

Town of East Montpelier

ZONING PERMIT

NOTICE

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

Date Issued: December 9, 2021

Effective Date: December 24, 2021

Location: 1970 VT Rte. 145

Owner: The Hanger Building LLC

For: Boundary Adjustment: 0.70 acres from
Parcel # 09-034.010 to Parcel # 09-022.000

Application # 21-062

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

December 9, 2021

Rubin Bennett & Shaline Kirkpatrick
80 Carleton Blvd
East Montpelier, VT 05651

Re: East Montpelier Zoning Application #21-062

Dear Mr. Bennett & Ms. Kirkpatrick:

Please find enclosed the written decision of the East Montpelier Development Review Board approving the boundary adjustment between The Hanger Building LLC parcel and the Bennett Family Trust parcel as requested in your East Montpelier Zoning Application #21-062, subject to the following conditions:

- The shed labeled on the approved plat as "to be removed" must be removed prior to the required filing of the mylar with the East Montpelier Town Clerk.

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 #21-062 for the requested boundary adjustment. No new lot has been created by this permit and the only allowable transfer result is the merger of the 0.70 acres cut from The Hanger Building LLC parcel with the 1.10-acre Bennett Family Trust parcel, resulting in a 1.80-acre parcel.

Boundary adjustments are treated like subdivisions for the purposes of plat recording. You have 180 days to duly file and record a mylar copy of the approved plat with the East Montpelier Town Clerk as required by the East Montpelier Land Use & Development Regulations (LUDR) Section 6.6 coupled with 24 V.S.A. §4463(b). The mylar must contain a certificate block as described in LUDR Section 6.6(A)(4) and must be certified by me, the zoning administrator, as a true copy of the approved plat prior to recording.

Please 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: The Hanger Building LLC
 1970 VT Rte. 14 S
 Parcel # 09-034.010 Tax Map # 12-02-03.000

 Bennett Family Trust
 80 Carleton Blvd
 Parcel # 09-022.000 Tax Map # 12-02-04.000

East Montpelier Zoning Application #21-062

INTRODUCTION & PROCEDURAL HISTORY

1. On November 11, 2021, Rubin Bennett, on behalf of The Hanger Building LLC and the Bennett Family Trust, filed an application with the Town of East Montpelier for an 0.70-acre boundary adjustment between The Hanger Building LLC's property at 1970 VT Rte. 14 S and the Bennett Family Trust's property at 80 Carleton Blvd. The proposal would decrease The Hanger Building LLC's parcel size to 2.76 acres and increase the Bennett Family Trust's parcel size to 1.80 acres.
2. The property in question is located in the Residential/Commercial District – Zone C, where the minimum lot size is 1 acre. Normally boundary adjustments are handled by the Zoning Administrator but, due to special circumstances relating to prior development on the Bennett Family Trust's property, the ZA referred the matter for review by the Development Review Board.
3. A public notice was duly published in the Times Argus on November 20, 2021 for a hearing, which was conducted remotely utilizing Zoom conferencing on December 7, 2021.
4. Applicant representative Craig Chase and Zoning Administrator Bruce Johnson appeared and participated in the December 7, 2021 hearing. There was no additional public comment.
5. The Board members who voted on this issue at the December 7, 2021 hearing were Kappel, Cueto, Watson, Hill, Weyant, Justis, and Cutler.

FINDINGS OF FACT

1. The parcels located at 1970 VT Rte. 14 S and 80 Carleton Blvd are under affiliated ownership. The intent of this proposal is to take this opportunity while the properties are affiliated to correct issues that have cropped up on the 80 Carleton Blvd property due to development errors resulting from misunderstandings regarding the actual parcel boundaries. The transfer of 0.70 acres from The Hanger Building LLC parcel to the Bennett Family Trust parcel will clear up a number of the issues, including ensuring that the residential development on the 80 Carleton Blvd parcel meets the west side setback requirements and its driveway is actually located on the property.
2. The property is located in Zone C – the Residential & Commercial District, where a conforming lot requires 1 acre and 150 feet of road frontage. Both parcels currently exceed the standards and will continue to exceed the standards after the boundary adjustment. No new or nonconforming lots are being created by this proposal.
3. The East Montpelier Zoning Board of Adjustment approved Permit 04-087, which authorized a side and rear setback variance for the construction of a garage on the 80 Carleton Blvd parcel with an 18-foot west side setback and an 18-foot rear setback. The Zone C minimum side and rear setbacks are 25 feet. The garage was built as authorized. The property lines have now been professionally surveyed. The survey shows the garage and other elements of the house are actually over the west side property line with The Hanger Building LLC and the garage is approximately 5 feet from the rear property line with the neighboring parcel owned by GJGWP Land Inc. at 1776 VT Rte. 14 S. The proposal will correct the west side setback issue but not the rear setback encroachment. Due to regulatory issues there is no possibility of a boundary adjustment with the 1776 VT Rte. 14 S parcel. The garage structure has been in existence longer than 15 years, so is beyond the statute of limitations for enforcement action.
4. There is a small, unpermitted shed located to the rear of the garage on the 80 Carleton Blvd parcel. That shed both violates setback and a portion is located on the adjacent GJGWP Land Inc. parcel. The submitted boundary adjustment plat contains a note that the shed will be removed.

CONCLUSIONS

The standards for the issuance of a boundary adjustment permit are set forth in Section 6.1(B) of the East Montpelier Land Use & Development Regulations. It is found that the standards in Section 6.1 have been reviewed, and the proposed boundary adjustment meets all applicable requirements.

DECISION

By unanimous vote, the DRB approves Zoning Permit #21-062 to allow a boundary adjustment between The Hanger Building LLC property at 1970 VT Rte. 14 S and the Bennett Family Trust property at 80 Carleton Blvd as presented subject to the following condition:

- The shed labeled on the approved plat as “to be removed” must be removed prior to the required filing of the mylar with the East Montpelier Town Clerk.

This boundary adjustment 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 boundary adjustment plat in the East Montpelier land records within 180 days of the date of boundary adjustment 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 9th day of December 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 # 21-062Zoning District COverlays —**ZONING PERMIT APPLICATION****TOWN OF EAST MONTPELIER**

PO Box 157, East Montpelier, VT 05651

Date Received: 11/11/21Parcel # 09-034.010Tax Map # 12-02-03, 000

- A. 1. Name of Landowner... The Hangar Building, LLC Phone No. 802-223-4448
 2. Address of Landowner... 80 Carleton Boulevard, East Montpelier, VT 05651
 3. Applicant (other than owner)... Bennett Family Trust c/o Rubin Bennett Phone No. 802-223-4448
 4. Address of Applicant... & Shaline Kirkpatrick, 80 Carleton Boulevard, East Montpelier, VT 05651
 5. Location of Property... Hangar Building = 1970 VT RTE 14S, Bennett Family Trust = 80 Carleton Blvd.

B: Application is made (check appropriate boxes):

To:

- ☐ Construct
☐ Repair
☐ Alter
☐ Extend
☐ Remove
☐ Change use

For:

- ☐ One ☐ Two-family dwelling
☐ Multi-family dwelling
☐ Accessory Structure
☐ Commercial / Business
☐ Light Industrial
☐ Industrial

For:

- ☐ Subdivision of land
☒ Boundary adjustment
☐ Extraction of earth resources
☐ Ground water withdrawal
☐ Landfilling
☐ Other

Describe work to be performed

To adjust the boundary between the land of The Hangar Building, LLC and the Bennett Family Trust.0.70 Acres will transfer from the Hangar Building to the Bennett Trust leaving the Hangar Building with2.76 Acres and increasing the Bennett parcel to 1.80 Acres. After the adjustment, the Bennett drive and house will be on the Bennett parcel.**C. Lot description: Hangar: Existing 3.46 / Prop. 2.76 Ac**1. acreage Bennett: Existing 1.10 / Prop. 1.80 Ac2. road frontage >150' Ft.3. depth front yard No Change Ft.
(Road centerline to building)4. depth side yards Bennett - W 86.8' Bennett - E: No Change
Hangar: 49.2 Ft. Ft.
(building to lot lines)5. depth rear yard Bennett - No Change
Hangar: 149.8' Ft. 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

Rubin Bennett, Owner

Date

11/11/2021

Applicant

Rubin Bennett & Shaline Kirkpatrick

Date

11/11/2021

Zoning Permit Fee: \$ 250.00 Cash Check #7359 Date 11/11/21 Rec'd by D.S.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
Commercial Building Energy Standards: http://publicservice.vermont.gov/energy_efficiency/cbes

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 # 21-062 Date Issued 12/09/21 Effective Date 12/24/21

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

F. Action by Development Review Board:

1. Public Notice Date 11/20/21

2. Date(s) of Hearing 12/07/21

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: December 9, 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.

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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

September 21, 2021

Bruce Johnson, Zoning Administrator
Town of East Montpelier
P.O. Box 157
East Montpelier, VT 05651

RE: Proposed Boundary Line Adjustment, The Hangar Building, LLC, Parcel ID #09-034.010 and
Bennett Family Trust, Parcel ID #09-022.000

Dear Bruce,

Please find attached what we hope to be a complete application for the adjustment of the boundary lines between a parcel owned by The Hangar Building, LLC at 1970 VT RTE 14S and a parcel owned by the Bennett Family Trust at 80 Carleton Boulevard.

The Hangar Building LLC owns a 3.46-acre parcel with an existing office building. This lot has 462' of frontage on VT RTE 14 and 336' of frontage on Carleton Boulevard. It is subject to an easement in favor of Bennett Family Trust. The driveway and part of the house belonging to the Bennett Family Trust are over the line onto the land of the Hangar building, LLC but they do fall within this easement. The office is served by onsite sewer and water.

The Bennett Family Trust owns a 1.10-acre parcel with a single-family residence. This lot has 124' on Carleton Boulevard and 52' on Sandy Pines Road. The driveway and part of the house are over the line onto the land of the Hangar building, LLC but they do fall within the above-mentioned easement. The single-family residence is served by onsite sewer and municipal water.

Both of these lots fall within the Residential – Commercial Zoning District (Zone C) which has a minimum lot size of 1 Acre and a minimum frontage of 150'. After the adjustment, The Hangar Building LLC will be reduced to 2.76 Acres and 228' of frontage on Carleton Boulevard. The frontage on RTE 14 will remain the same. After adjustment, the Bennett Family Trust parcel will increase to 1.80 acres and 232' of frontage on Carleton Boulevard. The frontage on Sandy Pines will also remain the same. After adjustment, the house and drive serving Bennett residence will be fully on the Bennett lot.

A review of the State ANR Natural Resources Atlas reveals no threatened or endangered species or areas of wetlands. A printout of that review is included here. No development is planned for this project.

This proposal reflects the owner's wishes as to how to approach this Boundary Line Adjustment. We believe that the boundary line adjustment as presented is in full conformance with the Development Regulations and hope that you 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'.

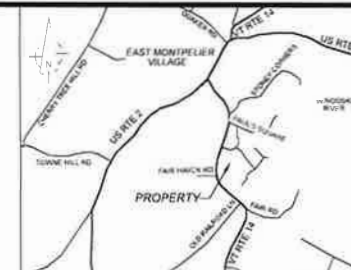
Timothy Morris
Survey / Engineering Technician

SURVEYORS NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE 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 BEARING FROM THE ROD AT POINT A TO THE ROD 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.
6. THE RIGHTS-OF-WAY OF VT RTE 14S, CARLETON BOULEVARD, & SANDY PINES 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.
7. THE CURRENT DEED TO THE HANGAR BUILDING LLC REFERS TO AN EASEMENT RECORDED IN BOOK 41 PAGE 179 WHICH RESERVES THE RIGHT TO RICHARD CASAVANT TO ACCESS THE LEACH FIELD SERVING SANDY PINES MOBILE HOME PARK.

LEGEND

- ROAD RIGHT OF WAY LINE
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPERTY LINE TO BE EXTINGUISHED
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD UTILITY LINE
- TIE LINE
- IRON ROD FOUND (DIA. , HT.)
- IRON PIPE FOUND (DIA. , HT.)
- REBAR SET W/ D. CAP
- UNMONUMENTED POINT
- UTILITY POLE
- PER DEED
- PER REFERENCE #
- N/F
- NOW OR FORMERLY



LOCATION MAP
NOT TO SCALE



LAND N/F OF
POTTER DEVELOPMENT, LLC
1975 VT RTE 14S

LAND N/F OF
WHEELER DEVELOPMENT, LLC
2045 VT RTE 14S

LAND N/F OF
NORTH COUNTRY FEDERAL CREDIT UNION
49 CARLETON BOULEVARD

LAND N/F OF
RICHARD & DIXIE BLAKE
85 CARLETON BOULEVARD

LAND N/F OF
VAUGHAN LIVING TRUST,
JEROME & KATHERINE VAUGHAN, LIFE ESTATE
110 CARLETON BOULEVARD

LAND N/F OF
THE HANGAR BUILDING, LLC
3.46 ACRES* ± BEFORE ADJUSTMENT
2.76 ACRES* ± AFTER ADJUSTMENT
*AREA EXCLUSIVE OF LAND WITHIN THE RIGHTS OF WAY OF VT
RTE 14S AND CARLETON BOULEVARD
1970 VT RTE 14S

LAND N/F OF
BENNETT FAMILY TRUST
LOT 2 PER REFERENCE 1
1.10 ACRES* ± BEFORE ADJUSTMENT
1.80 ACRES* ± AFTER ADJUSTMENT
*AREA EXCLUSIVE OF LAND WITHIN THE RIGHTS OF WAY OF
CARLETON BOULEVARD AND SANDY PINES ROAD
50 CARLETON BOULEVARD

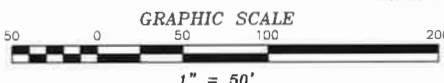
LAND N/F OF
KRISTIN BEAULIEU & ERIN EDWARDS
PATRICK & DIANE MCCORMACK, LIFE ESTATE
BOOK 146 PAGE 11
20 SANDY PINES RD

LAND N/F OF
GRJCR PROPERTIES, LLC
BOOK 153 PAGE 38
KEY DEED: BOOK 48 PAGE 218
BOOK 23 PAGE 47
REFERENCE #1
1920 VT RTE 14S

LAND N/F OF
G.J.G.W.P. LAND, INC.
BOOK 56 PAGE 320
1775 VT RTE 14S

ZONING INFORMATION
ZONE C - RESIDENTIAL - COMMERCIAL DISTRICT

MIN. LOT SIZE: 1 ACRES
MIN. LOT FRONTAGE: 150'
SETBACKS:
FRONT: 50' FROM CENTERLINE
SIDE: 25'
REAR: 25'
MAX. BUILDING HEIGHT: 35'



SUBJECT PROPERTIES:			
THE HANGAR BUILDING, LLC	BENNETT FAMILY TRUST		
MAILING ADDRESS:	RUBIN BENNETT & SHALINE		
80 CARLETON BLVD	KIRKPATRICK, LIFE ESTATE		
EAST MONTPELIER, VT	80 CARLETON BLVD		
	EAST MONTPELIER, VT		
PID: 09-034.010	PID: 09-022.000		
TAX MAP # 12-02-03.000	TAX MAP # 12-02-04.000		
SPAN: 195-062-10060	SPAN: 195-062-10056		
CURRENT DEED: BK 109 PG 440	CURRENT DEED: BK 149 PG 204		
KEY DEEDS: BOOK 25 PAGE 230,	CURRENT DEED: BK 149 PG 204		
BOOK 29 PAGE 300, & BK 25 PG 204	KEY DEED: BOOK 29 PAGE 353		

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.

2/11/2021 *William R. Chase*
DATED: WILLIAM R. CHASE, RLS. #542 VERMONT
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

BOUNDARY LINE ADJUSTMENT
THE HANGAR BUILDING, LLC
& BENNETT FAMILY TRUST
1970 VT RTE 14S & 80 CARLETON BLVD
EAST MONTPELIER, VERMONT

SCALE: 1" = 50' DATE: 2/11/2021 (PLOT# 2021-014) (DWG# 21014A)
DRAWN BY: TDM CHECKED BY: WRC (FIRM# 34-75/ETB) (SHEET 3/4)

Chase & Chase
301 North Main Street, Suite
Barre, Vt. 0564
802.479.9634
Surveyors & Septic
Designers, Inc.



LEGEND

Contours - LiDAR 1ft.

- Contour Line, Index Major
- Contour Line, Index Minor
- Contour Line, Intermediate Even
- Contour Line, Intermediate Odd

Rare Threatened Endangered

- Threatened or Endangered
- Rare

Wetland - VSWI

- Class 1 Wetland
- Class 2 Wetland
- Buffer

Parcels (standardized)

Roads

- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads

Stream/River

- Stream

1: 1,626

September 21, 2021



271.0 0 136.00 271.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

1" = 136 Ft. 1cm = 16 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

NOTES

Map created using ANR's Natural Resources Atlas



Bennett -- 80 Carleton Blvd & 1970 VT Rte. 14 S

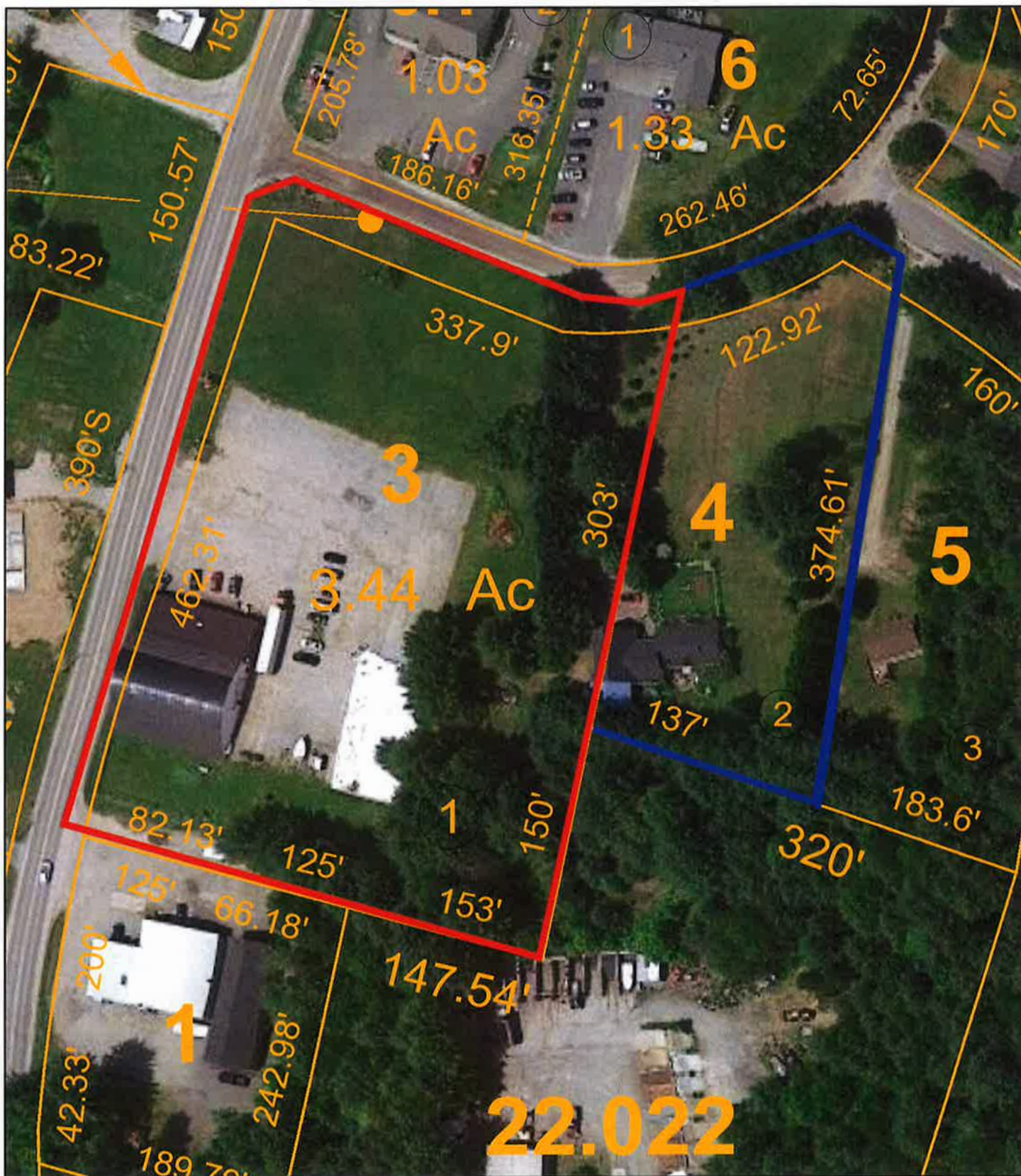
East Montpelier, VT



November 17, 2021

1 inch = 99 Feet

www.cai-tech.com



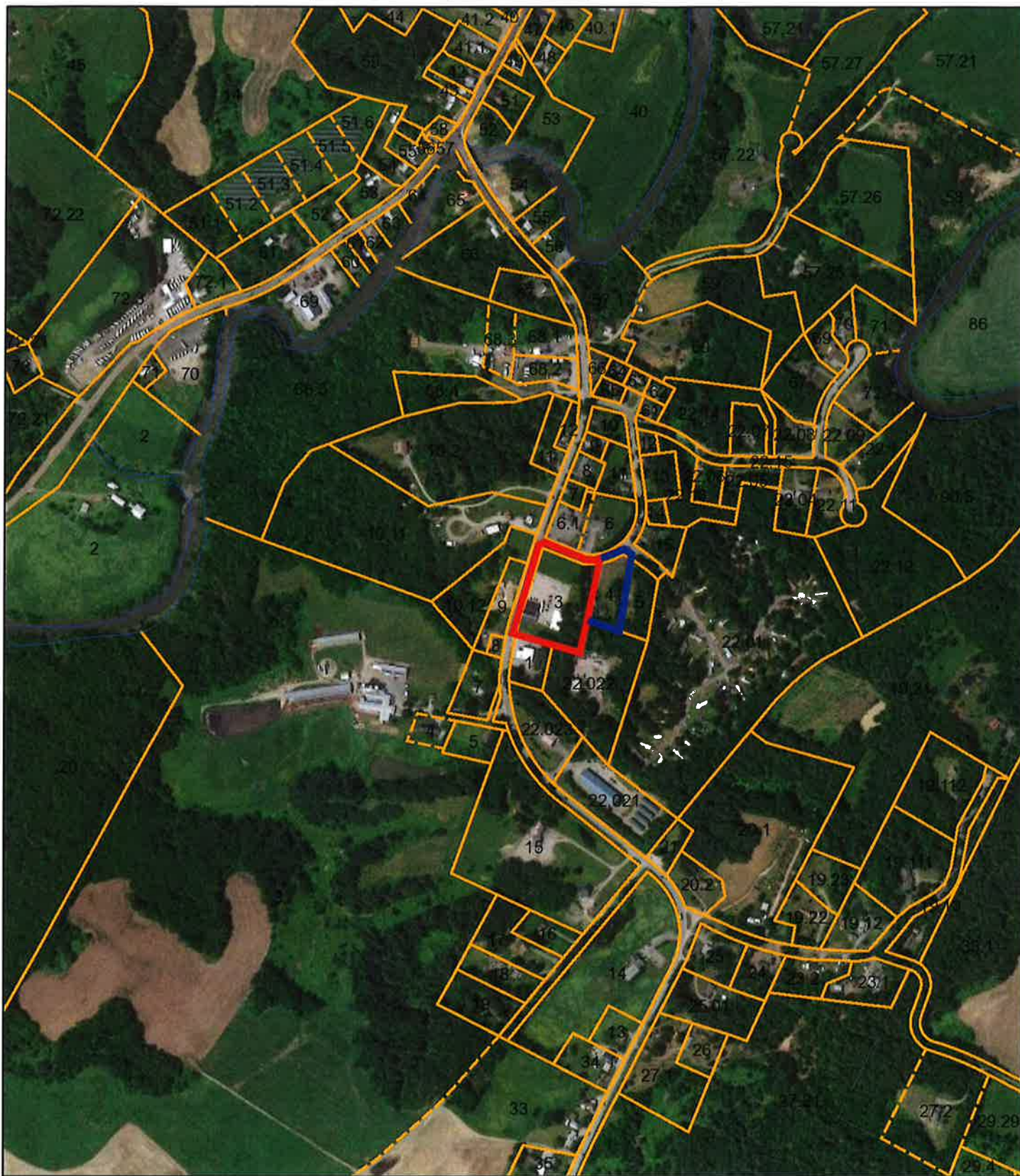
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



1 inch = 702 Feet



www.cai-tech.com



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