

Permit # 24-042
Zoning District B + D
Overlays _____

ZONING PERMIT APPLICATION
TOWN OF EAST MONTPELIER
PO Box 157, East Montpelier, VT 05651

Date Received: 9/19/24
Parcel # 09-058.100
Tax Map # 12-02-27.200

- *****
- A. 1. Name of Landowner..... Sarah Snow, Jessica Ballard, Elizabeth Gurney Phone No..... 802-363-4070
2. Address of Landowner..... 293 Clark Road, Northfield, VT. 05663
3. Applicant (other than owner)..... Phone No..... 802-363-4070
4. Address of Applicant..... 293 Clark Road, Northfield, VT. 05663
5. Location of Property..... 0 East Hill Road, East Montpelier, VT. 05651

B: Application is made (check appropriate boxes):

- | | | |
|--|---|---|
| To: | For: | For: |
| <input type="checkbox"/> Construct | <input type="checkbox"/> One <input type="checkbox"/> Two-family dwelling | <input checked="" 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 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 checked="" type="checkbox"/> Change use | <input type="checkbox"/> Industrial | <input type="checkbox"/> Other |

Describe work to be performed. Subdivide 44.6 acre lot into (4) parcels and have 1 common driveway between residential lots
(1) 6 acre parcel - currently zoned Industrial, change use to Commercial for Potential future multi family homes
(1) 15 acre parcel - zoned Residential
(1) 15 acre parcel - zoned Residential
(1) 8.6 acre parcel - zoned Residential

C. Lot description:

- | | |
|--|---|
| 1. acreage <u>44.6</u> | 4. depth side yards Ft. Ft.
(building to lot lines) |
| 2. road frontage Ft. | |
| 3. depth front yard Ft.
(Road centerline to building) | 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 Sarah Snow Date 9/17/2024
Applicant Sarah Snow Date 9/17/2024

Zoning Permit Fee: \$ 700.00 Cash _____ Check #342 Date 9/19/24 Rec'd by KAP
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, 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

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: 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 # Date Issued Effective Date

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(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.

Sketch Plan Application – Table 6.1 Subdivision Application Requirements

Applicant: Sarah Snow

Location: 0 East Hill Road, East Montpelier, VT.

(A)

Application form – Attached

Application Fee – N/A (Sketch Plan)

Name of Applicants – Sarah Snow, Jessica Ballard, Elizabeth Gurney, 293 Clark Road, Northfield, VT. 05663

Description – Subdivide 44.6 acres into (3) residential lots of 15 acres, 15 acres and 8.6 acres and (1) 6 acre parcel zone Commercial. One shared driveway off East Hill to access 3 houses off East Hill for the respective land owners. Houses will not be permitted at this time (application for subdivision only). No curb cut off Route 14 South at this time for Commercial property.

(B)

Existing Property Lines – Attached

Location of known features – Attached

Existing and Proposed Roads – Attached

Proposed building envelopes – Attached

(C)

N/A

(D)

Site Location map showing subdivision – Attached

Offsite Easements – Future drilled well and septic system (Type TBD and will be determined during Preliminary and Final Plan).

Proposed covenants/deed restrictions – N/A

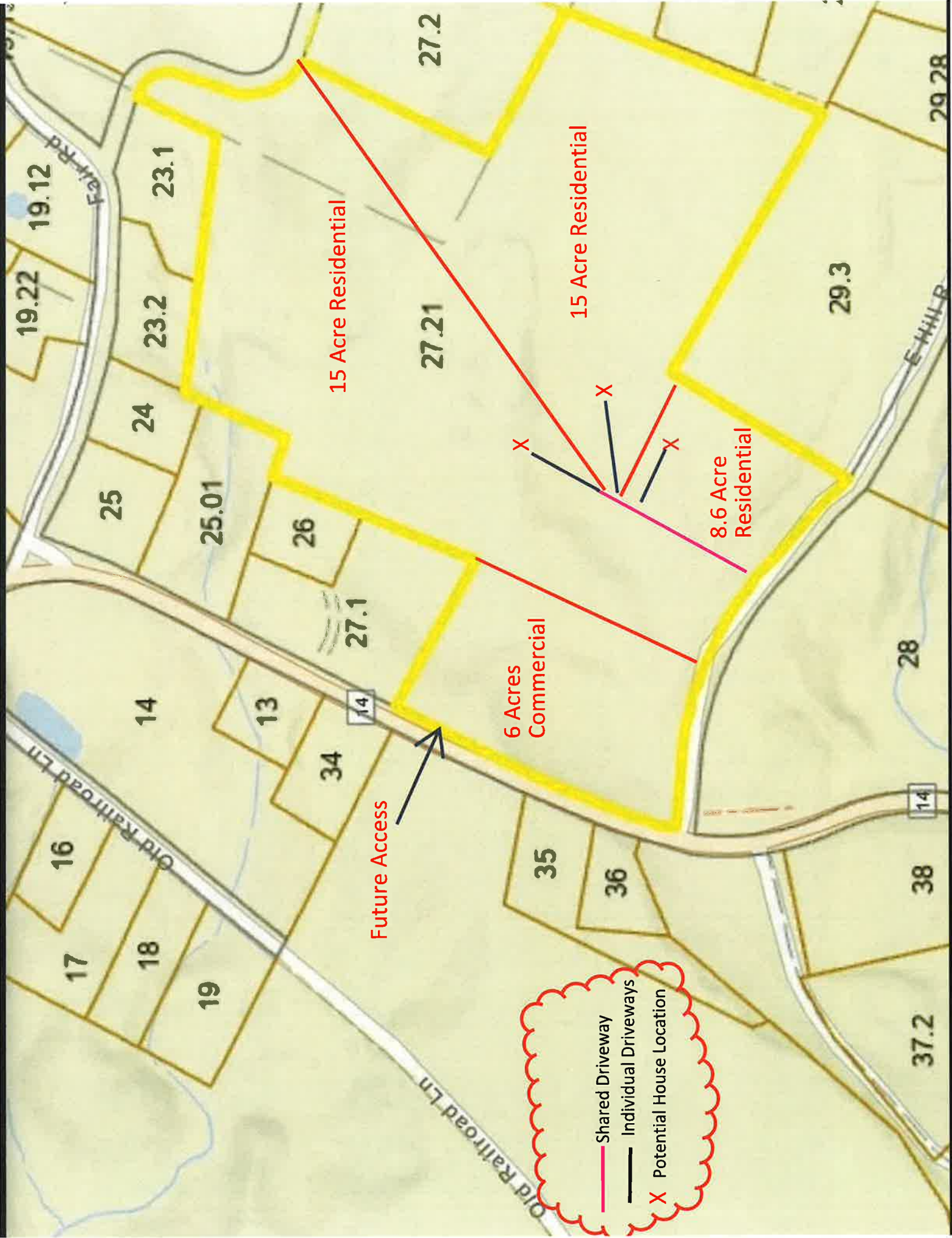
Proposed homeowner or tenant association –

Residential: Shared residential driveway to be maintained by 3 homeowners, no association to be created at this time.

Commercial: TBD

(E)

Proposed Phasing Schedule – Septic Test Pits November 2024, Complete subdivision by February 2025, Lot Clearing, Install Driveway and Power Spring & Summer 2025. Begin permitting process for first house Fall 2025/Construct house Spring 2026



15 Acre Residential

15 Acre Residential

8.6 Acre Residential

6 Acres Commercial

Future Access

- Shared Driveway
- Individual Driveways
- X Potential House Location

19.22 19.12

23.1 23.2

27.2 27.21

29.3

24 25

25.01

26

27.1

14

13

14

34

35

36

28

14

38

37.2

29.28

Old Railroad Ln

Old Railroad Ln

E Hill P

