

Permit # 21-024
Zoning District D
Overlays WR

ZONING PERMIT APPLICATION
TOWN OF EAST MONTPELIER
PO Box 157, East Montpelier, VT 05651

Date Received: 04/13/2021
Parcel # 05-083.000
Tax Map # 08-03-52.000

- *****
- A. 1. Name of Landowner Patrick McCoy & Margaret Gibson Phone No. 802-249-3003
2. Address of Landowner 964 Bliss Road, East Montpelier, VT 05651
3. Applicant (other than owner) Same as above Phone No. _____
4. Address of Applicant _____
5. Location of Property 964 Bliss Road, East Montpelier

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 subdivide an existing 15.06 acre parcel into two lots. Lot 1 of 7.55 acres, 295' of frontage, has an existing house and garage with onsite sewer and water. Lot 2 of 7.51 acres, 816' of frontage has a proposed 3 bedroom single-family residence with on-site sewer and water.
No easements are proposed.

- C. Lot description: Lot 1: 7.55 Ac
- | | |
|---|--|
| 1. acreage Lot 2: 7.51 Ac | 4. depth side yards ...106'..... Ft. ...287'..... Ft.
(building to lot lines) |
| 2. road frontage Lot 1: 295' | |
| 3. depth front yard Lot 2: 816' Ft. | |
| (Road centerline to building) 231'..... Ft. | 5. depth rear yard ...277'..... 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 Patrick W. McCoy Margaret Gibson McCoy Date 4-12-2021
Applicant Patrick W. McCoy Margaret Gibson McCoy Date 4-12-2021

Zoning Permit Fee: \$ 250,00 Cash Check #4937 Date 4/13/21 Rec'd by DS
DRB Hearing Fee: \$ _____ Cash _____ Check _____ Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"



Surveyors & Septic Designers, Inc

301 North Main Street, Suite 1

Barre, Vt. 05641

Phone 802-479-9636

Fax 802-479-4017

email: cdchase@chasesurveyors.com

billchase@chasesurveyors.com

kjurentkuff@chasesurveyors.com

April 12, 2021

Bruce Johnson, Zoning Administrator

Town of East Montpelier

P.O. Box 157

East Montpelier, VT 05651

RE: Proposed 2-Lot Subdivision, Patrick McCoy & Margaret Gibson, 964 Bliss Road, Parcel ID #05-083.000

Dear Bruce,

Please find attached what we hope to be a complete application for preliminary and final review of the subdivision of the lands of Patrick McCoy & Margaret Gibson. They own a parcel of 15.06 acres +/- with an existing single-family residence and garage on Bliss Road. The proposal is to subdivide Lot 2 of 7.51 acres +/-, leaving Lot 1 with the existing single-family residence and garage and the remaining 7.55 acres +/-.

The existing home on Lot 1 is served by an on-site mound septic system and a drilled well. Because the existing system is a mound, a replacement system can be built in the same area as the existing system per the State Wastewater & Potable Water Supply Rules. The proposed 3-bedroom single-family residence and 1-bedroom apartment on Lot 2 is to be served by a performance-based mound-type septic system and a new drilled well per WW-5-8175.

As part of the Wastewater & Potable Water permitting process, wetlands were found and delineated on Lot 2. As no development is planned within the delineated wetlands or the 50' buffer, no permit was applied for. No identified protected or endangered natural features were found. A printout of that review is included here.

This proposal reflects the owner's wishes as to how to approach the subdivision of their land. We believe that the subdivision as presented is in full conformance with the Development Regulations and hope that you and the Board agree. As always, if you have any questions or comments about this application, please do not hesitate to call. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Timothy Morris".

Timothy Morris

Survey / Engineering Technician

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 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 BLISS 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.

LAND N/F OF
ENGLAND SANFORD FAMILY TRUST
TAX MAP # 08 03 54 000

LAND N/F OF
YAHM ELINOR FAMILY TRUST
1095 BLISS ROAD

LAND N/F OF
ALICE AGNEY
PID 05-087-000

LAND N/F OF
DAVID R. CONTRADA
BOOK 155 PAGE 102
1226 BLISS ROAD

LAND N/F OF
EDITH MILLER
BOOK 32 PAGE 44
1225 MURRAY ROAD

REFERENCES:

1. A PLAN ENTITLED "LANDS OF ALAN SYVERSTEN" BY JOHN H. THETFORD, RLS # 589, JOHN H. THETFORD & ASSOCIATES, DATED JULY 9, 1983 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS HANGER 27, MAP 115.
2. A PLAN ENTITLED "TRACY F. HOWE" BY N. W. HUDSON, DATED MAY 7, 1965 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS HANGER 3, MAP 19.
3. A PLAN ENTITLED "PLAN OF A PORTION OF THE ARTHUR BRAZIER FARM, EAST MONTPELIER, VT. BELONGING TO W. B. ORMSBY" BY GEORGE H. CODK, DATED MARCH 8, 1946 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS HANGER 13, MAP 57.



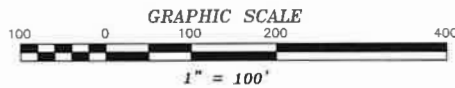
SUBJECT PROPERTY:
MAILING ADDRESS:
PATRICK MCCOY & MARGARET GIBSON
964 BLISS ROAD
EAST MONTPELIER, VT 05641

PID: 05-083-000
TAX MAP #08-03-52-000
SPAN: 195-062-10881
CURRENT DEED: BOOK 56 PAGE 301
AREA: 15.06 ACRES±

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.

8/27/2020 *William R. Chase*
DATED: WILLIAM R. CHASE RLS. #542 VERMONT
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL



ZONING INFORMATION
ZONE D - RURAL RESIDENTIAL - AGRICULTURAL DISTRICT

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

LEGEND

- ROAD RIGHT OF WAY LINE
- PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - LIMIT OF EXISTING EASEMENT
- - - SETBACK LINE
- - - EDGE OF GRAVEL
- - - THREAD OF BROOK
- STONEWALL
- X X WIRE FENCE
- OVERHEAD UTILITY LINE
- ⊗ IRON ROD FOUND (DIA., HT.)
- ⊙ IRON PIPE FOUND (DIA., HT.)
- ⊙ #5 REBAR SET WITH D. CAP
- ▲ UNMONUMENTED POINT
- UTILITY POLE
- (D) PER DEED
- (R.1) PER REFERENCE #
- N/F NOW OR FORMERLY
- ⊗ DRILLED WELL

SUBDIVISION SURVEY
PATRICK MCCOY & MARGARET GIBSON
964 BLISS ROAD
EAST MONTPELIER, VERMONT
SCALE 1" = 100' DATE 8/27/2020 PROJ# 2020-006 DWG# 20006/C
DRAWN BY TDM CHECKED BY WRC FRPG: 93/EFB SHEET SURV1

Chase & Chase
301 North Main Street, Suite
Barre, VT 0564
802-479-9636
Surveyors & Septic
Designers, Inc



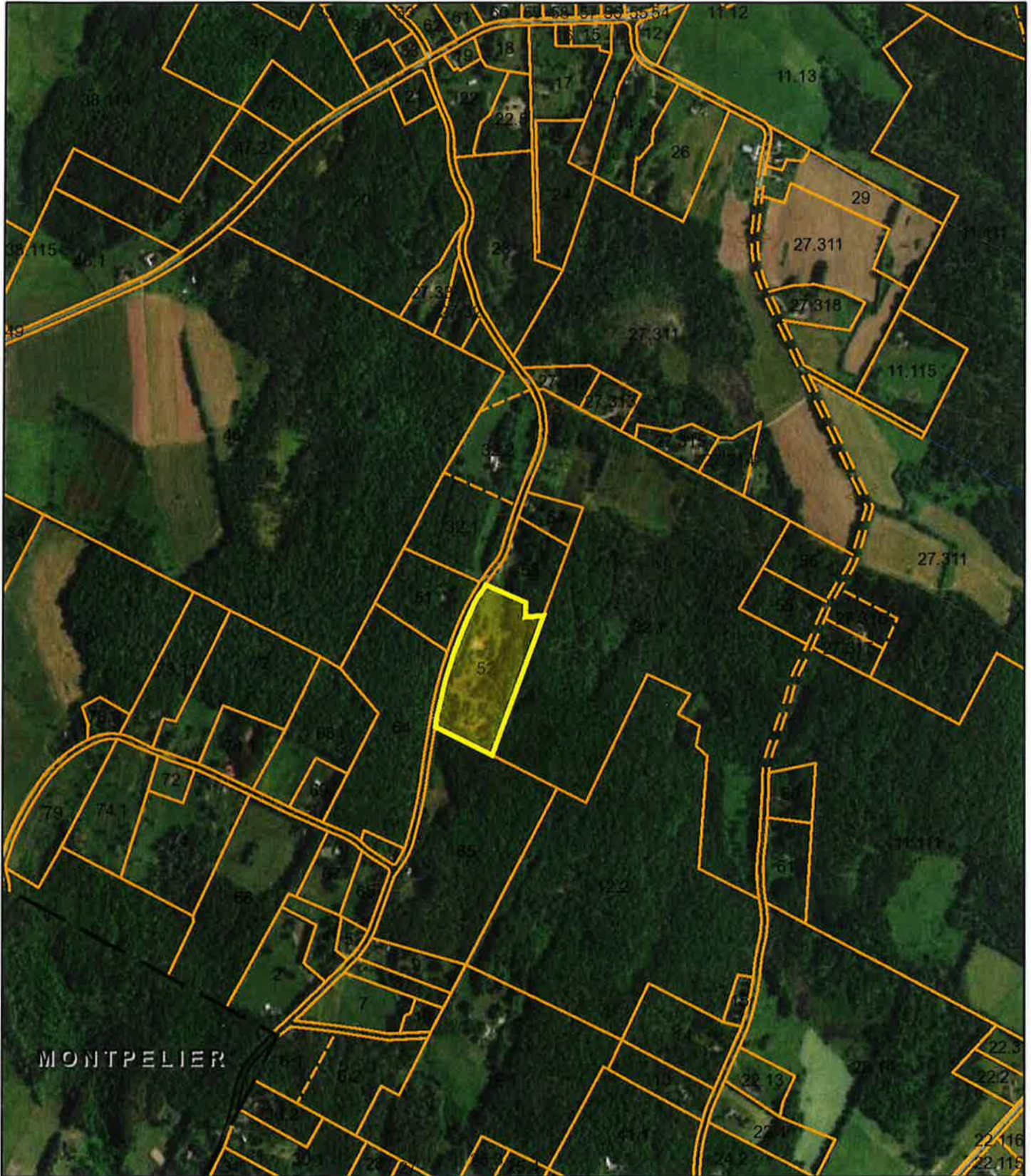
McCoy -- 964 Bliss Road

East Montpelier, VT

1 inch = 1099 Feet



March 17, 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.

Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, May 4, 2021 at 7:00 p.m. by Zoom remote conferencing to conduct review of zoning application 21-024 submitted by Patrick McCoy & Margaret Gibson. The purpose of this subdivision is to split the property essentially in half with a new building lot to the north side of the large pond and the existing residential development to the south. The proposed Bliss Road residential curb cut for the new lot is at the location of the already-existing forestry/multi-purpose access drive on the property and is the subject of East Montpelier access application 21-025. The following notice will appear in the Times Argus on Saturday, April 17, 2021:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, May 4, 2021 at 7:00 p.m. to consider the following:

Final plan review of Application #21-024, submitted by Patrick McCoy and Margaret Gibson, for a subdivision of their 15.06-acre property located at 964 Bliss Road. The proposal will create 2 lots: Lot 1 of 7.55 acres and existing dwelling with 295.15 feet of Bliss Road frontage; and, Lot 2 of 7.51 acres and 816 feet of frontage along Bliss Road. The property is in Zone D, the Rural Residential and Agricultural District where the minimum lot size is 3 acres plus 250 feet of road frontage.

The meeting will be held utilizing Zoom remote conferencing.

Participation options are listed at: <https://eastmontpeliervt.org/may-4-2021-drb-meeting/>

Applicants 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