

# 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 07 - 2022

Effective Date: DECEMBER 22 - 2022

Location: 1294 BRAZIER RD

Owner: CODY & MICHELLE BLAKE

For: TO CONSTRUCT A NEW 20'x24' POLE BARN FOR  
DRY STORAGE BEHIND MAIN DWELLING

Application # 22-078

Approved by: **Tyson Brown, 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) 477-2241 or [jeff.mcmahon@vermont.gov](mailto:jeff.mcmahon@vermont.gov), before beginning any construction.

ENTERED

Permit # 22-078

ZONING PERMIT APPLICATION

Date Received: 11/30/22

Zoning District D

TOWN OF EAST MONTPELIER

Parcel # 05-096.040

Overlays N/A

PO Box 157, East Montpelier, VT 05651

Tax Map # \_\_\_\_\_

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- A. 1. Name of Landowner Cady + Michelle Blake Phone No. 802-371-9735  
2. Address of Landowner 1294 Brazier Rd Montpelier, VT 05602  
3. Applicant (other than owner) \_\_\_\_\_ Phone No. \_\_\_\_\_  
4. Address of Applicant \_\_\_\_\_  
5. Location of Property \_\_\_\_\_

B: Application is made (check appropriate boxes):

- To: For: For:
- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> One <input type="checkbox"/> Two-family dwelling | <input 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 checked="" 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 Construct a 20x24 Pole  
Barn for Storage

- C. Lot description:
- |   |  |
|---|--|
| 1. acreage <u>3.98</u>  | 4. depth side yards <u>190</u> Ft. <u>210</u> Ft.<br>(building to lot lines) |
| 2. road frontage <u>336</u> Ft.                                     |  |
| 3. depth front yard <u>363</u> Ft.<br>(Road centerline to building) | 5. depth rear yard <u>130</u> Ft.<br>(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 Cady + Michelle Blake Date 11/30/2022  
Applicant Cady + Michelle Blake Date 11/30/2022

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Zoning Permit Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check #1506 Date 11/30/22 Rec'd by JLA

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. Contact Jeff McMahon, our region's state permit specialist, at (802) 477-2241 or [jeff.mcmahon@vermont.gov](mailto:jeff.mcmahon@vermont.gov), before beginning any construction. The VT Agency of Natural Resources has an online "permit navigator" to help answer state environmental permit questions: <https://dec.vermont.gov/permitnavigator>

**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](http://publicservice.vermont.gov/energy_efficiency/rbes)  
Commercial Building Energy Standards: [http://publicservice.vermont.gov/energy\\_efficiency/cbes](http://publicservice.vermont.gov/energy_efficiency/cbes)

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**E. Action by Zoning Administrator:**

1. ☒ Granted ☐ Denied Date 12/7/22 Reason MEETS ALL REQUIREMENTS OF ZONING DISTRICT D

2. Appealed to Development Review Board: Date ..... By .....

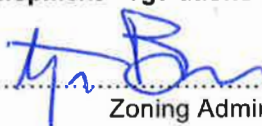
**Notice:** Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board &/or Town Clerk within 15 days of the decision or act. Appeal fee is \$150.

3. Final Action: Permit # 22-078 Date Issued 12/7/22 Effective Date 12/22/22

**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

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**F. Action by Development Review Board:**

1. Public Notice Date(s) .....

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.

.....Space above this line for recording data.....

**TOWN OF EAST MONTPELIER**  
**MEMORANDUM OF MUNICIPAL ACTION**  
24 V.S.A. Section 4449(c)

RECORD TITLE OWNER(S) OF PROPERTY (GRANTOR)

CODY & MICHELLE BLAKE

APPLICANTS(S) IF DIFFERENT FROM TITLE OWNER

PROPERTY DESCRIPTION

ADDRESS OF PARCEL 1294 BRAZIER RD

PARCEL ID NO 05-096.040 TAX MAP # \_\_\_\_\_

**TYPE OF MUNICIPAL ACTION(S):**

	PERMIT #	ACTION	DATE ISSUED
ZONING PERMIT	<u>22-078</u>	<u>GRANTED</u>	<u>12/7/2022</u>
DRB HEARING	_____	_____	_____
CERT COMPLIANCE	_____	_____	_____
SIGN PERMIT	_____	_____	_____
CURB CUT PERMIT	_____	_____	_____
R-O-W PERMIT	_____	_____	_____
VIOLATION NOTICE	_____	_____	_____

All Records of Municipal Actions are located in the Town Clerk's Office. See permit &/or decision for applicable conditions.



## General Checklist

Name: CODY & MICHELLE BLAKE Application #: 22-078

Property Address: 1294 BRAZIER RD

- ☒ Initial review of application
- ☒ Owner signature on application
- ☒ Copied map
- ☒ Sketch/site plan included
- ☒ Initial fee paid
- ☐ Access permit
  - ☐ Notified applicant permit needed
  - ☐ Permit issued
- ☐ Notified applicant to seek state permits
  - ☐ Septic permit issued
  - ☐ Other permits needed \_\_\_\_\_
- ☒ Checked for:
  - ☒ Floodplain; if yes, contacted state: \_\_\_\_\_
  - ☒ Conservation Overlay; Area \_\_\_\_\_
  - ☒ Water Resources Overlay
- ☒ Site visit scheduled for 12/6/22
- ☒ Site visit accomplished
- ☒ Setbacks met
- ☐ ZA Referred to DRB on \_\_\_\_\_
- ☒ ZA Approved
- ☐ ZA Denied
- ☐ ZA Decision appealed to DRB
- ☐ DRB hearing date \_\_\_\_\_
- ☐ Times Argus warning for DRB on \_\_\_\_\_
- ☐ Warning posted in public places
- ☐ Proof of abutter notice submitted
- ☐ Approved by DRB
- ☐ Denied by DRB
- ☐ Issued; Date: \_\_\_\_\_
- ☐ Appealed to Env Court
- ☐ Completed Memo of Municipal Action
- ☐ 911 # needed; # issued \_\_\_\_\_
- ☐ Entered Decision Into NEMRC

### Permit History:

24 R# 9/13/2021

E-Filed

VT Form  
**PTT-172**

**VERMONT**  
**PROPERTY TRANSFER TAX RETURN**

1-069-377-024

Confirmation number

V 42021028

For Town Use Only

**TRANSFERORS (Sellers)**

ANTONOVICH DAVID JR.  
8539 WAKEFIELD DR  
PALM BEACH GARDENS, FL 33410

**TRANSFEREES (Buyers)**

POWERS-NARVILA SAMANTHA B  
848 MAIN STREET  
WOBURN, MA 01801

\*Any additional transferors or transferees are listed at the bottom of this page

Tax Map # 08-01-10, 200

Date Acquired by Transferor: Mar-01-1999

Date of this Closing: Jun-25-2021

Land Size (acres): 3.40

Property Physical Location:

City/Town:

SPAN#

Check if property is located in  
multiple cities or towns ☐

LOT 2, NORTH STREET

East Montpelier

195-062-99999

This sale did not involve land ☐

Buyer Seller relationship type:

If other, description:

If transfer is exempt from Property Transfer Tax: 00 None

Interest in property: Fee Simple

If other, description:

If "undivided" percent of interest:

Type of building construction: None

If other, description:

Transferors use of property before transfer: Open Land

If other, description:

Transferees use of property after transfer: Domicile/Primary Residence

If other, description:

Will the property be rented after transfer? No

Enrolled in the Current Use Program? No

Have development rights been conveyed separately? No

New owner elects to continue current use enrollment? No

Does the transferee hold title to any adjoining property: No

Value paid or transferred as defined in 32 V.S.A. § 9601(6)

\$77,000.00

Value paid or transferred for personal property

\$0.00

Value paid or transferred for real property

\$77,000.00

Tax Due

\$385.00

Preparer's Name: ED HERFORD

Preparer's Phone: (802) 476-6681

Preparer's Address: BARRE, VT 05641-0000

Preparer's E-mail: ROSE@AMONESLAW.COM

**Additional Transferor (S) / Transferee (B)**

DIANA ANTONOVICH  
MIRIAM ANTONOVICH  
ERIKS POWERS-NARVILS

2670 EGRETS LANDING CT MT PLEASANT SC 29466-0000  
LAKE ANNE DRIVE WEST PALM BEACH FL 33411-0000  
848 MAIN STREET WOBURN MA 01801-0000

# Town of East Montpelier

# ZONING PERMIT

## NOTICE

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

Date Issued: March 10, 2021

Effective Date: March 25, 2021

Location: 1990 Brazier Road

Owner: Tom & Ann Brazier

For: Revised (see Permit 21-001) Boundary Adjustment:  
0.97 acres from Parcel # 05-094.000 to Parcel # 05-096.040

Application # 21-001 A

Approved by: C. Bruce Johnson, ZA

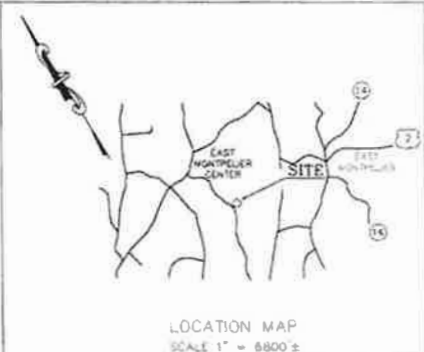
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MONUMENT DESCRIPTIONS  
A - 5/8" DIA. IRON REBAR SET UP 12"  
B - 5/8" DIA. IRON REBAR FOUND UP 18"  
C - P.K. NAIL FOUND IN LEDGE NOT FOUND BY THIS SURVEY  
D - 5/8" DIA. IRON REBAR FOUND UP 18"  
E - 5/8" DIA. IRON REBAR SET UP 12"



PLAN IN NOTE 3 CALLS FOR P.K. NAIL SET IN LEDGE NOT FOUND BY THIS SURVEY

N/F THE CHARLES EATON HAYNES TRUST  
BOOK 146 PAGE 192 DATED 10/25/2019  
BOOK 88 PAGES 578-579 DATED 04/22/2005  
(FORMERLY LOT #1)  
SEE PLAN NOTE #3

N/F CODY A. & MICHELLE N. BLAKE  
BOOK 163 PAGES 234-235 09/31/2020  
LOT #2 AS SHOWN  
ON PLAN IN NOTE 3  
OLD AREA = 3.01± ACRES  
NEW AREA = 3.98± ACRES

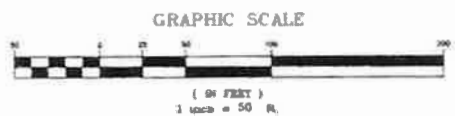
N/F THOMAS H. & ANN M. BRAZIER  
BOOK 97 PAGES 592-593 04/25/2007

0.97± ACRES TO BE ADDED TO LOT #2

N/F THOMAS H. & ANN M. BRAZIER  
BOOK 97 PAGES 592-593 04/25/2007

THIS SURVEY WAS BASED ON EVIDENCE FOUND IN THE FIELD AND INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND PLANS OF RECORD.

- LEGEND:**
- BOUNDARY LINE
  - - - - - EDGE OF ROAD RIGHT-OF-WAY
  - - - - - EDGE OF GRAVEL ROAD
  - IRF IRON REBAR FOUND
  - IRS 5/8" DIA. IRON REBAR SET W/YELLOW CAP
  - ▲ P.K. NAIL IN LEDGE
  - UTILITY POLE



- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO ADJUST THE NORTHERLY BOUNDARY LINE OF LOT #2.
  2. THE SUBJECT PROPERTIES ARE OWNED BY THOMAS H. & ANN M. BRAZIER AND THE DEED IS RECORDED IN BOOK 97 PAGES 592-593 DATED 04/25/2007. LOT #2 IS OWNED BY CODY A. & MICHELLE N. BLAKE AND THE DEED IS RECORDED IN BOOK 163 PAGES 234-235 DATED 09/31/2020.
  3. REFERENCE SURVEY BY WAYNE D. LAWRENCE ENTITLED "PROPERTY SUBDIVISION SITE PLAN FOR THOMAS H. BRAZIER ET AL BRAZIER ROAD EAST MONTPELIER, VERMONT" DATED DEC. 25, 2004.
  4. THE SUBDIVISION AS REFERENCED IN NOTE 3 IS SUBJECT TO A STATE OF VERMONT WASTEWATER PERMIT #WW-5-3082 DATED 02/18/2005 AND A TOWN OF EAST MONTPELIER ZONING PERMIT WOS-009 DATED 04/20/2005. THIS BOUNDARY ADJUSTMENT MAY REQUIRE ADDITIONAL STATE AND LOCAL PERMITS.
  5. THIS PROPERTY IS SUBJECT TO A 20' WIDE RIGHT-OF-WAY TO WASHINGTON ELECTRIC COOP DATED OCT. 9, 1969 AND RECORDED IN BOOK 24 PAGE 179. DATE OF RECORD IS JAN. 26, 1971.

BEARINGS REFERENCED TO MAGNETIC NORTH 2004

THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 1403 OF TITLE 27 V.S.A.

BOUNDARY ADJUSTMENT OF LAND OF THOMAS H. & ANN M. BRAZIER & CODY A. & MICHELLE N. BLAKE BRAZIER ROAD EAST MONTPELIER, VT MICHAEL J. PATTERSON L.S., MIDDLESEX, VERMONT		
PROJECT # 2020-10-05	SCALE 1" = 50'	DATE OCT. 2021

THIS IS AN ORIGINAL IRV OR BTR AT  
BY MICHAEL J. PATTERSON L.S.



509.76'

27.316

2

3.01 AC