

# Town of East Montpelier

# ZONING PERMIT

## NOTICE

[To Be Displayed on the Property in Full View of the Public Right-of-Way]

Date Issued: March 10, 2021

Effective Date: March 25, 2021

Location: 440 East Hill Road

Owner: Norman & Carla Messier

For: 3-Lot Subdivision

Lot 2: 9.29 acres w/ pond & dry hydrant  
Lot 3: 4.28 acres w/ house  
Lot 4: 19.91 acres

Application # 21-004

Approved by: C. Bruce Johnson, ZA

Do not start project or commence use prior to the Effective Date. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any state or local appeal process. This application is available for inspection at the Town Office. This poster must be displayed on the property in full public view for 15 days.

**APPEALS TO DRB:** A notice of appeal, including the \$150 fee, must be filed with the East Montpelier Town Clerk or Zoning Administrator at the Town Office by the listed Effective Date.

**WARNING:** State permits may be required for this project. Contact the state Permit Specialist, at (802) 505-5367, before beginning any construction.

# TOWN of EAST MONTPELIER

P.O. Box 157  
East Montpelier, VT  
05651-0157

C. Bruce Johnson, ZA  
manager@eastmontpeliervt.org  
(802) 223-3313 ext. 204

March 10, 2021

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

Re: East Montpelier Zoning Application #21-004

Dear Mr. & Ms. Messier:

Please find enclosed the written decision of the East Montpelier Development Review Board approving your subdivision application #21-004 as presented.

You have the right to appeal the decision of the Development Review Board. 10 V.S.A. §8504, 24 V.S.A. §4471 and V.R.E.C.P. 5 provide guidance on appeals to the Environmental Division of the Vermont Superior Court, but should you wish to appeal you should seek the advice of an attorney to determine your rights and duties in this particular situation. Generally, any appeal must be filed with the Environmental Division within 30 days of the issuance of the decision.

Based on the above-referenced DRB approval I have issued East Montpelier Zoning Permit #21-004 for a 3-lot reconfiguration/subdivision of your 440 East Hill Road property. You have 180 days to duly file and record a mylar copy of the approved subdivision plat with the East Montpelier Town Clerk as required by the East Montpelier Land Use & Development Regulations Section 6.6 coupled with 24 V.S.A. §4463(b). The mylar must be certified by me, the zoning administrator, as a true copy of the approved subdivision plat prior to recording.

Feel free to contact me if you have any questions concerning this matter.

Sincerely,



C. Bruce Johnson  
East Montpelier Zoning Administrator

**TOWN OF EAST MONTPELIER  
DEVELOPMENT REVIEW BOARD**

**FINDINGS & DECISION**

In the matter of:        Norman & Carla Messier  
                                 440 East Hill Road  
                                 Parcel # 09-102.000   Tax Map # 12-02-42.200

East Montpelier Zoning Application #21-004

**INTRODUCTION & PROCEDURAL HISTORY**

1. On January 13, 2021, Norman & Carla Messier filed an application with the Town of East Montpelier to reconfigure and subdivide their property located at 440 East Hill Road. The Messier property is comprised of three separate lots:
  - Parcel #09-102.000 (the active combined tax parcel with 33.59 total acres, listed with Tax Map #12-02-42.200), consisting of two separate lots:
    - Tax Map #12-02-42.300; 3.02 acres with existing house
    - Tax Map #12-02-42.200; 7.47 acres with pond and town dry hydrant
  - Parcel #09-080.250; Tax Map #12-02-54.250; 23.1 acres (inactive tax parcel)The proposal would merge the three parcels together and subdivide the resultant 33.59-acre property into three parcels: Lot 2 of 9.29 acres with pond and dry hydrant; Lot 3 of 4.28 acres and existing house; and, Lot 4 of 19.91 acres. All three lots have frontage on East Hill Road.
2. The property in question is located in the Rural Residential/Agricultural District – Zone D, where the minimum lot size is 3 acres and subdivisions require approval from the Development Review Board.
3. Owners Norman & Carla Messier and applicant representative Craig Chase appeared before the DRB on May 7, 2019 for an East Montpelier Land Use & Development Regulations Section 6.3 sketch plan review of the proposed subdivision. The DRB decided to treat the proposal as a minor subdivision.
4. Owners Norman & Carla Messier and applicant representative Craig Chase appeared before the DRB on January 5, 2021 for a second East Montpelier Land Use & Development Regulations Section 6.3 sketch plan review of the proposed subdivision.
5. A public notice was duly published in the Times Argus on January 16, 2021 for a hearing, which was conducted on February 2, 2021.

6. Owners Norman & Carla Messier, applicant representative Craig Chase and Zoning Administrator Bruce Johnson appeared and participated in the February 2, 2021 hearing. There was no additional public comment.
7. The Board members who voted on this issue at the February 2, 2021 hearing were Kappel, Cueto, Justis, Oates, Weyant, Watson and Cutler.

## **FINDINGS OF FACT**

1. Norman & Carla Messier own a 33.59-acre property consisting of three contiguous parcels located at 440 East Hill Road. The current proposal is to consolidate the three parcels and then subdivide the resultant property to create three reconfigured lots.
2. The property is located in Zone D – the Rural Residential & Agricultural District, where a conforming lot requires 3 acres along with 250 feet of road frontage. The three proposed lots all have frontage on East Hill Road. Lot 2 has 9.29 acres with 315 feet of frontage. Lot 3 has 4.28 acres with 804 feet of frontage. Lot 4 has 19.91 acres with 300 feet of frontage. There is no “Lot 1” as this numbering is designed to match the 2009 Messier subdivision. Lot 1 from that subdivision is a developed parcel that is under different ownership and plays no part in this project. Original Lots 2 and 3 are being reconfigured as part of this proposal.
3. Lot 2 is currently developed with a pond and a Town of East Montpelier dry hydrant. Lot 3 is the site of the existing Messier house. Both those lots and the dry hydrant are served by an existing joint drive with a single curb cut on East Hill Road. This proposal includes a shift in the location of the curb cut and drive elements, but the two lots and the dry hydrant will continue to utilize a single shared access.
4. On January 18, 2021 the East Montpelier Selectboard issued Access Permit 21-003 authorizing a relocation of the curb cut onto East Hill Road serving Lots 2 and 3 along with the dry hydrant. If this project moves forward, the existing curb cut slot is required to be abandoned and landscaped.
5. Original Lots 2 & 3 are both development lots subject to an existing state water & wastewater permit (WW-5-2608). An amendment to that permit will be pursued to match this subdivision. No development of Lot 4 is currently contemplated.

## **CONCLUSIONS**

The standards for the issuance of a subdivision permit are set forth in Sections 6.7 through 6.10 of the East Montpelier Land Use & Development Regulations. It is found that the standards in Sections 6.7, 6.8, & 6.9 have been reviewed, and the proposed subdivision meets all applicable requirements. It is further found that Section 6.10 does not apply to this project.

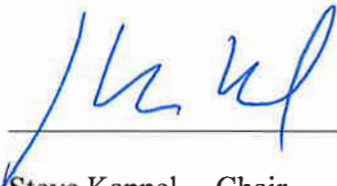
## DECISION

By unanimous vote, the DRB approves Zoning Permit #21-004 to allow the subdivision of the Messier property located at 440 East Hill Road as presented.

This subdivision approval is subject to the East Montpelier Land Use & Development Regulations Section 6.6 plat recording requirements which, among other directives, mandate the filing of a mylar copy of the approved subdivision plat in the East Montpelier land records within 180 days of the date of subdivision approval.

**Warning:** State permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 505-5367 to speak to the state Permit Specialist before beginning any construction.

Dated this 10<sup>th</sup> day of March, 2021.



Steve Kappel -- Chair  
East Montpelier Development Review Board

**Notice:** The applicant, appellant or other interested person who has participated in a regulatory proceeding of the DRB may appeal the decision rendered by the DRB within 30 days of the issuance of such decision, to the Environmental Division of the Vermont Superior Court, in accordance with 24 V.S.A. §4471.

1. "Participation" in a DRB proceeding shall consist of offering, through oral or written testimony, evidence of a statement of concern related to the subject of the proceeding.
2. The notice of appeal shall be filed by certified mailing, with fees, to the Environmental Division of the Vermont Superior Court and by mailing a copy to the East Montpelier Zoning Administrator, who shall supply a list of interested persons (including the applicant if not the appellant), to the appellant within five (5) working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person. If any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.



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 subdivision 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 <u>2) 9.29 Ac 3) 4.28 Ac 4) 19.91 Ac</u>                 | 4. depth side yards <u>50</u> Ft. <u>91</u> Ft.<br>(building to lot lines) |
| 2. road frontage <u>&gt;250'</u> Ft.                                |  |
| 3. depth front yard <u>150</u> Ft.<br>(Road centerline to building) | 5. depth rear yard <u>120</u> Ft.<br>(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"

**D. Warning:** State permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 505-5367 to speak to Peter Kopsco, our region's state permit specialist, before beginning any construction.

**Notice:** Your project may be subject to the state's residential or commercial energy code. For more information contact the Energy Code Assistance Center at 855-887-0673 or see the following web pages:  
Residential Building Energy Standards: [http://publicservice.vermont.gov/energy\\_efficiency/rbes](http://publicservice.vermont.gov/energy_efficiency/rbes)  
Commercial Building Energy Standards: [http://publicservice.vermont.gov/energy\\_efficiency/cbes](http://publicservice.vermont.gov/energy_efficiency/cbes)

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**E. Action by Zoning Administrator:**

1. ☒ Granted    ☐ Denied    Date ..... Reason .....

2. Appealed to Development Review Board ..... By .....  
Date .....

**Notice:** Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board &/or Town Clerk within 15 days of the decision or act. The appeal fee is \$150.00.

3. Final Action: Permit # 21-001 Date Issued 03/10/21 Effective Date 03/25/21

**DO NOT start this project prior to the effective date, as the statutes require a 15-day appeal period. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any appeal process.**

4. Permittee is required to submit a Certificate of Compliance form to the Zoning Administrator in accordance with East Montpelier Land Use & Development Regulations Section 7.4:

☐ Yes (form included with permit)    ☐ No

  
Zoning Administrator

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**F. Action by Development Review Board:**

1. Public Notice Date 01/16/2021

2. Date(s) of Hearing 02/02/2021

3. ☒ Granted    ☒ Without conditions    ☐ With conditions (See written decision for conditions)

4. ☐ Denied (See written decision for reasoning)

  
Chairman, Development Review Board

The DRB's written decision was issued on: March 10, 2021

The applicant, appellant or other interested person who has participated in a regulatory proceeding of the DRB may appeal the decision rendered by the DRB within 30 days of the issuance of such decision, to the Environmental Division of the Vermont Superior Court, in accordance with 24 V.S.A. §4471.

1. "Participation" in a DRB proceeding shall consist of offering, through oral or written testimony, evidence of a statement of concern related to the subject of the proceeding.
2. The notice of appeal shall be filed by certified mailing, with fees, to the Environmental Division of the Vermont Superior Court and by mailing a copy to the East Montpelier Zoning Administrator, who shall supply a list of interested persons (including the applicant if not the appellant), to the appellant within five (5) working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person. If any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.

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.



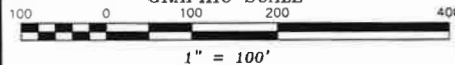
# REFERENCES:

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 351.
3. A PLAN ENTITLED "PROPERTY SURVEY, GABLE REAL ESTATE, EAST HILL ROAD, EAST MONTPELIER, VERMONT" BY WAYNE D. LAWRENCE, RLS #180 DATED DECEMBER 21, 1993 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER #9, 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, 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 #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
- UNDERGROUND UTILITY LINE
- EDGE OF WOODS
- IRON ROD FOUND (DIA., HT.)
- IRON PIPE FOUND (DIA., HT.)
- #5 REBAR SET W/ID 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 109 PAGE 244  
1240 VT RTE 14 S

LAND N/F OF  
DAVID LIEBENOW  
PID: 09-105.260

LAND N/F OF  
GLEN EHRET  
PID: 05-105.800

LAND N/F OF  
JOHN & BARBARA BUSWELL  
PID: 09-105.500

LAND N/F OF  
DUANE WELLS

LAND N/F OF  
FAIRMONT DAIRY, LLC  
BOOK 129 PAGE 192  
PID: 09-080.330  
REFERENCE #4

LAND N/F OF  
BARBARA BELCHER,  
DAVID PICKEL, ET AL  
BOOK 50 PAGE 238  
REFERENCE #2  
1745 CLARK ROAD

**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: TOM CHECKED BY: WRC / FB / PG: 94 / EFB SHEET: SUB1

**Chase & Chase**  
 301 North Main Street, Suite 1  
 Barre, VT 05641  
 802-479-9636  
 Surveyors & Septic  
 Designers, Inc.

## 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 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 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.

**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 ±

## 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'

## 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









# 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.