

Permit # 21-004
Zoning District D
Overlays WR

ZONING PERMIT APPLICATION

TOWN OF EAST MONTPELIER

PO Box 157, East Montpelier, VT 05651

Date Received: 1/13/21
Parcel # 09-102.000
Tax Map # 12-02-42.200

- *****
- A. 1. Name of Landowner Norman & Carla Messier Phone No. _____
2. Address of Landowner 440 East Hill Road, East Montpelier, VT 05651
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 reconfigure a previous subdivison for Messier in order to create Lot 2 of 9.29 Acres and a proposed single family residence, Lot 3 of 4.28 acres with an existing single family residence, and Lot 4 of 19.91 acres of undeveloped land.

C. Lot description:

- | | |
|---------------------------------------------------------------------|----------------------------------------------------------------------------|
| 1. acreage 2) 9.29 Ac 3) 4.28 Ac 4) 19.91 Ac | 4. depth side yards <u>50</u> Ft. <u>91</u> Ft.
(building to lot lines) |
| 2. road frontage <u>>250'</u> Ft. | |
| 3. depth front yard <u>150</u> Ft.
(Road centerline to building) | 5. depth rear yard <u>120</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 N. J. Messier Date 1/12 2021
Applicant _____ Date _____

Zoning Permit Fee: \$ 300.00 Cash _____ Check #21640 Date 1/13/21 Rec'd by DS.
DRB Hearing Fee: \$ _____ Cash _____ Check _____ Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"

Project Description

3-lot Subdivision

Norman & Carla Messier

440 East Hill Road

Parcel 09-102.000

This project involves the reconfiguration of a subdivision previously approved by the Town of East Montpelier Development Review Board. Norman & Carla Messier currently own 33.5 acres on East Hill Road with an existing single-family residence. They wish to subdivide this into three parcels: Lot 2 of 9.29 acres for the construction of a new single-family residence, Lot 3 of 4.28 acres with the existing single-family residence, and Lot 4 of 19.91 acres with no development proposed. The property has 1488' of frontage along East Hill Road.

Lot 2 is configured with 385' of frontage on East Hill Road and 9.29 acres. The proposed single-family residence will be served by an existing on-site septic system and drilled well. Application for a curb-cut permit has been submitted to the Selectboard for review of a shared driveway to enter Lot 2 230' northwest of the intersection of East Hill Road and Captain Kidd Road. This shared driveway, serving the proposed residence on Lot 2 and the existing residence on Lot 3 will be within a proposed 60' access and utilities easement on Lot 2. Lot 2 is also subject to a proposed 186' x 120' sewer easement in favor of Lot 3.

Lot 3 is configured with 804' of frontage on East Hill Road and 4.28 acres. The existing single-family 4-bedroom residence is served by an existing onsite drilled well and an existing mound system on Lot 2 within the previously mentioned proposed 186' x 120' sewer easement. Application for a curb-cut permit has been submitted to the Selectboard for review of the shared driveway noted above on Lot 2. The existing driveway serving the residence from East Hill Road will be removed.

Lot 4 is configured with 300' of frontage on East Hill Road and the remaining 19.91 acres. No development is proposed on this parcel.

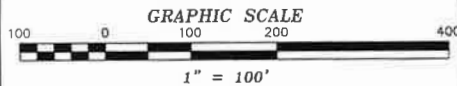
No rare, threatened, or endangered species were identified per the Agency of Natural Resources Atlas. A printout of that review has been included.

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. LAWRRENCE, RLS #180 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 350.
5. A PLAN ENTITLED "DUANE WELLS SUBDIVISION, CLARK ROAD, SANDFIELD ROAD, & EAST HILL ROAD, EAST MONTPELIER, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, RLS #542 DATED SEPTEMBER 15, 2006 AND MOST RECENTLY REVISED DECEMBER 2, 2013 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER #88, 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
- UGC UNDERGROUND UTILITY LINE
- EDGE OF WOODS
- IRON ROD FOUND (DIA. , HT.)
- IRON PIPE FOUND (DIA. , HT.)
- #5 REBAR SET WITH CAP
- UNMONUMENTED POINT
- UTILITY POLE
- PER DEED
- (R1) PER REFERENCE #
- N/F NOW OR FORMERLY
- DRILLED WELL
- TRANSFORMER PEDESTAL



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

MONUMENT DESCRIPTIONS

800	#5 REBAR TO BE SET WITH CHASE ID CAP
801	#5 REBAR TO BE SET WITH CHASE ID CAP
802	#5 REBAR TO BE SET WITH CHASE ID CAP
803	#5 REBAR TO BE SET WITH CHASE ID CAP
804	#5 REBAR TO BE SET WITH CHASE ID CAP
805	#5 REBAR, NO CAP, "XX" REVEAL

SURVEYORS NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S5 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 FOOT WIDTH BASED ON THE OBSERVED CENTERLINE IS ASSUMED PURSUANT TO 19-VSA-32.



LOCATION MAP NOT TO SCALE

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 ±

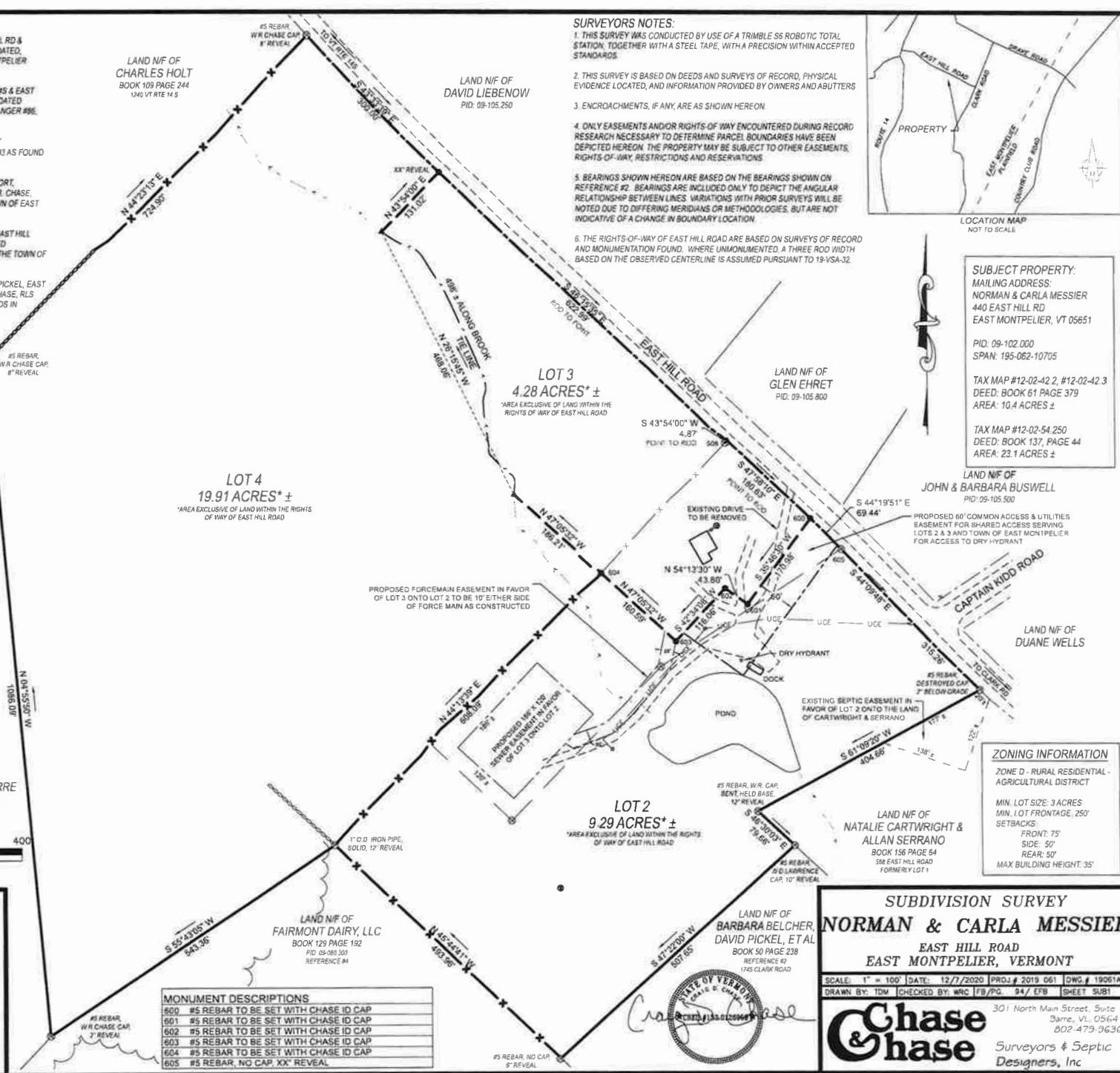
LAND N/F OF JOHN & BARBARA BUSWELL
 PID: 09-105.300

PROPOSED 60' 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

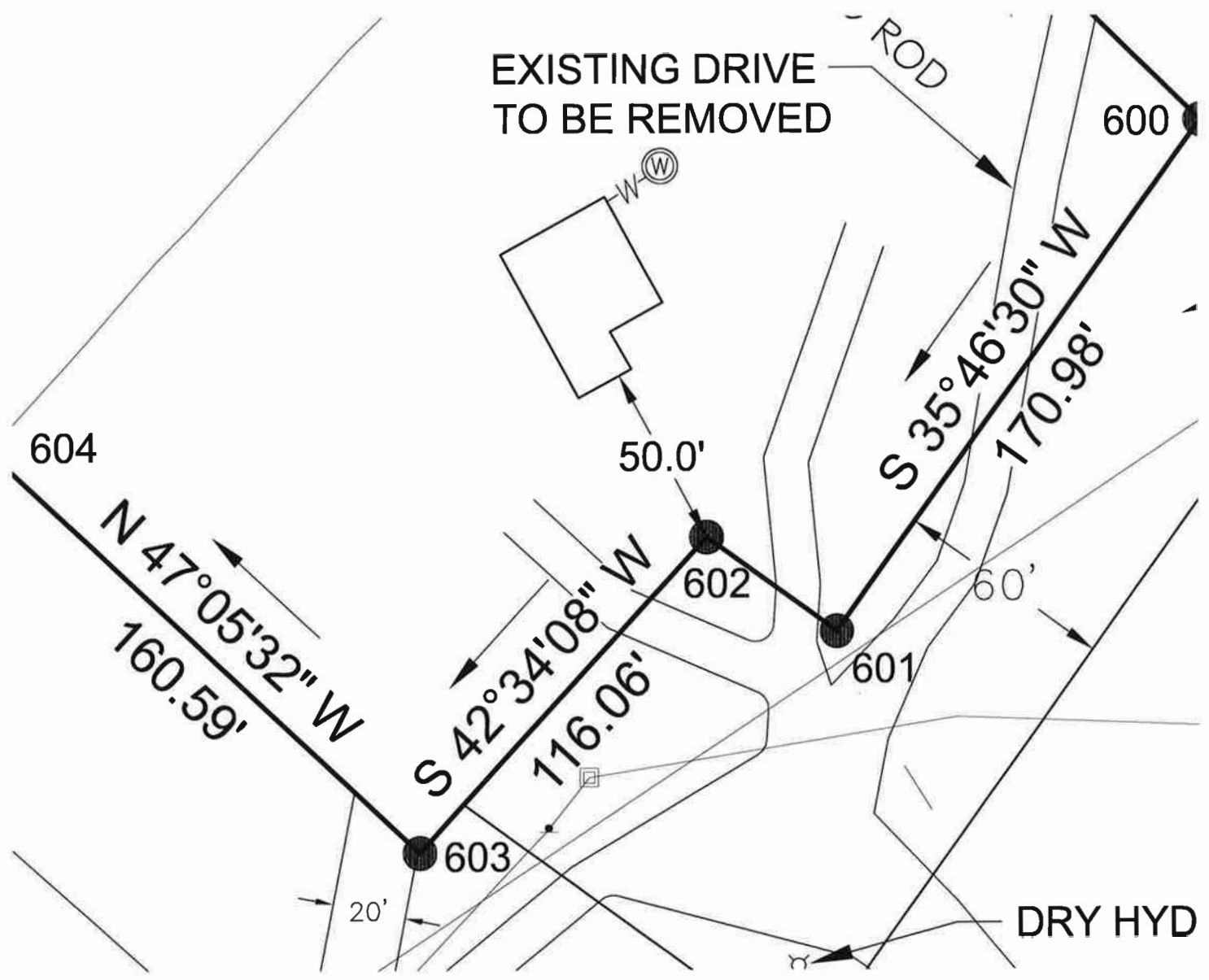
MIN. LOT SIZE: 3 ACRES
 MIN. LOT FRONTAGE: 250'
 SETBACKS:
 FRONT: 75'
 SIDE: 50'
 REAR: 50'
 MAX BUILDING HEIGHT: 35'



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: TDW CHECKED BY: WRC /FB/PG. 94/ EPB SHEET SUB1

Chase & Chase
 Surveyors & Septic Designers, Inc
 301 North Main Street, Suite 300
 Barre, VT, 05644
 802-479-9636



Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, February 2, 2021 at 7:00 p.m. by Zoom remote conferencing to conduct review of zoning application 21-004 submitted by Norman & Carla Messier. The purpose of this subdivision is to reconfigure the three East Hill Road lots currently owned by the Messiers. No additional lots will be created. The proposal includes a shift in location for the curb cut off of East Hill Road serving the property. The proposed new location is approximately 100 feet southeast (closer to Clark Road) of the existing access point and is the subject of East Montpelier access application 21-003. The following notice will appear in the Times Argus on Saturday, January 16, 2021:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, February 2, 2021 at 7:00 p.m. to consider the following:

Final plan review of Application #21-004, submitted by Norman and Carla Messier, for a reconfiguration & subdivision of the 3-parcel, 33.5-acre Messier property located at 440 East Hill Road. The proposal will create 3 lots: Lot 2 of 9.29 acres; Lot 3 of 4.28 acres and existing house; and, Lot 4 of 19.91 acres. All lots have frontage on East Hill Road. Lots 2 & 3, along with the existing town dry hydrant, will be served by a common access easement over Lot 2. The property is in Zone D, the Rural Residential and Agricultural District; minimum lot size is 3 acres.

The meeting will be held utilizing Zoom remote conferencing. Participation options are listed at: <https://eastmontpeliervt.org/february-2-2021-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

