/1938 AS PROVIDED BY THE STATE OF VERMONT.



CERTIFICATION

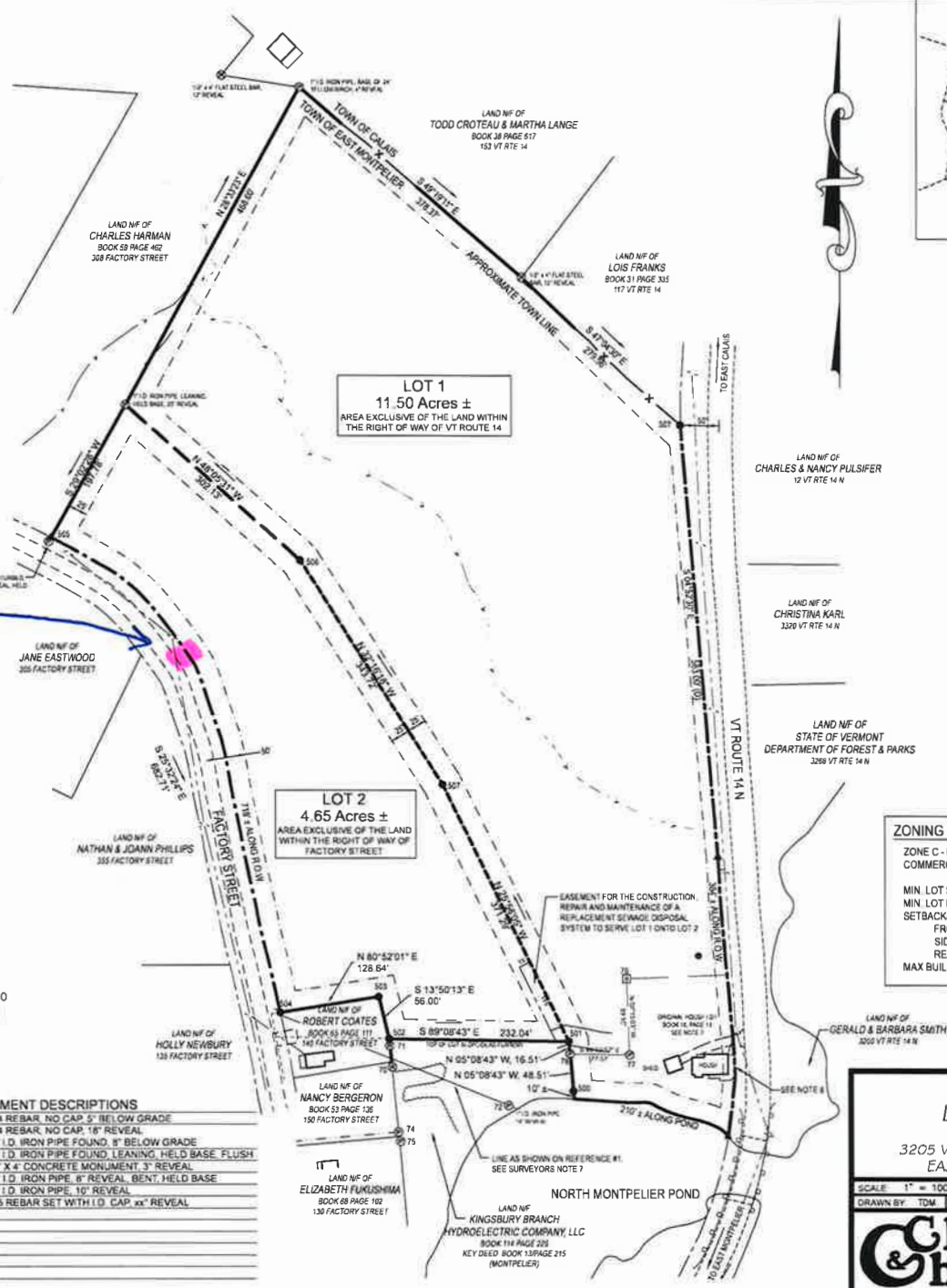
I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 26 V.S.A. § 2596. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

12/14/2020 *William R. Chase*

DATED: WILLIAM R. CHASE RLS #542 VERMONT
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL.

MONUMENT DESCRIPTIONS

70	#4 REBAR, NO CAP, 5" BELOW GRADE
71	#4 REBAR, NO CAP, 16" REVEAL
74	1" I.D. IRON PIPE FOUND, 8" BELOW GRADE
75	1" I.D. IRON PIPE FOUND, LEAVING HELD BASE FLUSH
76	4" X 4" CONCRETE MONUMENT, 3" REVEAL
77	1" I.D. IRON PIPE, 6" REVEAL, BENT, HELD BASE
78	1" I.D. IRON PIPE, 10" REVEAL
501	#5 REBAR SET WITH I.D. CAP, xx" REVEAL
502	
503	
504	
505	
506	
507	
508	



LEGEND

- ROAD RIGHT OF WAY LINE
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- DEED LINE
- LIMIT OF EXISTING EASEMENT
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- APPROX. THREAD OF BROOK
- WIRE FENCE
- GUARD RAIL
- OVERHEAD UTILITY LINE
- TIE LINE
- EDGE OF MOWING
- IRON ROD FOUND (DIA. HT)
- IRON PIPE FOUND (DIA. HT)
- #5 REBAR TO BE SET
- UNMONUMENTED POINT
- UTILITY POLE
- PER DEED
- PER REFERENCE #
- NOW OR FORMERLY
- DRILLED WELL

ZONING INFORMATION

ZONE C - RESIDENTIAL - COMMERCIAL DISTRICT
MIN. LOT SIZE: 1 ACRE
MIN. LOT FRONTAGE: 150'
SETBACKS:
FRONT: 50' FROM CL
SIDE: 25'
REAR: 25'
MAX BUILDING HEIGHT: 35'

SUBJECT PROPERTY

MAILING ADDRESS:
LAURA R. BROWN
P.O. BOX 70
NORTH MONTPELIER, VT 05666
PID: 08-047.000
TAX MAP #20-00-05.000
SPAN: 195-062-10116
HOUSE DEED: BOOK 76 PAGE 66
16 AC. DEED: BOOK 78 PAGE 69
TOTAL AREA: 16.15 ACRES ±

SUBDIVISION
LAURA R. BROWN
REVOCABLE TRUST
3205 VT ROUTE 14N AND FACTORY STREET
EAST MONTPELIER, VERMONT

SCALE: 1" = 100' DATE: 11/11/2020 PROJ#: 2020.138 DWG#: 201.38A
DRAWN BY: TDW CHECKED BY: WRC / TSP / 94 / EPB SHEET SURVY

Chase & Chase

301 North Main Street, Suite 1
Barre, Vt. 0564
802.479.9636
Surveyors & Septic Designers, Inc.

LEGEND

- ROAD RIGHT OF WAY LINE
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING
- 1' LIMIT OF FACTORY ASSESSMENT
- ATTRACTION
- EDGE OF PLANTMENT
- LODGE OF DRAINAGE
- TOWARD OF BRIDGE
- ROAD FILL
- GROUND WATERS
- OVERHEAD UTILITY
- WIRE
- EDGE OF MOUND
- IRON ROD FOUND (DA, HT)
- IRON PIPE FOUND (DA, HT)
- AS REBAR SET WITH DAP
- UNDEVELOPED POINT
- UTILITY HOLE
- PER DEED
- PLANT FILLING
- NON-CONFORMITY
- DRILLED WELL
- EXISTING 1' GROUNDWATER
- EXISTING 1' GROUNDWATER
- EXISTING 1' GROUNDWATER
- BOUNDARY

LOT 1
11.5 Acres
SUBDIVISION OF THE LANDS OF THE STATE OF VERMONT

LOT 2
4.65 Acres
SUBDIVISION OF THE LANDS OF THE STATE OF VERMONT

GRAPHIC SCALE
1" = 30'

SITE PLAN
LAURA R. BROWN
REVOCABLE TRUST
3205 VT ROUTE 14N AND FACTORY STREET
EAST MONTPELIER, VERMONT

Chase
Surveyors & Septic
Designers, Inc.

