

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)

January 21, 2021

Norman & Carla Messier  
440 East Hill Road  
East Montpelier, VT 05651


Re: East Montpelier Access Permit #21-003

Dear Mr. & Ms. Messier:

The East Montpelier Selectboard met on Monday, January 18, 2021, and approved your requested shift in location for your multi-residential curb cut on East Hill Road. If this project moves forward, you'll need to abandon and landscape the existing access slot. 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 location shift once the proposed subdivision/reconfiguration (East Montpelier Subdivision Application 21-004) of your property is fully approved. Additional town permits will be necessary for any development of your reconfigured parcels. I'll also need to issue a new E-911 number (street address) for your home lot when you move forward with the curb cut shift. 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 # 21-003

ACCESS (CURB CUT) APPLICATION

Date Received: 1/13/21

ck # 21041

TOWN OF EAST MONTPELIER

Parcel # 09-102.000

Fee \$ 35.00

PO Box 157, East Montpelier, VT 05651

Tax Map # 12-02-42.200

Applicant: Norman & Carla Messier Phone: 802-476-4244

Mailing Address: 440 East Hill Road, East Montpelier, VT 05651

Property Owner: Same as above Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Location: East Hill Road

PROJECT DESCRIPTION: **sketch drawing and location map must be attached.**

☐ 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): \_\_\_\_\_

230' northwest of intersection with Captain Kidd Road and 750' northwest of intersection with Clark Road

Has 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.

N 2 Messier  
Applicant

1/13 2021  
Date

N 2 Messier  
Property Owner

1/13 2021  
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.

1-19-21  
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:**

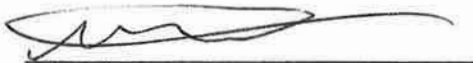
18" diameter, minimum 30' culvert

**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

1/4/21  
Date

**Additional Selectboard Conditions &/or Restrictions:**

Existing curb cut at 440 East Hill Road must be abandoned and landscaped to prevent use once the proposed new curb cut is developed.



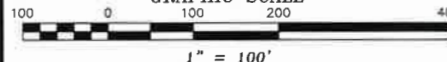
# REFERENCES:

1. A PLAN ENTITLED "BOUNDARY SURVEY / SUBDIVISION MESSIER PROPERTY, EAST HILL RD & CLARK RD, EAST MONTPELIER, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, RLS #542 DATED JANUARY 11, 2008 AND REVISED MARCH 5, 2008 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER #72, MAP 251.
2. A PLAN ENTITLED "SUBDIVISION SURVEY LAQUERRE / MESSIER, VERMONT ROUTE 14S & EAST HILL ROAD, EAST MONTPELIER, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, RLS #542 DATED OCTOBER 9, 2015 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER #86, MAP 361.
3. A PLAN ENTITLED "PROPERTY SURVEY, GABLE REAL ESTATE, EAST HILL ROAD, EAST MONTPELIER, VERMONT" BY WAYNE D. LAWRENCE, RLS #190 DATED DECEMBER 21, 1993 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 49, MAP 72.
4. A PLAN ENTITLED "SUBDIVISION SURVEY 'WOODED CARVEOUT' JEROME L. RAPPAPORT, VERMONT 14 S & CLARK ROAD, EAST MONTPELIER, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, RLS #542 DATED AUGUST 1, 2014 AND REVISED AUGUST 28, 2014 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER #84, MAP 360.
5. A PLAN ENTITLED "DUANE WELLS SUBDIVISION, CLARK ROAD, BANDFIELD ROAD, & EAST HILL ROAD, EAST MONTPELIER, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, RLS #542 DATED SEPTEMBER 19, 2006 AND MOST RECENTLY REVISED DECEMBER 2, 2013 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER #86, MAP 361.
6. A PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT, ROBIN BIRON & BRIAN & PAMELA PICKEL, EAST HILL ROAD & CLARK ROAD, EAST MONTPELIER, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, RLS #542 DATED JUNE 6, 2019 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER #90, MAP 391.

## LEGEND:

- ROAD RIGHT OF WAY LINE
- PROPERTY LINE
- FORMER PROPERTY LINE
- PROPOSED PROPERTY LINE
- LIMIT OF EXISTING EASEMENT
- LIMIT OF PROPOSED EASEMENT
- SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- PROPOSED EDGE OF GRAVEL
- THREAD OF BROOK
- STONEWALL
- WIRE FENCE
- TIE LINE
- UNDERGROUND UTILITY LINE
- EDGE OF WOODS
- IRON ROD FOUND (DIA. , HT.)
- IRON PIPE FOUND (DIA. , HT.)
- #5 REBAR SET WITH D CAP
- UNMONUMENTED POINT
- UTILITY POLE
- PER DEED
- PER REFERENCE #
- NOW OR FORMERLY
- DRILLED WELL
- TRANSFORMER PEDESTAL

## GRAPHIC SCALE



## 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.

12/7/2020 *William R. Chase*  
 DATED: WILLIAM R. CHASE RLS #542 VERMONT

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

LAND N/F OF  
CHARLES HOLT  
BOOK 105 PAGE 244  
1245 VT RTE 14 S

LAND N/F OF  
DAVID LIEBENOW  
PID: 09-105-250

LOT 4  
19.91 ACRES\* ±  
\*AREA EXCLUSIVE OF LAND WITHIN THE RIGHTS OF WAY OF EAST HILL ROAD

LOT 3  
4.28 ACRES\* ±  
\*AREA EXCLUSIVE OF LAND WITHIN THE RIGHTS OF WAY OF EAST HILL ROAD

LOT 2  
9.29 ACRES\* ±  
\*AREA EXCLUSIVE OF LAND WITHIN THE RIGHTS OF WAY OF EAST HILL ROAD

LAND N/F OF  
FAIRMONT DAIRY, LLC  
BOOK 129 PAGE 192  
PID: 09-090-300  
REFERENCE #4

## MONUMENT DESCRIPTIONS

600	#5 REBAR TO BE SET WITH CHASE ID CAP
601	#5 REBAR TO BE SET WITH CHASE ID CAP
602	#5 REBAR TO BE SET WITH CHASE ID CAP
603	#5 REBAR TO BE SET WITH CHASE ID CAP
604	#5 REBAR TO BE SET WITH CHASE ID CAP
605	#5 REBAR, NO CAP XX" REVEAL

## SURVEYORS NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 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 ABUTTERS.
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 BEARINGS SHOWN ON REFERENCE #2. 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 EAST HILL ROAD ARE BASED ON SURVEYS OF RECORD AND MONUMENTATION FOUND. WHERE UNMONUMENTED, A THREE ROD WIDTH BASED ON THE OBSERVED CENTERLINE IS ASSUMED PURSUANT TO 19-VSA-32.



## SUBJECT PROPERTY:

MAILING ADDRESS:  
NORMAN & CARLA MESSIER  
440 EAST HILL RD  
EAST MONTPELIER, VT 05651

PID: 09-102-000  
SPAN: 195-062-10705

TAX MAP #12-02-42.2, #12-02-42.3  
DEED: BOOK 61 PAGE 379  
AREA: 10.4 ACRES ±

TAX MAP #12-02-54-250  
DEED: BOOK 137, PAGE 44  
AREA: 23.1 ACRES ±

LAND N/F OF  
JOHN & BARBARA BUSWELL  
PID: 05-105-500

PROPOSED NO COMMON ACCESS & UTILITIES EASEMENT FOR SHARED ACCESS SERVING LOTS 2 & 3 AND TOWN OF EAST MONTPELIER FOR ACCESS TO DRY HYDRANT

## ZONING INFORMATION

ZONE D - RURAL RESIDENTIAL - AGRICULTURAL DISTRICT  
 MIN. LOT SIZE: 3 ACRES  
 MIN. LOT FRONTAGE: 250'  
 SETBACKS:  
 FRONT: 75'  
 SIDE: 50'  
 REAR: 50'  
 MAX BUILDING HEIGHT: 35'

SUBDIVISION SURVEY  
**NORMAN & CARLA MESSIER**  
 EAST HILL ROAD  
 EAST MONTPELIER, VERMONT

SCALE: 1" = 100' DATE: 12/7/2020 PROJ: # 2019-061 DWG: # 19061A  
 DRAWN BY: TOW CHECKED BY: WRC / FB / PG. 94 / EFB SHEET 5/81

**Chase & Chase**

301 North Main Street, Suite 1  
 Barre, VT 05641  
 802-479-3636  
 Surveyors & Septic  
 Designers, Inc





# Messier -- 440 East Hill Road

East Montpelier, VT

1 inch = 483 Feet



January 14, 2021



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.