



Permit # 24-001
CR# 526
Fee \$ 50.00

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

Date Received: 1.30.24
Parcel # 08-024.100
Tax Map # 09-00-10.220

Applicant: Jeffrey J Laquerre Phone: 802-522-5296
Mailing Address: 2199 VT Route 14 N E. Montpelier, VT 05651
Property Owner: Jeffrey J Laquerre Phone: 802-522-5296
Mailing Address: 2199 VT Route 14 N E. Montpelier, VT 05651
Property Location: 2199 VT Route 14 N E. Montpelier, VT 05651

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

- | | | | | | | | | | | | | | | | |
|--|---|-----------------|------------------|---------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> CONSTRUCT A NEW ACCESS | <input type="checkbox"/> CHANGE AN EXISTING ACCESS | | | | | | | | | | | | | | |
| <input type="checkbox"/> agricultural
<input type="checkbox"/> commercial
<input type="checkbox"/> industrial
<input checked="" type="checkbox"/> residential
<input type="checkbox"/> development
<input type="checkbox"/> other _____ | <table border="0"> <tr> <td>Current Access:</td> <td>Proposed Access:</td> </tr> <tr> <td><input type="checkbox"/> agricultural</td> <td><input type="checkbox"/> agricultural</td> </tr> <tr> <td><input type="checkbox"/> commercial</td> <td><input type="checkbox"/> commercial</td> </tr> <tr> <td><input type="checkbox"/> industrial</td> <td><input type="checkbox"/> industrial</td> </tr> <tr> <td><input type="checkbox"/> residential</td> <td><input type="checkbox"/> residential</td> </tr> <tr> <td><input type="checkbox"/> development</td> <td><input type="checkbox"/> development</td> </tr> <tr> <td><input type="checkbox"/> other _____</td> <td><input type="checkbox"/> other _____</td> </tr> </table> | Current Access: | Proposed Access: | <input type="checkbox"/> agricultural | <input type="checkbox"/> agricultural | <input type="checkbox"/> commercial | <input type="checkbox"/> commercial | <input type="checkbox"/> industrial | <input type="checkbox"/> industrial | <input type="checkbox"/> residential | <input type="checkbox"/> residential | <input type="checkbox"/> development | <input type="checkbox"/> development | <input type="checkbox"/> other _____ | <input type="checkbox"/> other _____ |
| Current Access: | Proposed Access: | | | | | | | | | | | | | | |
| <input type="checkbox"/> agricultural | <input type="checkbox"/> agricultural | | | | | | | | | | | | | | |
| <input type="checkbox"/> commercial | <input type="checkbox"/> commercial | | | | | | | | | | | | | | |
| <input type="checkbox"/> industrial | <input type="checkbox"/> industrial | | | | | | | | | | | | | | |
| <input type="checkbox"/> residential | <input type="checkbox"/> residential | | | | | | | | | | | | | | |
| <input type="checkbox"/> development | <input type="checkbox"/> development | | | | | | | | | | | | | | |
| <input type="checkbox"/> other _____ | <input type="checkbox"/> other _____ | | | | | | | | | | | | | | |

Distance, in feet, of the proposed access to the nearest intersection (specify the intersection): Hamlet Hill
175-180 ft

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.

[Signature]
Applicant
[Signature]
Property Owner

1/23/24
Date
1/23/24
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.

Date

SELECTBOARD

SELECTBOARD

SELECTBOARD

SELECTBOARD

SELECTBOARD

I, Jeffrey J Laquerre, would like to move my existing driveway from the access off of VT Route 14 N to a new access off of Hammett Hill Road. The existing access off of VT Route 14 N will remain where it is to allow access to the Perchlik property. My existing driveway from the access off VT Route 14 N will be removed and grass planted as soon as the other driveway is completed. I would like to move our driveway from the existing access as the tenant that is renting the Perchlik property has a daycare and our driveway is blocked multiple times a week due to the daycare parents not being able to make it up the driveway. We also feel that our driveway is dangerous for us to pull in and out of with trailers / campers as we have to back in off from rt 14 and have nearly been hit multiple times

6:18



ERM



HAMMETT HILL RD

HAMMETT HILL RD

VERMONT RTE 14 N

Parked Car

25°
AQI 36

Search Maps



JL

Zoning Administrator Staff Report

24-001 Curb Cut for Jeffrey J. Laquerre 2199 VT Route 14N & Hammet Hill Rd

REQUEST:

To construct a new residential driveway off Hammet Hill Road and permanently discontinue the portion of the current driveway that allows access to 2199 VT Route 14N (Laquerre). The portion of the current driveway that allows access to 2195 VT Route 14N (Perchlik) will remain.

BACKGROUND:

The property is in Zone D: Rural Residential-Agricultural District which requires a 3-acre minimum lot size, rear and side setbacks of 25 feet minimum, front setback of a minimum of 40 feet as measured from road centerline, and a minimum frontage requirement of 250 feet. This lot is considered a corner lot and as such has only front and side yards (Section 3.8 (E) of the LUDR, page 26).

This lot is considered a pre-existing non-conforming lot as it relates to lot size since it was created before the current regulations (Section 3.9 (A) of the LUDR, page 26)). Current lot size is 2.47 acres.

The parcel that abuts 2199 VT Route 14 N is 2195 VT Route 14 N and these lots were created of equal size and an access easement was granted to the owner at that time to ensure egress. Please see the attached Warranty Deed describing both the subdivision as well as the easement.

ANALYSIS:

Section 3.3 (D) on page 22 of the LUDR outlines that lots shall be served by no more than one access. The current access is shared by both 2195 and 2199 VT Route 14N. 2195 has a permanent access easement across 2199. This easement will remain in place and not be changed. Nor does the easement require that access be shared; it is expressly there to ensure access to 2195.

The applicant is proposing to permanently discontinue and remove their existing access to their home from VT Route 14N and establish access from Hammet Hill Road. Given the easement for 2195, changing the access to Hammet Hill Road for 2199 appears to meet the standard under D.1 of the LUDR.

It should also be noted that D.6 states that access for a lot that has frontage on two roads (e.g. a corner lot, such as this parcel is), shall have access from the secondary, or less traveled road. Given that the proposed access will move to Hammet Hill Road, which is not a main arterial route like RT 14 N, it would appear that the proposed location of the new driveway will also meet this standard. It also appears to meet the requirements of Section 3.3 (E) for Driveways. The Road Foreman typically reviews and comments upon the requirements for B-71 for curb cut applications.

It should also be noted that the current access to utilities that are available from the existing curb cut on RT 14N will not be hindered or changed. Nor does this application require DRB review as the access was not part of the subdivision approval from 1994.

If approved, the applicant will be required to obtain a new address and E911 designation and the current address shall be discontinued.