

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)

June 29, 2021

Cummings Farm LLC
c/o Bill Kaplan
145 Cummings Road
Montpelier, VT 05602

Re: East Montpelier Access Permits #21-038 & 21-039

Dear Mr. Kaplan:

The East Montpelier Selectboard met on Monday, June 21, 2021, and approved both curb cut requests. Access permit 21-038, the curb cut for the Cummings Road lot, becomes the operational access permit for the entire parcel until such time as your subdivision (East Montpelier Subdivision Application 21-037) is approved. Access permit 21-039, the agricultural curb cut for the County Road lot, is conditionally granted subject to subdivision approval. Existing access permits 19-024 & 19-025 are made void by the issuance of permit 21-038. If you have questions on the construction conditions contained in the permits, please contact Road Foreman Guthrie Perry at (802) 223-5870.

Additional state and local permitting will be necessary for any development of your proposed new lots. I'll also need to issue an E-911 number (street address) for the building lot when development of that lot moves forward. 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 # 21-038

ACCESS (CURB CUT) APPLICATION

Date Received: 6/15/21

TOWN OF EAST MONTPELIER

Parcel # 01-001.300

Fee \$ 50.00

PO Box 157, East Montpelier, VT 05651

Tax Map # 08-01-43.121

Applicant: William Kaplan - Lot 1

Phone: 802-371-9287

Mailing Address: 145 Cummings Road, East Montpelier, VT 05602

Property Owner: Cummings Farm, LLC c/o Bill Kaplan

Phone: 802-371-9287

Mailing Address: 145 Cummings Road, East Montpelier, VT 05602

Property Location: 6.75 Acres between Cummings and County Roads

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):

On Cummings Road, 1480' north of the intersection of Cummings and County Roads

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.

Applicant

Date

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.

6-21-2021
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:

Culvert needed - 15" x 30' minimum

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 Foreman6/16/21
Date

Additional Selectboard Conditions &/or Restrictions:

Access permits #19-024 & #19-025 are expressly
made void by the granting of access permit
21-038.

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

MONUMENT DESCRIPTIONS	
S0	1/2" IRON BAR FOUND, 4" BELOW GRADE
S1	3/4" IRON PIPE FOUND W/ PROPERTY DESIGN CAP, 14" REVEAL
S2	#5 REBAR FOUND, PROPERTY DESIGN CAP, 8" REVEAL

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'

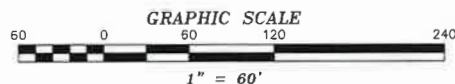
REFERENCES:

1. A PLAN ENTITLED "A PROPOSED SUBDIVISION OF LAND OF PAUL J. & ERIKA G. DAYTON IN THE TOWN OF EAST MONTPELIER, VERMONT" BY PROPERTY DESIGN, LYNN M. RIBOLINI DATED MARCH 1997, REVISED JUNE 20, 2001 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 60, MAP 156.

2. A PLAN ENTITLED "CUMMINGS FARM LLC, SITE PLAN" BY TODD HILL, DATED APRIL 20, 2021 AS PROVIDED BY THE CLIENT.

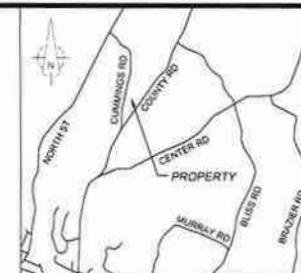
3. A PLAN ENTITLED "DOROTHY A. MORSE ESTATE, COUNTY ROAD, EAST MONTPELIER, VT" BY VERMONT SURVEY AND ENGINEERING, INC. DATED AUGUST 6, 2007 AS FOUND IN THE LAND RECORDS OF THE TOWN OF EAST MONTPELIER IN HANGER 71, MAP 246.

4. A PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT PREPARED FOR CATHERINE M. BUNI, EAST MONTPELIER, VERMONT" BY GREGORY F. DUBOIS L.S. DATED NOVEMBER 2006 AS PROVIDED BY THE STATE OF VERMONT AND MADE PART OF PERMIT# WW-5-4085



SURVEYORS NOTES:

- THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION OR A GEOMAX ZOOM 90 TOTAL STATION WITH A PRECISION WITHIN ACCEPTED STANDARDS.
- THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ADJUTERS.
- ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
- 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.
- BEARINGS SHOWN HEREON ARE BASED ON THE BEARING FROM THE ROAD AT POINT A TO THE ROAD AT POINT B AS SHOWN ON REFERENCE #1. 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.
- THE RIGHTS-OF-WAY OF COUNTY ROAD & CUMMINGS 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 FOR CUMMINGS ROAD. COUNTY ROAD IS PRESUMED TO BE A FOUR ROD RIGHT OF WAY.
- THE PROPOSED IMPROVEMENTS AND WETLANDS SHOWN HEREON HAVE BEEN TRACED FROM REFERENCE #1. THE SOURCE OF THE WETLAND DELINEATION IS NOT KNOWN.



LOCATION MAP
NOT TO SCALE

LEGEND

- ROAD RIGHT OF WAY LINE
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- LIMIT OF PROPOSED EASEMENT
- SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- OVERHEAD UTILITY LINE
- TIE LINE
- EDGE OF WOODS
- W.L. - WETLAND BOUNDARY (REF #2)
- W.L. - 50' WETLAND BUFFER (REF #2)
- DI - IRON ROD FOUND (DIA., HT.)
- PI - IRON PIPE FOUND (DIA., HT.)
- RE - #5 REBAR SET W/ D. CAP
- UM - UNMONUMENTED POINT
- UT - UTILITY POLE
- PD - PER DEED
- RI - PER REFERENCE #
- NF - NOW OR FORMERLY
- DW - DRILLED WELL

SUBJECT PROPERTY:

MAILING ADDRESS:
CUMMINGS FARM, LLC
C/O BILL KAPLAN
145 CUMMINGS ROAD
EAST MONTPELIER, VT 05602

PID: 01-001.300
TAX MAP #08-01-43.121
SPAN: 195-362-11215
DEED: BOOK 94 PAGE 565

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.

5/25/21 *William R. Chase*
DATED: WILLIAM R. CHASE, RLS. #542 VERMONT
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

SUBDIVISION SURVEY CUMMINGS FARM, LLC COUNTY & CUMMINGS ROADS EAST MONTPELIER, VERMONT

SCALE: 1" = 60' [DATE: 5/23/2021] [PROJ.# 2021.074] [DWG.# 21074A]
DRAWN BY: TDW [CHECKED BY: WRC/PC] [5/27/21] [SHEET: SUB1]

Chase & Chase

301 North Main Street, Suite 1
Baire, Vt. 05641
802.479.9636

Surveyors & Septic
Designers, Inc.

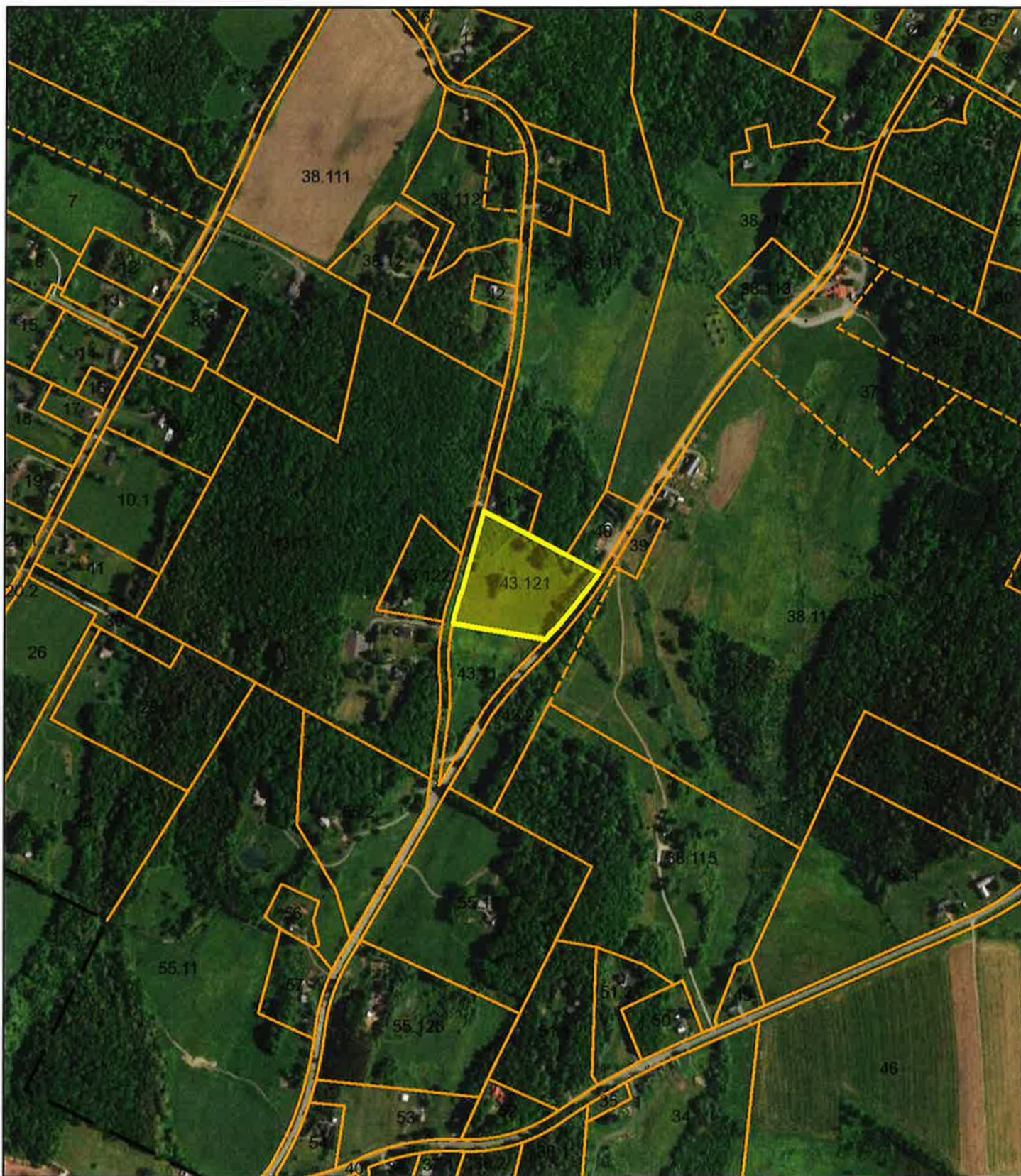


1 inch = 697 Feet



May 27, 2021

www.cai-tech.com



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.