

TOWN OF
EAST MONTPELIER, VERMONT
SELECTBOARD

Amy Willis (2021 – 2023)

Jon Jewett (2022 – 2024)

Judith Dillon (2021 – 2023)

Carl Etnier (2022 – 2025)

Chair, Seth Gardner (2021 – 2024)

August 24, 2022

Jon Jewett and Sylvia Vaillancourt
P.O. Box 231
East Montpelier, VT 05651

Re: East Montpelier Access Permit #22-052

Dear Mr. Jewett and Ms. Vaillancourt,

The East Montpelier Selectboard met on Monday, August 22, 2022, and approved your requested curb cut application for a new access on McKnight Rd. The board approved the request with the conditions recommended by Road Foreman Perry that you clear brush to ensure adequate line of sight and that your DRB Application, 22-051, is approved.

If you have questions on the construction conditions contained in the permit, please contact Road Foreman Guthrie Perry at (802) 223-5870.

Sincerely,



Gina Jenkins
East Montpelier Town Administrator

Permit # 22-052
CK#3430
Fee \$ 50.00

ACCESS (CURB CUT) APPLICATION
TOWN OF EAST MONTPELIER
PO Box 157, East Montpelier, VT 05651

Date Received: 7/14/22
Parcel # 06-006.000
Tax Map # 21-52-20.000

Applicant: Jon Jewett & Sylvia Vaillancourt Phone: 802 793-5627
Mailing Address: P.O. Box 231, East Montpelier, VT 05651
Property Owner: Same Phone: _____
Mailing Address: _____
Property Location: 130 Quaker Road, East Montpelier, VT

PROJECT DESCRIPTION: **sketch drawing and location map must be attached.**

☒ CONSTRUCT A NEW ACCESS

- ☐ agricultural
☐ commercial
☐ industrial
☒ residential
☐ development
☐ other _____

☐ CHANGE AN EXISTING ACCESS

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): _____
630' to intersection of McKnight Road with Quaker Road

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.

Same as below
Applicant

Jon Jewett
Property Owner

Date

7/14/22
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.

8-22-2022
Date

Awil
SELECTBOARD

Seth B. Gordon
SELECTBOARD

SELECTBOARD

Carl E. Etna
SELECTBOARD

SELECTBOARD

Road Foreman Determination:

☒ Proposed access meets applicable sight distance standards. Comments: _____
Clear brush and trees to ensure adequate line of sight.

Road Foreman Recommendations:

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 Foreman

8/18/22

Date

Additional Selectboard Conditions &/or Restrictions:

Selectboard approval is conditional upon DRB approval of permit 22-051.

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

MONUMENT DESCRIPTIONS	
51	1.5" I.D. IRON PIPE FOUND, BENT, SHOT BASE, 18" REVEAL
53	#5 REBAR, NO CAP, BENT, HELD BASE, 16" REVEAL
54	2" I.D. IRON PIPE FOUND, 4" BELOW GRADE
55	#5 REBAR GREEN PAINTED, NO CAP, 12" REVEAL
56	#5 REBAR, BENT, HELD BASE, 16" REVEAL
70	1" I.D. IRON PIPE FOUND, LEANING, HELD BASE, 12" REVEAL
501	#5 REBAR SET WITH "W.R. CHASE" ID CAP, XX" REVEAL
1218	#5 REBAR, NO CAP, 30" REVEAL

LEGEND

- ROAD RIGHT OF WAY LINE
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- 1/4" OF EXISTING EASEMENT
- SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- THREAD OF BROOK
- WOOD FENCE
- CHAINLINK FENCE
- OVERHEAD UTILITY LINE
- T.E. LINE
- EDGE OF MOWING
- IRON ROD FOUND (DIA. 1/4")
- IRON PIPE FOUND (DIA. 1/4")
- #5 REBAR SET WITH CAP
- UTILITY POLE
- PICK DEED
- PICK REFERENCE #
- N/4 OR FORMERLY
- MAPLE TREE
- APPLE TREE
- BALSAAM TREE
- CUMB STOPWATCH SHUT-OFF

REFERENCES:

1. A PLAN ENTITLED "SURVEY OF LOTS FOR JAMES SILVER, EAST MONTPELIER, VERMONT" BY DWIGHT M. BAKER LSP 317, DATED JULY 1979 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS, MAP HANGING FILE 22-77.
2. A PLAN ENTITLED "JON AND SYLVIA JEWETT, E. MONTPELIER, VERMONT SEPTIC SYSTEM" BY CHENETTE ENGINEERING INC., MICHAEL CHENETTE, DATED NOVEMBER 1991 AS PROVIDED BY THE STATE OF VERMONT AND MADE A PART OF PERMIT NUMBER EC-5-2709.
3. A PLAN ENTITLED "SURVEY FOR JAMES SILVER, EAST MONTPELIER, VERMONT" BY JUSTUS WHEELER LSP 67, DATED APRIL 4, 1978 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS, MAP HANGING FILE 21-63.
4. A PLAN ENTITLED "BOUNDARY SURVEY, HAMEL PROPERTY, KELTON ROAD, EAST MONTPELIER, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, DATED MAY 19, 2005 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS, MAP HANGING FILE 66-202.
5. A PLAN ENTITLED "WASHINGTON ELECTRIC COOPERATIVE INC." BY FREEMAN WALKER, DATED OCTOBER 26, 1951 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS, MAP HANGING FILE 1-7.

SURVEYORS NOTES

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, A GEOMAX ZOOM 80 TOTAL STATION, OF A GEOMAX ZENITHS PRO GNSS RECEIVER 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 STATE PLANE GRID NORTH BASED ON CORRS-CORRECTED GPS OBSERVATION (NAD 83) ZONE 18N, VCAP CORRS STATION, SCALE FACTOR 1). BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIAN OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
6. THE RIGHTS-OF-WAY OF QUAKER ROAD IS 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.
7. THE LIMITS OF MCKNIGHT ROAD ARE BASED ON REFERENCE #1 AND MONUMENTATION FOUND. MCKNIGHT ROAD IS OWNED IN FEE BY THE TOWN OF EAST MONTPELIER AS RECORDED IN BOOK 32 PAGE 260.

ZONING INFORMATION

ZONE C - RESIDENTIAL-COMMERCIAL DISTRICT

MIN LOT SIZE: 1 ACRE
MIN LOT FRONTAGE: 150'

SETBACKS:
FRONT: 50' (CL)
SIDE: 25'
REAR: 25'
MAX BUILDING HEIGHT: 35'

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.

5/24/2022 *William R. Chase*
DATED: WILLIAM R. CHASE RLS. #542 VERMONT
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL.

SUBDIVISION SURVEY

**JON JEWETT &
SYLVIA VAILLANCOURT**
130 QUAKER ROAD, EAST MONTPELIER, VT

SCALE: 1" = 100' DATE: 5/24/2022 PROJ. # 2022-055 DWG. # 22055A
DRAWN BY: TDW CHECKED BY: WRC FR/PC: 94/ EFB SHEET: SUB1

Chase & Chase

301 North Main Street, Suite
Barre, VT 05644
802.479.9636
Surveyors & Septic
Designers, Inc.

GRAPHIC SCALE

100 0 100 200 400

1" = 100'

SUBJECT PROPERTY:

JON V. JEWETT & SYLVIA VAILLANCOURT
PID: 06-005 000
TAX MAP #21-52-20-000
SPAN: 155-262-10537
AREA: 10.25 ACRES ±
DEED: BOOK 29 PAGE 415
KEY DEED: BOOK 29 PAGE 248

TIE LINE TABLE			
From	To	Direction	Distance
500	54	N 34°41'45" E	172.11
54	55	N 14°44'02" W	2.16