

TOWN of EAST MONTPELIER

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

C. Bruce Johnson, ZA
zoning@eastmontpeliervt.org
(802) 223-3313 ext. 205

May 24, 2022

Fairmont Farm Inc.
Attn: Richard Hall
141 Lylehaven Road
East Montpelier, VT 05651

Re: East Montpelier Zoning Application #21-035
185 Lyle Young Road

Dear Mr. Hall:

Please find enclosed the permit and supporting documents for the requested 2.40-acre boundary adjustment from 185 Lyle Young Road to 530 Dodge Road contained in East Montpelier Zoning Application #21-035.

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 understand that Permit #21-035 is solely for a boundary adjustment between Fairmont Farm Inc. (185 Lyle Young Road) with abutting landowners Paul & Lynn Guare (530 Dodge Road). No new lot has been created by this permit and the only allowable transfer result is the merger of the 2.40 acres with the Guare parcel.

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

Sincerely,



C. Bruce Johnson
East Montpelier Zoning Administrator

Permit # 21-035

ZONING PERMIT APPLICATION

Date Received: 6/2/21Zoning District E

TOWN OF EAST MONTPELIER

Parcel # 06-108.000Overlays WR

PO Box 157, East Montpelier, VT 05651

Tax Map # 09-00-33.100

- A. 1. Name of Landowner Fairmont Farm, Inc. Phone No. 802-223-3868
2. Address of Landowner 141 Lyle Haven Rd, E. Montpelier, VT 05651
3. Applicant (other than owner) Paul + Lynn Guare Phone No. 802-223-3879
4. Address of Applicant 530 Dodge Road East Montpelier VT 05651
5. Location of Property 530 Dodge Road East Montpelier VT 05651
185 Lyle Young Rd

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 Boundary Adjustment

2.4 acres from 06-108.000 to 06-054.000
09-00-33.100 09-00-33.200

C. Lot description: see new survey

1. acreage
2. road frontage Ft.
3. depth front yard Ft.
(Road centerline to building)
4. depth side yards Ft. Ft.
(building to lot lines)
5. depth rear yard 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 Ruth Guare Date 6/25/2021
Applicant Paul M. Guare Lynn M. Guare Date 05-25-2021

Zoning Permit Fee: \$ 75.00 Cash ☐ Check #102 Date 6/2/21 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.....

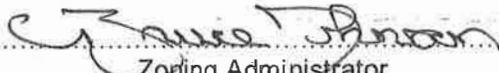
2. Appealed to Development Review Board By
Date

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 # 21-035 Date Issued 05/24/22 Effective Date 06/08/22

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

2. Date(s) of Hearing

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

4. ☐ Denied (See written decision for reasoning)

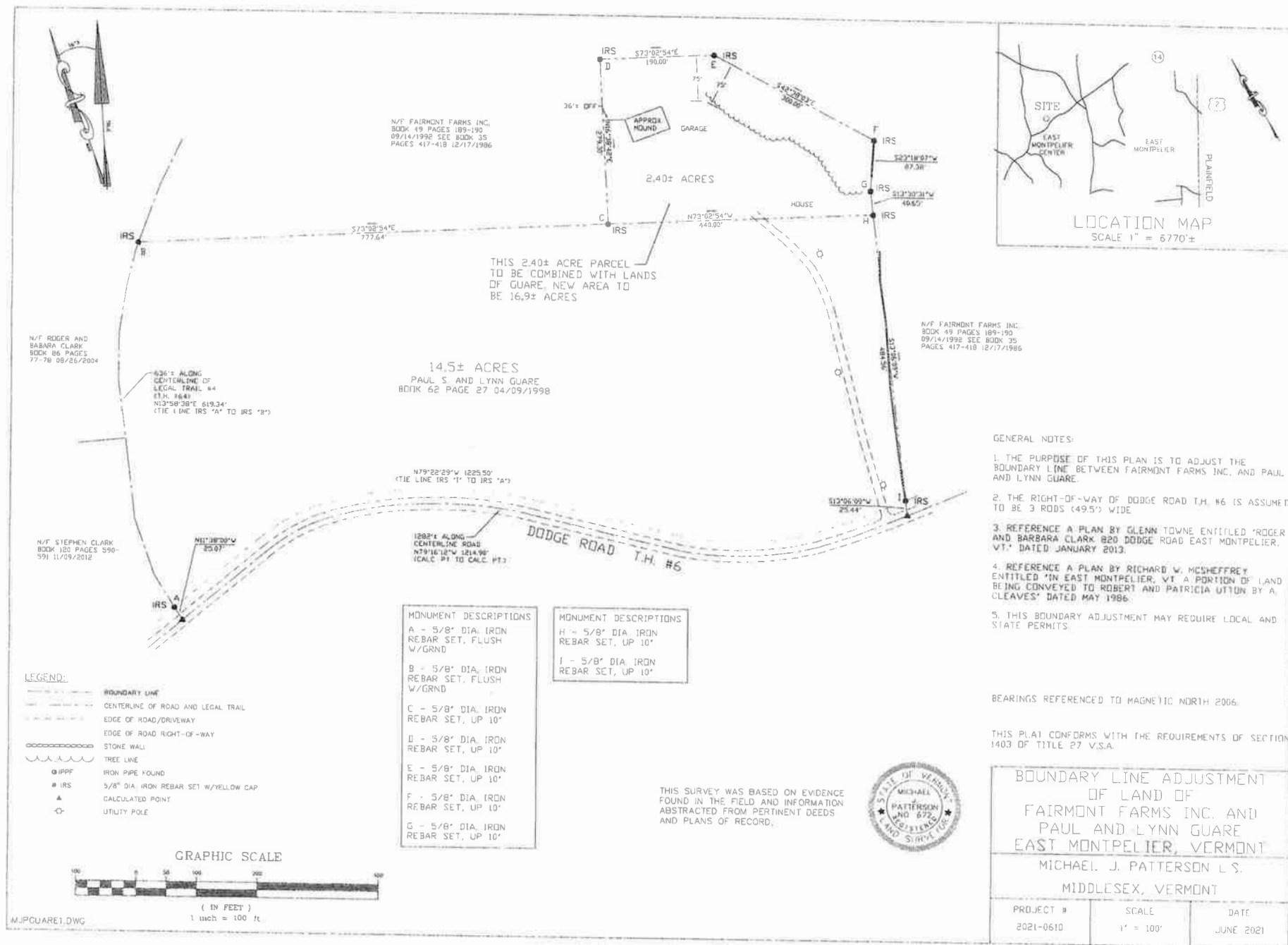
.....
Chairman, Development Review Board

The DRB's written decision was issued on:

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.

THIS IS AN ORIGINAL INK ON MYLAP
BY MICHAEL J. PATTERSON L.S.





Fairmont to Guare BA -- 530 Dodge Road

East Montpelier, VT



June 2, 2021

1 inch = 190 Feet



www.cai-tech.com



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Fairmont to Guare BA -- 185 Lyle Young to 530 Dodge

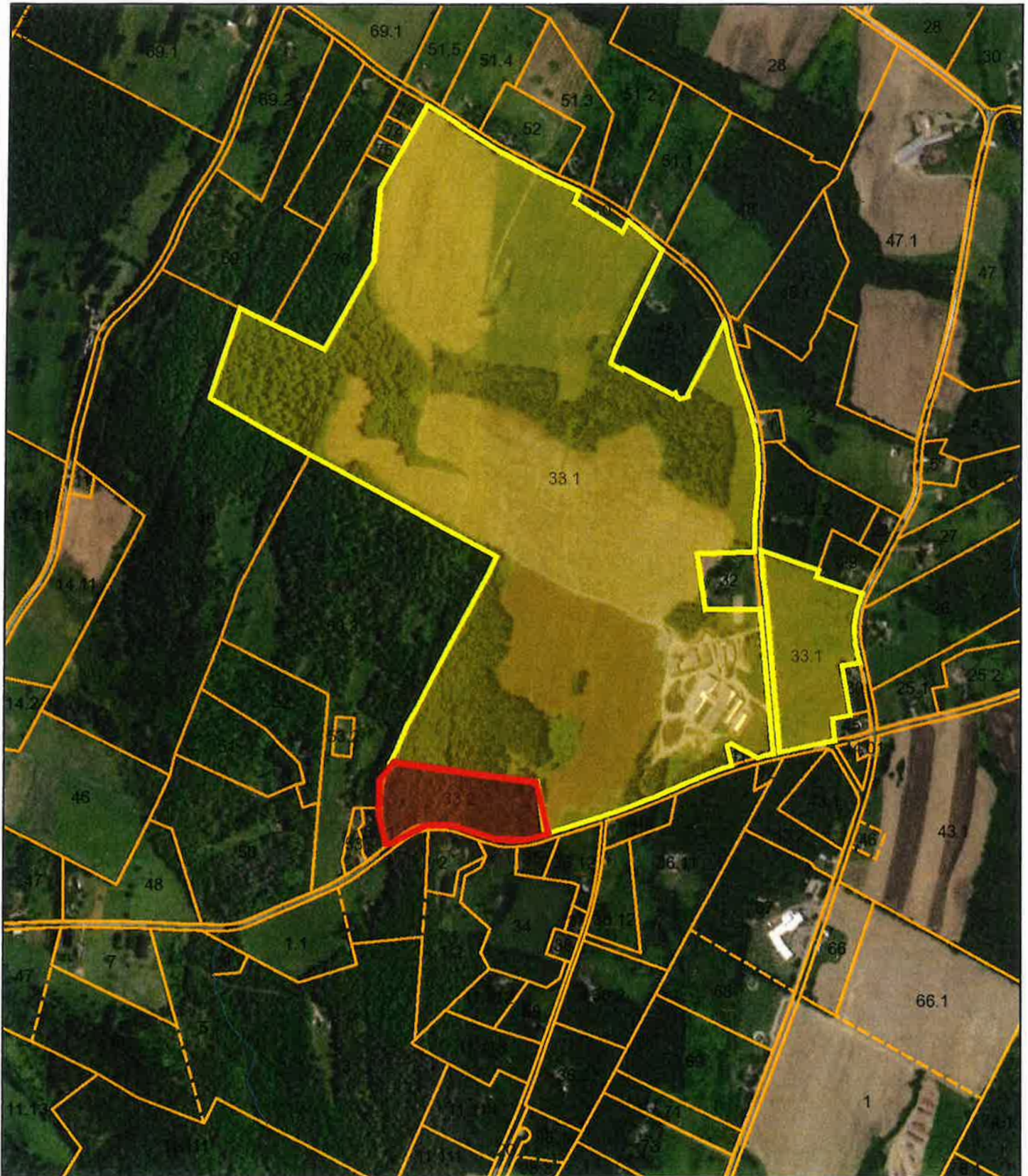
East Montpelier, VT

1 inch = 1078 Feet



June 2, 2021

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