HARTFORD PLANNING COMMISSION
March 31, 2025
Meeting Notice and Agenda

The Hartford Planning Commission will meet on Monday, March 31, 2025, beginning at 6:00 p.m. to consider the following Administrative Matters and Applications.

This meeting will be conducted in person at Hartford Town Hall, 171 Bridge Street, White River Junction, Vermont. In addition, you may join the meeting remotely as follows:

Microsoft Teams Need help?
Join the meeting now
Meeting ID: 232 647 222 975
Passcode: xE2rm23s

Dial in by phone
+1 802-377-3677,,585074781#
Find a local number
1 (802) 377-3677
Phone conference ID: 585 074 781#

If you have problems accessing this meeting, please email Jo-Ann Ells at jells@hartford-vt.org

A. Administrative Matters beginning at **6:00 p.m.**

1. Public Comment. 2. Elect Officers. 3. Bliss Road Tower Replacement. 4. Minutes. 5. Administrative Permits. 6. Act 250 Applications. 7. Town Plan Steering Committee update. 8. Regional Planning Commission update/Land Use Plan. 9. Climate Action Plan update. 10. Availability for the next Public Hearing.

B. Public Hearing, beginning at **6:30 p.m.**

1. Application #25-04 by Richard and Paula Smardon (owners/applicants) for approval of a boundary line adjustment between lots 02-0113-000 and 02-0113-001, 4531 and 4533 Quechee West Hartford Road, West Hartford, in a RL-1 zoning district.

2. Application #25-05 by Robert Wetzel, Brenda Mainer, and Quechee Webster LLC (owners/applicants) for approval of a boundary line adjustment between lots 12-0185-000 and 12-0186-000, 0 and 1453 Quechee Hartland Road, Hartford, in a RL-3 zoning district.

3. Application #25-06 by WEH Holdings, LLC and William Harris (owners/applicants) for approval of the subdivision of lot 13-0037-004 into two lots, 5580 Woodstock Road, Quechee, in an approved Planned Development.

4. Application #25-07 by Zi Chen (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for approval of a third dwelling

unit in an existing structure, lot 22-0096-000, 238 Norwich Avenue, Wilder, in a R-1 zoning district.

5. Application #25-08 by Giri White River Hex Property 121 LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for approval of the conversion of suites into single-rooms at the Holiday Inn Express and Suites, lot 14-0018-000, 121 Ballardvale Drive, Wilder, in a GCR zoning district.

6. Application #25-09 by Crystal Howard (owner/applicant) for the approval of a subdivision amendment involving the removal of the requirement to install a sprinkler system in a new dwelling on lot 03-0010-006, 2111 Wildlife Road, West Hartford, in a RL-5 zoning district.

Please call the Department of Planning and Development (802) 295-3075 to request copies of the application materials. Persons wishing to be heard regarding these applications may do so by participating in the meeting, having another party participate in the meeting on their behalf, and/or by submitting written testimony.

An interested person who has **participated** in a municipal regulatory proceeding may appeal a decision rendered in that proceeding to the Vermont Environmental Court. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding.

John Reid, Chair

Planning Commission
Administrative Agenda
March 31, 2025

1. Public Comment
2. Elect Officers
3. Bliss Road Tower Replacement Update
4. Minutes February 24, 2025
5. Administrative Permits
    - rePlay Arts, 87 Maple Street
6. Act 250 Applications

    None
7. Town Plan Steering Committee update (Bruce)
8. Regional Planning Commission update (Bruce)
9. Climate Action Plan update (John R.)
10. Availability for the next Public Hearing (May 5th)

DRAFT
Minutes
Hartford Planning Commission
February 24, 2025

THIS MEETING WAS CONDUCTED IN COMPLIANCE WITH THE VERMONT OPEN MEETING LAW IN PERSON WITH ELECTRONIC PARTICIPATION AVAILABLE

Present: John Reid, Bruce Riddle, Toby Dayman, Dillon Bianchi, John Heath, Colin Butler, Dylan Kreis, and Jo-Ann Ells, Zoning Administrator

Absent: Kim Souza, Selectboard Liaison

John Reid read the hybrid meeting script, and took a roll call.

Administrative Matters

1. Public Comment

None.

2. Vermont Municipal Planning Grant Application

Matt Osborn discussed an opportunity for a Vermont Municipal Planning Grant to update the Town's Capital Improvement Plan.

It was noted that the maximum grant award is $30,000, Town would be responsible for a 10% match, and the Plan would be delivered by January 31, 2026.

Bruce Riddle moved to support the grant application and to authorize the Chair to sign the application. Colin Butler seconded, and the motion passed unanimously.

3. Bliss Road Tower Replacement

The Applicant's Attorney William Dodge noted that a balloon test will be conducted during March in order to prepare photo simulations for review by the Town. He added he anticipated this would be submitted by the end of March.

William Dodge explained that the Town will be given thirty (30) days to comment after the photo simulations are delivered, and the Applicant is available to attend a hearing with the Planning Commission and/or the Selectboard after the photo simulations are complete.

Lastly, William Dodge explained that the Applicant would like to know if there are areas of the Town from which the Town would like photographs taken.

Jo-Ann Ells noted that she would discuss locations for the photographs with the Town Planner and get back to the Applicant.

The Commission continued the item to their next meeting.

4. Municipal Code of Ethics training

Jo-Ann Ells noted that information was emailed to Commission regarding the requirement to watch the Municipal Code of Ethics training video. She explained that when they start the training, they will be prompted to enter the email address of the appointed Town contact in order for the Town to track that the training has been completed. She stated that the contact is the Town Manager, John Haverstock.

5. Minutes

Colin Butler moved to approve the minute of January 13, 2025. Bruce Riddle seconded, and the motion passed unanimously.

6. Administrative Permits

Jo-Ann Ells noted that an administrative permit was issued to the Hartford Area Career & Technology Center to amend Brookmeade Phasing Plan to avoid having construction vehicles drive on a newly paved road.

7. Act 250 Applications

Jo-Ann Ells note that QLLA had submitted their application for a Golf Cart Barn to Act 250.

8. Town Plan Steering Committee update

No update.

9. Regional Planning Commission update

Bruce Riddle noted that the RPC is meeting on February 26, 2025 to present the draft municipal plan.

10. Climate Action Plan update

John R. explained that a report regarding town hazards was received from the Nature Conservancy and the Climate Action Committee is working on an executive summary of the report.

11. Availability for the next Public Hearing

All Commissioners anticipated being available for the March 31st Hearing.

Public Hearing

John Reid opened the Public Hearing, explained the Hearing process, and administered the oath.

1. Application #25-01 by Alexander and Candice DeFelice (owners/applicants) for approval of the subdivision of lot 42-0061-000 into two lots, 565 Maple Street, Hartford, in a R-1M zoning district.

Alex DeFelice and Skip Nalette were present.

Skip gave an overview of the subdivision.

Toby Dayman asked of the development shown on the site plan was conceptual. Skip Nalette confirmed it represented the applicant's plans to develop the new lot.

Bruce Riddle noted that there will be a large undeveloped area in the back of the parent lot. It was noted that the applicant was not proposing to develop this area at this time.

Colin Butler asked if there are requirements for private drives. Jo-Ann Ells explained that requirements apply to driveways serving three or more lots.

John Reid asked if there was any public comment.

Adjacent property owners Theresa and Gary Johnson introduced themselves.

The Johnsons expressed concern with the accuracy of their property lines as depicted on the survey. After a discussion, John Reid noted that the Planning Commission cannot settle a boundary line dispute.

Colin Butler asked if the survey was based on new research. Skip Nalette confirmed that it was. Colin noted that the issue is a civil matter.

Colin Butler excused himself from the meeting due to a conflict.

Bruce Riddle moved to close the Public Hearing. Dylan Kreis seconded, and the Public Hearing was closed.

Bruce Riddle moved to approve the application as presented.

Dylan Kreis seconded, and the motion passed unanimously.

2. Application #25-02 by Quechee Lakes Landowners Association (owner/applicant) for

Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations and compliance with the Quechee Lakes Master Plan for a Golf Cart Barn, lot 07-0087-Q-Ski, Quechee Main Street, Quechee, in the Quechee Lakes Planned Development.

Ken Lallier and Will Davis were present.

Will Davis reviewed the proposed development and asked the Commission to consider an addition to the application consisting of a staffed pavilion for golf bag drop off.

Dylan Kreis asked if solar panels were planned. Will Davis confirmed solar panels would be added to the roof.

Ken Lallier noted that while EV charging stations were not planned at this time, they may consider adding them in the future. He added that the existing EV charging stations in the adjacent parking lot are not utilized as much as they anticipated.

The Commission discussed the location and function of the proposed pavilion, possibility to reduce pavement, and lack of a landscaping plan.

Dylan Kreis asked if the applicant had considered permeable surfaces. Will Davis noted that they require a lot of maintenance.

There was no public comment.

It was agreed that a landscaping plan would be required for review and approval by Toby Dayman.

Bruce Riddle moved to close the Public Hearing. Dylan Kreis seconded, and the Public Hearing was closed.

Bruce Riddle reviewed changes to the Findings of Fact.

Bruce Riddle moved to approve the application with the noted changes.

Dylan Kreis seconded, and the motion passed unanimously.

3. Application #25-03 by Roost Holdings, LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a Food Truck, lot 46-0046-000, 230 South Main Street, White River Junction, in the CB zoning district.

Mark Babson was present.

Mark explained that he was seeking approval to have a food truck on site on occasion.

The Commission expressed concern with the lack of a schedule for the food truck.

Noting two proposed locations for the food truck, the Commission reviewed the loss of parking spaces for each proposal.

Mark Babson noted that he can schedule deliveries when a food truck is not on site.

Toby Dayman asked where the food tuck would be stored. Mark Babson explained that he does not own a food truck, the trucks(s) will be privately owned.

John Heath commented that he did not think the temporary loss of parking spaces would have a significant impact given the existing on-site parking waiver when the addition was approved.

It was noted that the owner of the food truck might need to park on site outside of hours they are serving food to set up/clean up.

John Reid asked for public comment.

Steven Pomije introduced himself as a resident of 183 South Main Street.

Steven Pomije expressed concern with noise from the food truck's generator, traffic, pollution, pedestrian safety, and existing truck traffic in the downtown. He noted that acoustic tiles/buffers should be added to the HVAC units to buffer noise.

Steven Pomije left the Hearing.

The Commission agreed that any approval should be conditioned on the food truck plugging into the building/not using generators.

After some discussion, it was agreed that:

- Food trucks may not use generators/must be plugged into the building.
- Food trucks may operate a maximum of six hours a day between Noon and 8PM.
- Food trucks may operate a maximum of 8 times a month.

It was noted that the schedule did not restrict the parking of the truck on site in the approved location(s) before or after the hours they are open to the public.

Dillon Bianchi moved to close the Public Hearing. Bruce Riddle seconded, and the Public Hearing was closed.

Dillon Bianchi moved to approve the application with the noted changes.

Dylan Kreis seconded, and the motion passed 5-1 with Toby Dayman opposed due to concerns with traffic.

Adjournment

At 8:45 p.m., Dillon Bianchi moved to adjourn. Toby Dayman seconded, and the Hearing was adjourned.

Respectively Submitted,

Toby Dayman, Clerk

Planning Commission Terms

Dillon Bianchi 09-05-25
Dylan Kreis 6/26/2026
John Reid 02-05-27
John Heath 03-11-27
Toby Dayman 06-24-27
Colin Butler 06-24-27
Bruce Riddle 02-03-28

1. 25-04

DRAFT
FINDINGS OF FACT
CONCLUSIONS OF LAW
AND
DECISION

HARTFORD PLANNING COMMISSION

Application #25-04 by Richard and Paula Smardon
for approval of a boundary line adjustment
4531 and 4533 Quechee West Hartford Road
West Hartford, in a RL-1 zoning district

This decision pertains to application #25-04 by Richard and Paula Smardon (owners/applicants) for approval of a boundary line adjustment between lots 02-0113-000 and 02-0113-001, 4531 and 4533 Quechee West Hartford Road, West Hartford, in a RL-1 zoning district.

FINDINGS OF FACT

Based upon the information contained in the exhibits for this application (see attached list) and the evidence adduced at the Planning Commission meeting of March 31, 2025, the Hartford Planning Commission makes the following Findings of Fact:

1. The owners of record of lot 02-0113-000 are Richard and Paula Smardon who acquired the lot on 07-03-06. The deed is recorded in volume 405, page 371 of the Hartford Land Records.

   The owners of record of lot 02-0113-001 are Richard and Paula Smardon who acquired the lot on 04-15-98. The deed is recorded in volume 255, page 19 of the Hartford Land Records.

2. The lots are located at 4531 and 4533 Quechee West Hartford Road, in West Hartford.

3. Lot 02-0113-000 is approximately 9.5 acres.

   Lot 02-0113-001 is approximately 1.9 acres.

4. Lot 02-0113-000 is developed with a single-unit dwelling and shed.

   Lot 02-0113-001 is developed with a single-unit dwelling and shed.

5. The lots are class three (3), on-site water and sewer.

6. The lots are in a RL-1 zoning district.

This Application

7. The applicants propose to annex 6.5 acres from lot 02-0113-000 to lot 02-0113-001.

   After the adjustment, lot 02-0113-000 will be approximately 3 acres and lot 02-0113-001 will be approximately 8.4 acres.

8. Minimum Area and Dimensional Standards in the RL-1 zoning district are:

	Area (acres)		Lot Dimensions (feet)		Setbacks (feet from property lines)		
Class	**Per Dwelling Unit**	**Per Lot**	**Width**	**Depth**	**Front**	**Side**	**Rear**
Any	1 acre	1 acre	125	150	35	25	25

9. After the annexation, the lots will continue to meet the Minimum Area and Dimensional Standards.

10. Access to the lots is via a shared driveway off the Quechee West Hartford Road and an existing 30’ right-of-way over lot 02-0113-000 benefiting lot 02-0113-001.

11. Given that lot 02-0113-001 is increasing in size, and that a full survey of lot 02-0113-001 was completed in 1991 when the lot was created, the applicants are requesting a waiver from providing a full boundary survey for lot 02-0113-001. (The survey done in 1991 is recorded in Hartford’s Land Records, slide 209A.)

12. As indicated on the survey, portions of proposed lot 02-0113-001 are in the Special Flood Hazard Area and include a riparian buffer area along the White River.

13. The application is a “One-step” application under section 203-C 2 of the Subdivision Regulations.

14. The applicants understand that they retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project.

15. The applicants understand that to finalize this approval they must submit a complete Zoning Permit application within 180 days of this decision, or the decision will be null and void.

3. 25-04

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Hartford Planning Commission concludes that the proposed subdivision meets the requirements of the Town of Hartford Subdivision Regulations including:

Section 200-2 Hartford Subdivision Regulations:

A. To guide future development in accordance with the Hartford Master Plan (the Plan), Zoning Regulations, Flood Hazard Area Regulations, Capital Budget and Program, and all other Town adopted bylaws, ordinances, regulations, plans, policies, and procedures.

B. To promote a desirable relationship to the landform, its topography and geology, natural drainage and surface water runoff, surface water, and groundwater.

C. To conserve natural resources and fragile features such as prime agricultural soils, wetlands, streams, ponds, steep slopes, ridgelines, important wildlife habitat and connectivity, and scenic views.

D. To minimize the fragmentation of productive resource lands, including farm and forest land, and to promote their continued use and availability for agriculture, forestry, and wildlife.

E. To maintain Hartford's historic settlement pattern, defined by compact villages surrounded by rural countryside.

F. To encourage variety, innovation, flexibility, and greater efficiency in residential development including clustering of lots, in accordance with the provisions of 24 V.S.A. §4417 (Planned Unit Development).

G. To establish standards of subdivision design including, but not limited to provisions for pedestrian and vehicular traffic, surface water runoff, surface water, and suitable building sites for the land use contemplated.

H. To ensure development does not exceed the ability of the Town to provide public services and facilities, and that these facilities and services are available and will have sufficient capacity to serve any proposed subdivision. Such facilities and services include, but are not limited to: parks, recreation areas, schools, police and fire protection, libraries, water and wastewater facilities, roads, and public parking.

I. To provide adequate utilities such as water, wastewater, electricity, telephone, and broadband.

J. To provide the most efficient relationship between land use and the circulation of traffic throughout the Town, encourage access management, and avoid undue traffic congestion

and overburdening of roads, highways, and intersections.

K. To promote the conservation of energy and use of renewable energy resources.

L. To encourage variety in the type, size, and cost of housing to meet the needs of Hartford's diverse population.

DECISION

The Hartford Planning Commission, based upon the forgoing Findings of Fact and Conclusions of Law hereby approves application #25-04 by Richard and Paula Smardon (owners/applicants) for approval of a boundary line adjustment between lots 02-0113-000 and 02-0113-001, 4531 and 4533 Quechee West Hartford Road, West Hartford, in a RL-1 zoning district **on the condition that before a zoning permit is issued to finalize this Decision:**

- **The survey is amended to include metes and bounds for the 30' right-of-way.**
- **The applicants submit a letter from their surveyor verifying that the monuments have been set according to the locations identified on the approved survey plat.**

This decision is also subject to the condition that no modification or expansion shall be made to the project as described and limited in the above Findings of Fact and Conclusions of Law without the written approval of the Hartford Zoning Board of Adjustment and/or the Hartford Planning Commission. This decision may be revoked, and a new application or permit required if conditions and findings are violated or modified without written approval.

The applicant is responsible for insuring compliance with all applicable State and Federal regulations pertaining to this application.

Those in favor:

Those in opposition:

Those not participating:

Dated at Hartford, Vermont this ____ day of April 2025.

HARTFORD PLANNING COMMISSION

By _____
Chairperson/Vice-Chairperson

Appeal Rights: An interested person who has participated in the proceeding related to this decision has the right to appeal this decision to the Vermont Environmental Court, pursuant to 24 V.S.A. s. 4471 and V.R.E.C.P.5, in writing, within 30 days of the date of this decision. If you fail

to appeal this decision, your right to challenge this decision at some future time may be lost because you waited too long. You will be bound by this decision, pursuant to 24 V.S.A. s. 4472 (d) (exclusivity of remedy; finality).

EXHIBIT LIST

1. Application #25-04

2. Survey entitled "Lot Line Adjustment for Richard A. and Paula K. Smardon, (Tax Map 2, Lot 113 & 113-1), 4531 & 4533 Quechee West Hartford Road, Hartford, Vermont," prepared by Pathways Consulting and as replaced as required by this Decision

3. Memo from Skip Nalette dated March 6, 2025

4. Memo from Jo-Ann Ells dated February 27, 2025

Town of Hartford

Planning Commission App # _____
Zoning Board of Adjustment App # _____

APPLICATION TO
PLANNING COMMISSION &/OR ZONING BOARD OF ADJUSTMENT

PLEASE COMPLETE ALL ITEMS APPLICABLE AND PROVIDE THE CORRECT NUMBER OF COPIES OF THIS APPLICATION AND THE SITE PLAN OR SUBDIVISION PLAT. ABUTTING LANDOWNERS WILL BE NOTIFIED BY THE PLANNING/ZONING OFFICE.

1. **NAME & ADDRESS OF RECORD OWNER(S)** Richard & Paula Smardon

   4531/4533 Quechee-West Hartford Road (P.O. Box 1211, White River Junction, Vermont 05001)

   Deed Recorded Book 405 Page 371 (Available at Town Clerk's Office)

   Telephone: Work 802-295-8084 Cell _____ Email Address: _____

2. **NAME & ADDRESS OF APPLICANTS(S)** Richard & Paula Smardon

   4531/4533 Quechee-West Hartford Road

   Telephone: Work _____ Cell _____ Email Address: _____

3. **NAME & ADDRESS OF APPLICANTS' CONSULTANT** Pathways Consulting, LLC

   240 Mechanic Street, Lebanon, N.H., 03766

   Telephone: Work 603-448-2200 Cell _____ Email Address: skip.nalette@pathwaysconsult.com

4. **PROJECT LOCATION** 4531/4533 Quechee-West Hartford Road

5. **PRESENT USE OF PROPERTY** Single Family Residence

6. **BRIEFLY DESCRIBE PROJECT** (in addition, a detailed narrative must be submitted)

   Lot Line Agreement between Lot 2-113 & Lot 2-113-1

7. **PROJECT SIZE IN SQ. FT OR ACREAGE** 3.0 Acres +/- (See Plan)

   Lot Width 500' +/- Lot Depth 275' +/-

8. **IS PROJECT ON TOWN WATER/SEWER?** Yes _____ No _____ If Yes, estimated

   Water Consumption/day N/A Amount of Sewer Flow Projected N/A

   Size of Closest Lines Above (water) _____ (sewer) _____

9. **DESCRIBE LANDSCAPING PLAN** N/A

10. **IF A BUSINESS** - Present # of Employees N/A

    Proposed Days & Hours of Operation _____

    Will you use the landfill & recycling center? Yes _____ No _____

    The main waste by-product of your business is: _____

11. **IF A RESTAURANT** - Present seating N/A Proposed _____

12. **PARKING SPACES** - Number to be provided N/A

13. **SIGNAGE** - Free Standing N/A Attached _____

14. **FENCING** – Location N/A Height _____

15. **NEAREST WATER SUPPLY FOR FIRE PROTECTION** See Plan

16. **ESTIMATED VALUE OF PROPOSED WORK** _____

17. **IS THERE AN EXISTING DRIVEWAY?** Yes

18. **IF A SUBDIVISION** - Number of New Lots to be Created _____

    Do you request that the Town consider taking over maintenance of – Roads No

    Or Park/Open Space No

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. (This certification must be signed by lot owners and applicants).

_____ _____

Applicant's Signature Date

Richard Swanton 2/19/2025

Lot Owner's Signature Date

_____ _____

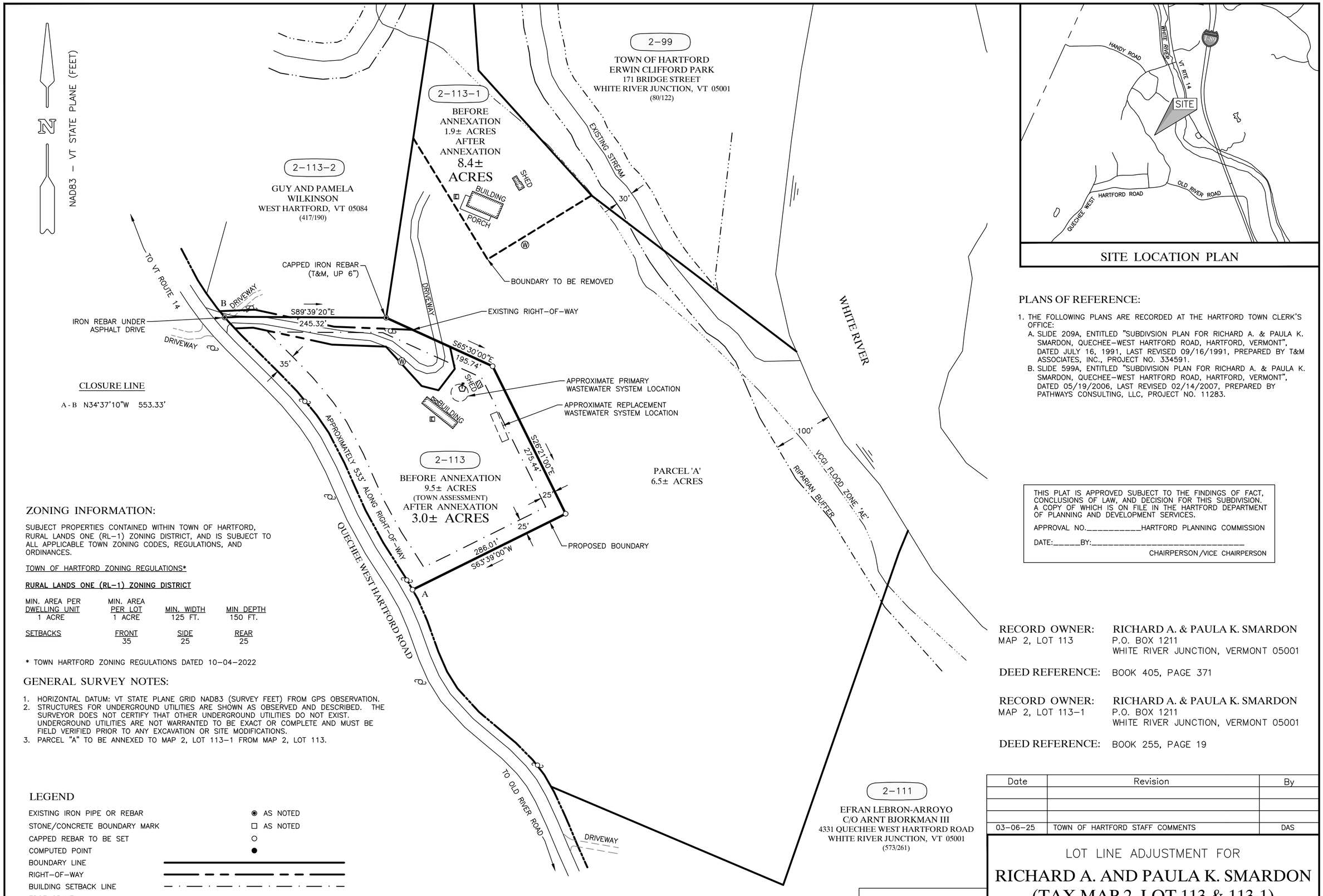
Co-Applicant's Signature Date

Donna K Swanton 2/19/2025

Co-Owner's Signature Date

The applicant retains the obligation to identify, apply for, and obtain any relevant local or state permits before any construction may commence. Please call 802-282-6488 to speak with the State Permit Specialist.

For Office Use Only		
Map/Lot #		
Fee Paid $:		Receipt #:
PC: Site Plan	Min. Sub.	Maj. Sub.
PD	PD Amend.	Other
ZBA: Conditional Use	Variance	Appeal
Other		
Zoning District (s)		Date Filed:
Official Submittal Date:		



SITE LOCATION PLAN

PLANS OF REFERENCE:

1. THE FOLLOWING PLANS ARE RECORDED AT THE HARTFORD TOWN CLERK'S OFFICE:
   A. SLIDE 209A, ENTITLED "SUBDIVSION PLAN FOR RICHARD A. & PAULA K. SMARDON, QUECHEE–WEST HARTFORD ROAD, HARTFORD, VERMONT", DATED JULY 16, 1991, LAST REVISED 09/16/1991, PREPARED BY T&M ASSOCIATES, INC., PROJECT NO. 334591.
   B. SLIDE 599A, ENTITLED "SUBDIVISION PLAN FOR RICHARD A. & PAULA K. SMARDON, QUECHEE–WEST HARTFORD ROAD, HARTFORD, VERMONT", DATED 05/19/2006, LAST REVISED 02/14/2007, PREPARED BY PATHWAYS CONSULTING, LLC, PROJECT NO. 11283.

THIS PLAT IS APPROVED SUBJECT TO THE FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION FOR THIS SUBDIVISION. A COPY OF WHICH IS ON FILE IN THE HARTFORD DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES.

APPROVAL NO._____HARTFORD PLANNING COMMISSION

DATE:_____BY:_____

CHAIRPERSON /VICE CHAIRPERSON

ZONING INFORMATION:

SUBJECT PROPERTIES CONTAINED WITHIN TOWN OF HARTFORD, RURAL LANDS ONE (RL–1) ZONING DISTRICT, AND IS SUBJECT TO ALL APPLICABLE TOWN ZONING CODES, REGULATIONS, AND ORDINANCES.

TOWN OF HARTFORD ZONING REGULATIONS*

RURAL LANDS ONE (RL–1) ZONING DISTRICT

MIN. AREA PER DWELLING UNIT	MIN. AREA PER LOT	MIN. WIDTH	MIN DEPTH
1 ACRE	1 ACRE	125 FT.	150 FT.

SETBACKS	FRONT	SIDE	REAR
	35	25	25

* TOWN HARTFORD ZONING REGULATIONS DATED 10–04–2022

GENERAL SURVEY NOTES:

1. HORIZONTAL DATUM: VT STATE PLANE GRID NAD83 (SURVEY FEET) FROM GPS OBSERVATION.
2. STRUCTURES FOR UNDERGROUND UTILITIES ARE SHOWN AS OBSERVED AND DESCRIBED. THE SURVEYOR DOES NOT CERTIFY THAT OTHER UNDERGROUND UTILITIES DO NOT EXIST. UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR COMPLETE AND MUST BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR SITE MODIFICATIONS.
3. PARCEL "A" TO BE ANNEXED TO MAP 2, LOT 113–1 FROM MAP 2, LOT 113.

LEGEND

EXISTING IRON PIPE OR REBAR	◉ AS NOTED
STONE/CONCRETE BOUNDARY MARK	□ AS NOTED
CAPPED REBAR TO BE SET	○
COMPUTED POINT	●
BOUNDARY LINE	
RIGHT–OF–WAY	
BUILDING SETBACK LINE	
EDGE GRAVEL	
UTILITY POLE/GUY WIRE	
ELECTRICAL BOX	E
FLAG POLE	
WELL	W
DEED REFERENCE	(BOOK/PAGE)
TAX MAP/LOT NO.	12–122

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND ABILITY THAT A VERMONT RURAL CLASS SURVEY WAS PERFORMED ON PARCELS 8–165 & 8–167 AND PARCEL "A" AS SHOWN ON THIS PLAN. THIS SURVEY IS BASED ON THE FIELD NOTES OF SAID SURVEY AND THE BOUNDARY LINES ARE CONSISTENT WITH EXISTING MONUMENTATION AND THE REFERENCED DEEDS AND PLANS EXCEPT AS NOTED. I FURTHER CERTIFY THIS PLAT CONFORMS TO 27 VSA 1403 (a) AND (b).

02–24–25
DATE

J. E. Nalette
JOSEPH E. NALETTE, LLS 63501

STATE OF VERMONT
JOSEPH E. NALETTE
NO. 63501
LICENSED LAND SURVEYOR

JOSEPH E. NALETTE, LLS 63501

RECORD OWNER: RICHARD A. & PAULA K. SMARDON
MAP 2, LOT 113 P.O. BOX 1211
WHITE RIVER JUNCTION, VERMONT 05001

DEED REFERENCE: BOOK 405, PAGE 371

RECORD OWNER: RICHARD A. & PAULA K. SMARDON
MAP 2, LOT 113–1 P.O. BOX 1211
WHITE RIVER JUNCTION, VERMONT 05001

DEED REFERENCE: BOOK 255, PAGE 19

Date	Revision	By
03–06–25	TOWN OF HARTFORD STAFF COMMENTS	DAS

LOT LINE ADJUSTMENT FOR

RICHARD A. AND PAULA K. SMARDON (TAX MAP 2, LOT 113 & 113-1)

4531 & 4533 QUECHEE WEST HARTFORD ROAD, HARTFORD, VERMONT

0 100 200 300 400 500

FEBRUARY 24, 2025 SCALE: 1"= 100' PROJ. NO. 13453

PATHWAYS CONSULTING, LLC
240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766

PATHWAYS CONSULTING, LLC
Planning • Civil & Environmental Engineering • Surveying • Construction Assistance
240 Mechanic Street • Suite 100
Lebanon, New Hampshire 03766
(603) 448-2200 • Fax: (603) 448-1221

MEMORANDUM

TO: JO-ANN ELLS, TOWN OF HARTFORD, ZONING ADMINISTRATOR

FROM: JOSEPH E."SKIP" NALETTE, L.L.S.

RE: RESPONSE TO STAFF COMMENTS, BOUNDARY LINE ADJUSTMENT, 4531 AND 4533 QUECHEE WEST HARTFORD ROAD, HARTFORD, VERMONT (Project No. 13453)

DATE: MARCH 6, 2025

Our responses to the Department Heads' and Staff preliminary comments, dated February 27, 2025, are provided in *italics* below each comment.

1. Please confirm that you understand that you retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project.

   To determine what State Environmental Permits may be required for your project, The Vermont Agency of Natural Resources (ANR) recommends that you use ANR's Permit Navigator Tool by going to the VT Department of Environmental Conservation website Welcome to DEC | Department of Environmental Conservation (vermont.gov) and going to the "Permit Navigator Tool" Permit Navigator (force.com)

   If further assistance is needed, please contact the Community Assistance Specialist for our area:

   Jeff McMahon, Community Assistance Specialist

   Jeff.McMahon@Vermont.gov

   802-477-2241

   The applicant understands this condition. We will contact Jeff McMahon for his review of the project.

2. Please confirm that you understand that to finalize the Planning Commission's approval you must submit a complete Zoning Permit application within 180 days of the written decision of the Planning Commission, or the decision will be null and void.

   A complete application includes:

   - An application for a Zoning Permit
   - Application fee ($75)
   - Documentation outlining how any conditions of the Planning Commission's approval have been met
   - Mylar

The applicant understands this condition.

3. Please confirm that you understand that you must submit a letter certifying that the monuments have been set according to the locations identified on the approved survey plat before a Zoning Permit will be issued to finalize the Planning Commission approval.

   The applicant understands this condition.

4. Please provide a project narrative including justification for a waiver from a full boundary survey for lot 02-0113-001, information regarding portions of the properties in the Special Flood Hazard Area and Riparian Buffer, and any surface water/stream on the properties including justification for a waiver from mapping these features.

   A subdivision creating Lot 02-0013-001 was approved in 1991 as a 1.9 +/- acre property for a proposed single-family dwelling, which is now built. The remaining parcel, Lot 02-0113-00, was estimated to be 15 acres and was developed with a single-family dwelling. A subdivision was approved in 2006 creating Lot 02-0113-002, 5.5 +/- acres, and it reduced Lot 02-0113-000 to 10 +/- acres. The lot lines proposed in this application would result in Lot 02-0113-000 having 3.0 +/- acres with frontage along Quechee West Hartford Road. Lot 02-0113-001 would annex the remaining 9 +/- acres of land, for a total of 11.0 +/- acres. It is not necessary to survey the remaining 9 +/- acres, as it exceeds the minimum lot size of 1-acre in the Rural Lands One (RL-1) Zoning District. Both lots are now currently developed with single-family dwellings, and any further development would require approval of the Planning Commission.

   Portions of the property are in the Special Flood Hazard Area, and they are adjacent to or have surface waters and associated buffers. This information has been added to the plan. These areas are located down-gradient several feet at the toe of the embankments below the structures shown on Lot 02-0113-001.

5. The current Zoning Regulations became effective on 10-04-22. Please correct this on the survey.

   The plan has been revised.

6. Please send me a single email with all application materials.

   Application materials will be emailed to you with this response.

7. Please submit 8 copies of all application materials, including your response to this memo. Please fold the copies of the survey.

   Eight copies of all application materials are submitted with this response.

Please do not hesitate to contact me if you have any questions or require additional information.

Enclosures

1. 25-05

DRAFT
FINDINGS OF FACT
CONCLUSIONS OF LAW
AND
DECISION

HARTFORD PLANNING COMMISSION

Application #25-05 by Robert Wetzel, Brenda Mainer, and Quechee Webster LLC
for approval of a boundary line adjustment
0 and 1453 Quechee Hartland Road, Hartford
in a RL-3 zoning district

This decision pertains to application #25-05 by Robert Wetzel, Brenda Mainer, and Quechee Webster LLC (owners/applicants) for approval of a boundary line adjustment between lots 12-0185-000 and 12-0186-000, 0 and 1453 Quechee Hartland Road, Hartford, in a RL-3 zoning district.

FINDINGS OF FACT

Based upon the information contained in the exhibits for this application (see attached list) and the evidence adduced at the Planning Commission meeting of March 31, 2025, the Hartford Planning Commission makes the following Findings of Fact:

1. The owner of record of lot 12-0185-000 is Quechee Webster, LLC who acquired the lot on 03-03-21. The deed is recorded in volume 583, page 502 of the Hartford Land Records.

   The owners of record of lot 12-0186-000 are Robert Wetzel and Brenda Mainer who acquired the lot on 11-01-17. The deed is recorded in volume 543, page 404 of the Hartford Land Records.

2. Lot 12-0185-000 is in the Towns of Hartford and Hartland and is undeveloped.

   Lot 12-0186-000 is in the Towns of Hartford and Hartland. The portion of the lot in Hartford is developed with a driveway.

3. The lots are located at 0 and 1453 Quechee Hartland Road, in Hartford.

4. Lot 12-0185-000 is approximately 26.5 acres.

   Lot 12-0186-000 is approximately 7.03 acres.

5. The lots are class three (3), on-site water and sewer.

6. The lots are in a RL-3 zoning district.

This Application

7. The applicants propose to annex 2.6 acres from lot 12-0185-000 to lot 12-0186-000.

   After the adjustment, lot 12-0185-000 will be approximately 23.9 acres and lot 12-0186-000 will be approximately 9.67 acres.

8. Minimum Area and Dimensional Standards in the RL-3 zoning district are:

	Area (acres)			Lot Dimensions (feet)		Setbacks (feet from property lines)		
Class	Per Dwelling Unit	Per Lot	Lot Size	Width**	Depth**	Front**	Side**	Rear**
Any	3 acres	3 acres	1 acre	250	250	35	35	35

9. After the annexation, the lots will continue to meet the Minimum Area and Dimensional Standards.

10. Given that a full survey of lot 12-0185-000 was completed in 1988 and the lot will continue to exceed the minimum dimensions standards for the RL-3 zoning district after the annexation, the applicants are requesting a waiver from providing a full boundary survey for lot 12-0185-000. (The survey done in 1988 is recorded in Hartford's Land Records, slide 111A.)

11. The application is a "One-step" application under section 203-C 2 of the Subdivision Regulations.

12. The applicants understand that they retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project.

13. The applicants understand that to finalize this approval they must submit a complete Zoning Permit application within 180 days of this decision, or the decision will be null and void.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Hartford Planning Commission concludes that the proposed subdivision meets the requirements of the Town of Hartford Subdivision Regulations including:

Section 200-2 Hartford Subdivision Regulations:

A. To guide future development in accordance with the Hartford Master Plan (the Plan), Zoning Regulations, Flood Hazard Area Regulations, Capital Budget and Program, and all other Town adopted bylaws, ordinances, regulations, plans, policies, and procedures.

B. To promote a desirable relationship to the landform, its topography and geology, natural drainage and surface water runoff, surface water, and groundwater.

C. To conserve natural resources and fragile features such as prime agricultural soils, wetlands, streams, ponds, steep slopes, ridgelines, important wildlife habitat and connectivity, and scenic views.

D. To minimize the fragmentation of productive resource lands, including farm and forest land, and to promote their continued use and availability for agriculture, forestry, and wildlife.

E. To maintain Hartford's historic settlement pattern, defined by compact villages surrounded by rural countryside.

F. To encourage variety, innovation, flexibility, and greater efficiency in residential development including clustering of lots, in accordance with the provisions of 24 V.S.A. §4417 (Planned Unit Development).

G. To establish standards of subdivision design including, but not limited to provisions for pedestrian and vehicular traffic, surface water runoff, surface water, and suitable building sites for the land use contemplated.

H. To ensure development does not exceed the ability of the Town to provide public services and facilities, and that these facilities and services are available and will have sufficient capacity to serve any proposed subdivision. Such facilities and services include, but are not limited to: parks, recreation areas, schools, police and fire protection, libraries, water and wastewater facilities, roads, and public parking.

I. To provide adequate utilities such as water, wastewater, electricity, telephone, and broadband.

J. To provide the most efficient relationship between land use and the circulation of traffic throughout the Town, encourage access management, and avoid undue traffic congestion and overburdening of roads, highways, and intersections.

K. To promote the conservation of energy and use of renewable energy resources.

L. To encourage variety in the type, size, and cost of housing to meet the needs of Hartford's diverse population.

4. 25-05

DECISION

The Hartford Planning Commission, based upon the forgoing Findings of Fact and Conclusions of Law hereby approves application #25-05 by Robert Wetzel, Brenda Mainer, and Quechee Webster LLC (owners/applicants) for approval of a boundary line adjustment between lots 12-0185-000 and 12-0186-000, 0 and 1453 Quechee Hartland Road, Hartford, in a RL-3 zoning district **on the condition that before a zoning permit is issued to finalize this Decision the applicants submit a letter from their surveyor verifying that the monuments have been set according to the locations identified on the approved survey plat.**

This decision is also subject to the condition that no modification or expansion shall be made to the project as described and limited in the above Findings of Fact and Conclusions of Law without the written approval of the Hartford Zoning Board of Adjustment and/or the Hartford Planning Commission. This decision may be revoked, and a new application or permit required if conditions and findings are violated or modified without written approval.

The applicant is responsible for insuring compliance with all applicable State and Federal regulations pertaining to this application.

Those in favor:

Those in opposition:

Those not participating:

Dated at Hartford, Vermont this ____ day of April 2025.

HARTFORD PLANNING COMMISSION

By _____
Chairperson/Vice-Chairperson

Appeal Rights: An interested person who has participated in the proceeding related to this decision has the right to appeal this decision to the Vermont Environmental Court, pursuant to 24 V.S.A. s. 4471 and V.R.E.C.P.5, in writing, within 30 days of the date of this decision. If you fail to appeal this decision, your right to challenge this decision at some future time may be lost because you waited too long. You will be bound by this decision, pursuant to 24 V.S.A. s. 4472 (d) (exclusivity of remedy; finality).

EXHIBIT LIST

1. Application #25-05

2. Survey entitled "Boundary Line Adjustment Survey, Land of Robert O. Wetzel & Barbara C. Mainer & Quechee Webster LLC, prepared by Holt Gilmore Survey

5. 25-05

3. Survey entitled " Land of R.W. and M.A. Meininger to be conveyed to Edward J. Mulligan, Hartford and Hartland, Vermont"

4. Document Entitled "Narrative to Application to Town of Hartford Planning Commission"

Town of Hartford

Planning Commission App # _____
Zoning Board of Adjustment App # _____

APPLICATION TO
PLANNING COMMISSION &/OR ZONING BOARD OF ADJUSTMENT

PLEASE COMPLETE ALL ITEMS APPLICABLE AND PROVIDE THE CORRECT NUMBER OF COPIES OF THIS APPLICATION AND THE SITE PLAN OR SUBDIVISION PLAT. ABUTTING LANDOWNERS WILL BE NOTIFIED BY THE PLANNING/ZONING OFFICE.

1. **NAME & ADDRESS OF RECORD OWNER(S)** See Narrative

   Deed Recorded Book_____Page_____(Available at Town Clerk's Office)

   Telephone: Work_____ Cell_____ Email Address:_____

2. **NAME & ADDRESS OF APPLICANTS(S)** See Narrative

   Telephone: Work_____ Cell_____ Email Address:_____

3. **NAME & ADDRESS OF APPLICANTS' CONSULTANT** See Narrative

   Telephone: Work_____ Cell_____ Email Address:_____

4. **PROJECT LOCATION** See Narrative

5. **PRESENT USE OF PROPERTY** Residential/Undeveloped

6. **BRIEFLY DESCRIBE PROJECT** (in addition, a detailed narrative must be submitted)
   Boundary Line Adjustment with adjacent land owner, Quechee Webster, LLC resulting in Applicants increasing lot size by 2.64 acres in Town of Hartford. See Narrative

7. **PROJECT SIZE IN SQ. FT OR ACREAGE** 2.64 acres

   Lot Width _____ Lot Depth _____

8. **IS PROJECT ON TOWN WATER/SEWER?** Yes_____No X If Yes, estimated

   Water Consumption/day _____ Amount of Sewer Flow Projected _____

   Size of Closest Lines Above (water)_____ (sewer) _____

9. **DESCRIBE LANDSCAPING PLAN** Not Applicable ("N/A")

10. **IF A BUSINESS** - Present # of Employees N/A

    Proposed Days & Hours of Operation_____

    Will you use the landfill & recycling center? Yes _____ No _____

    The main waste by-product of your business is: _____

11. **IF A RESTAURANT** - Present seating N/A Proposed _____

12. **PARKING SPACES** - Number to be provided N/A

13. **SIGNAGE** - Free Standing N/A Attached _____

14. **FENCING** – Location N/A Height _____

15. **NEAREST WATER SUPPLY FOR FIRE PROTECTION** N/A

16. **ESTIMATED VALUE OF PROPOSED WORK** _____

17. **IS THERE AN EXISTING DRIVEWAY?** Yes

18. **IF A SUBDIVISION** - Number of New Lots to be Created _____

    Do you request that the Town consider taking over maintenance of – Roads _____

    Or Park/Open Space _____

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. (This certification must be signed by lot owners and applicants).

[signature] 2/17/25		[signature] 2/17/25	
Applicant's Signature	Date	Lot Owner's Signature	Date
Brenda O'Meara 2/17/25		Brenda O'Meara 2/17/25	
Co-Applicant's Signature	Date	Co-Owner's Signature	Date

The applicant retains the obligation to identify, apply for, and obtain any relevant local or state permits before any construction may commence. Please call 802-282-6488 to speak with the State Permit Specialist.

For Office Use Only		
Map/Lot #		
Fee Paid $:		Receipt #:
PC: Site Plan	Min. Sub.	Maj. Sub.
PD	PD Amend.	Other
ZBA: Conditional Use	Variance	Appeal
Other		
Zoning District (s)		Date Filed:
Official Submittal Date:		

NARRATIVE TO APPLICATION TO TOWN OF HARTFORD PLANNING COMMISSION

This is an application for a boundary line adjustment between adjacent properties located on the Quechee Hartland Road.

Robert Wetzel and Brenda Manier are the record owners of a 7.03 acre +/- parcel of land located at 1453 Quechee Hartland Road, WRJ, VT 05001. The deed to this parcel is recorded in the Hartford Land Records Office at Book 543, Page 404. Mr. Wetzel's and Ms. Manier's mailing address is P.O. Box 1282, Quechee, VT 05059.

Quechee Webster, LLC is the record owner of a 26.5 acre +/- parcel of land located at 0 Quechee Hartland Road, WRJ, VT 05001. The deed to this parcel is recorded in the Hartford Land Records Office at Book 216, Page 675. Quechee Webster's principal is John McGrail, john@mg2private.com. Quechee Webster, LLC's mailing address is 6985 Woodstock Road, Unit 5, Quechee, VT 05059.

Robert Wetzel and Brenda Manier are the applicants of this boundary line adjustment (the "Applicants"). Their phone number is 603-306-2524, and can be reached via email at rowlyme@gmail.com

Robert Wetzel and Brenda Manier are using the Law Office of Jason R. Crance, 65 Dartmouth College Highway, Lyme, New Hampshire, 03768; 603-643-8801; jason@crancelaw.com as their legal consultant, and are using Holt Gilmore Survey Associates, LLC; 51 Pleasant St, Woodstock, VT 05091; 802-457-4649; derek@vtsurveyor.com as their survey consultant.

Quechee Webster, LLC is using Brooke Hague Trottier, Attorney at Law; 16 Hemlock Ridge Dr Unit #103, White River Junction, VT 05001; 802-889-9401; brooke@btrottierlaw.com as its legal consultant.

Pursuant to the enclosed Boundary Line Adjustment Survey entitled "Land of Robert O. Wetzel & Brenda C. Manier & Quechee Webster, LLC, Hartland & Hartford, Windsor County, Vermont dated January 9, 2025" (the "Survey"), the parties are seeking to have the Hartford Planning Commission approve a proposed boundary line adjustment that would result in the acreage of the Applicants' property increasing by 2.64 acres in size so that after the adjustment is made, the Applicants' parcel would be 9.67 acres +/-. As set forth in the Survey the Quechee Webster, LLC parcel would be reduced by 2.64 acres so that after the adjustment is made, the Quechee Webster, LLC parcel would be 23.9 acres +/-.

Robert Wetzel's and Brenda Manier's property in Hartford and Hartland serves as their primary residence. However, with the exception of a portion of the Applicants'

driveway, the Applicants' land in Hartford is undeveloped. The Applicants' residence and garage is located in Hartland. The Quechee Webster, LLC parcel is undeveloped and is used for forestry/silvercultural purposes. Given the contours of the adjacent properties and anticipated forestry activities, Wetzel/Manier and Quechee Webster, LLC negotiated a boundary line adjustment so that the forestry activities undertaken by Quechee Webester, LLC would be further away from the Wetzel residence (in both Hartford and Hartland). Wetzel/Manier intend for the additional acreage received from Quechee Webster, LLC in both Hartford and Hartland to remain undeveloped forest land.

As the Survey indicates Quechee Webster, LLC is receiving reciprocal acreage from Wetzel/Manier wholly within the Town of Hartland.

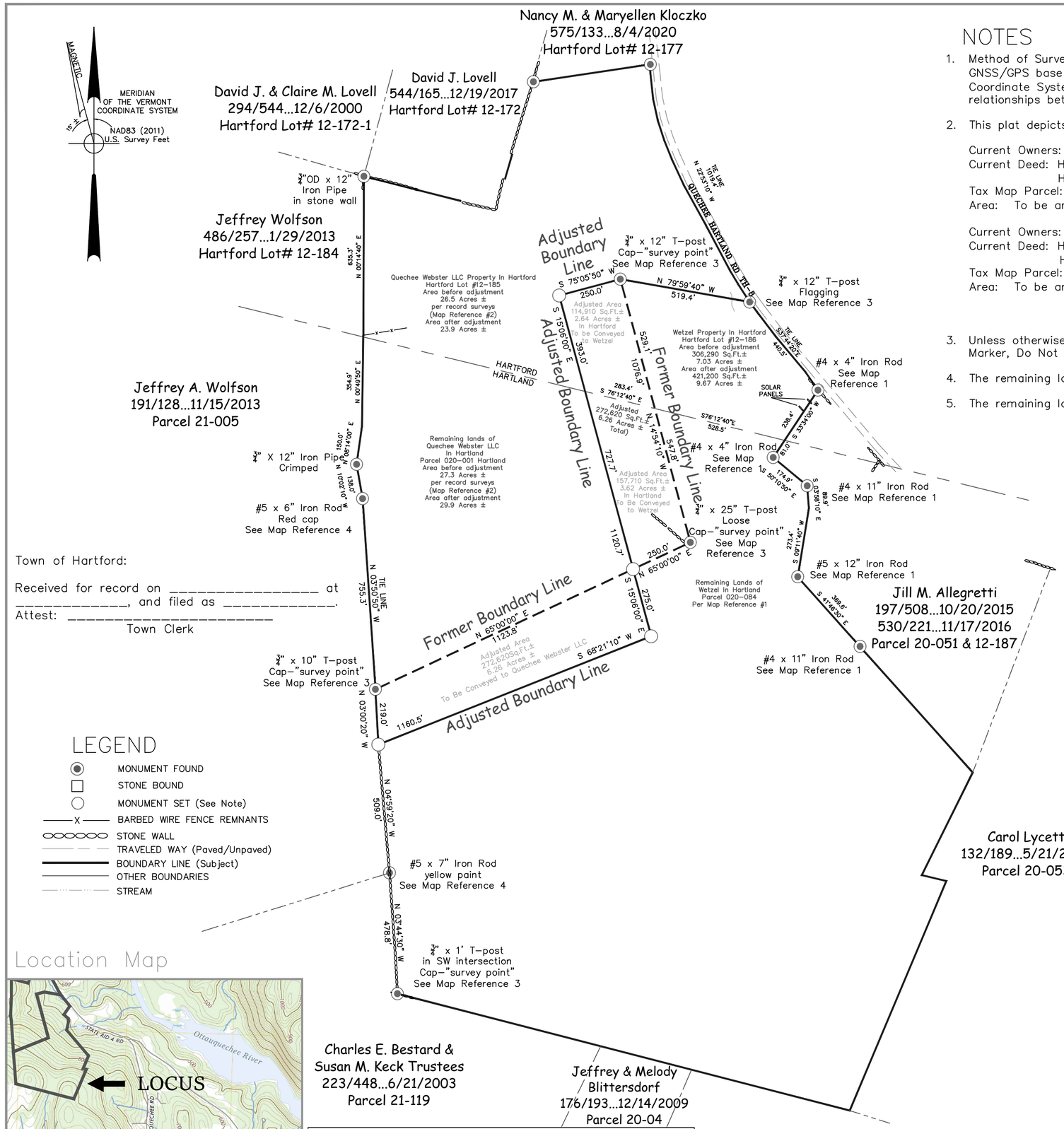
The Applicants are also requesting a waiver pursuant to § 200-11A and § 200-30 of the requirement to re-survey the Quechee Webster, LLC property in Hartford. A previous plan entitled "Land of R.W. and M. A. Meninger to be conveyed to Edward J. Mulligan, Hartford and Hartland Vermont" dated December 1988 and recorded as Plan 111A ("Plan 111A) in the Hartford Land Records accurately depicts the boundaries of the Quechee Webster, LLC property. A copy of Plan 111A is enclosed with this application. Based on this Plan, as noted in Reference #2 of the Survey, it is clear that the annexation of 2.64 acres in Hartford from Quechee Webster, LLC to Robert Wetzel and Brenda Manier will not result in the Quechee Webster, LLC parcel becoming a non-conforming lot under Hartford's zoning regulations. As a result, a waiver of this requirement is requested.

Thank you for your consideration of the Boundary Line Adjustment application.

Dated: February 17, 2025

Robert O. Wetzel, Applicant

Brenda C. Manier, Applicant



NOTES

1. Method of Survey: Random traverse with Leica TS13 Robotic Total Station #3702399 & Leica GS14 GNSS/GPS base #3702373 & rover #3702399. Bearings are oriented to the meridian of the Vermont Coordinate System of 1983 as derived from GNSS/GPS observation and serve only to define angular relationships between courses. Distances are ground.

2. This plat depicts a boundary line adjustment of the subject properties.

   Current Owners: Robert O. Wetzel & Brenda C. Mainer
   Current Deed: Hartland Land Records Book 205, Page 577, dated 11/1/2017
   Hartford Land Records Book 543/404...11/1/2017
   Tax Map Parcel: Hartland 020-084, Hartford 12-186
   Area: To be annexed to Quechee Webster LLC 0.00 Acres± in Hartford / 6.26 Acres ± in Hartland (Combined area = 6.26Acres±)

   Current Owners: Quechee Webster LLC
   Current Deed: Hartland Land Records Book 216, Page 675, dated 2/19/2021
   Hartford Land Records Book 583/502...2/19/2021
   Tax Map Parcel: Hartland 020-001, Hartford 12-185
   Area: To be annexed to Wetzel 2.64 Acres± in Hartford / 3.62 Acres ± in Hartland (Combined area = 6.26Acres±)

3. Unless otherwise noted, monuments set are #5x30" Iron Rods with 2" aluminum cap stamped: Survey Marker, Do Not Disturb, Ethan Gilmour LS 024.0127787.

4. The remaining lands of Quechee Webster LLC are based on Map reference 2.

5. The remaining lands of Robert O. Wetzel & Brenda C. Mainer are based on Map Reference 1.

MAP REFERENCES

1. "Parcel of Land in Hartford & Hartland Vermont belonging to Walter Schwab," dated 3/28/1986, by Bruno Associates Inc, P.C., John M. Bruno, LS 485, recorded in the Hartland Land Records in Map Book 8, Page 76A.
2. "Land of R.W. and M.A. Meininger to be conveyed to Edward J. Mulligan, Hartford and Hartland Vermont," dated December 1988, by Vermont Cadastral Systems Inc. F. Gordon Tuthill, LS 247, recorded in the Hartland LR in Map Book 6, Page 58 and the Hartford Land Records as Map Slide 111A.
3. "Property of Patrick Greaney, Hartford & Hartland, Vermont," dated January 1974, by Webster-Martin, Inc., Allen B. Alexander, LS 186, recorded in the Hartland LR in Map Book 2, Page 45.
4. "Subdivision of Land, "Merryall Farm" in Hartland, Windsor County, Vermont, for Jeffrey Wolfson," dated 2/16/2005, by Bruno Associates Inc, P.C., David N. Rose, LS 657, recorded in the Hartland LR in Map Book 1, Pages 1146 & 1147.
5. "Subdivision of Land in Hartford & Hartland, Windsor County, Vermont, for Dr. Ronald Marra," dated 6/10/2003, by Bruno Associates Inc, P.C., John M. Bruno, LS 485, recorded in the Hartland LR in Map Book 1, Page 1094.
6. "Proposed Subdivision Plan for Ronald & Mellarie Marra in Hartford & Hartland, Vermont," dated 10/7/1998, by Bruno Associates Inc, P.C., John M. Bruno, LS 485 (not stamped), recorded in the Hartland LR in Map Book 1, Page 1025.
7. "Parcels of Land in Hartford & Hartland Vermont to be Conveyed to Acton," dated 3/24/1986, by Bruno Associates Inc, P.C., John M. Bruno, LS 485, recorded in the Hartford LR in Map Slide 23B.
8. "Subdivision for Owner of Record, Clair M. Jr. & Joyce H. Lovell, Sugar House Road," dated 5/17/1996, by Hathorn Surveys, Roy G. Hathorn, LS 477, recorded in the Hartford LR in Map Slide 308A.
9. "Plan of Land Surveyed for Tatiana Ruzicka, to be Conveyed to Ronald R. & Mellarie R. Marra, Hartland & Hartford, VT," dated 7/19/1976, by David M. O'hara, LS 282, recorded in the Hartford LR in Map Book 2, Page 77.
10. "A Portion of Land of Edward J. Mulligan, Quechee-Hartland Road," dated 7/17/1992, by Vermont Cadastral Systems, Inc., Robert A. Holt, LS 630, recorded in the Hartford LR in Map Slide 236B.

LEGEND

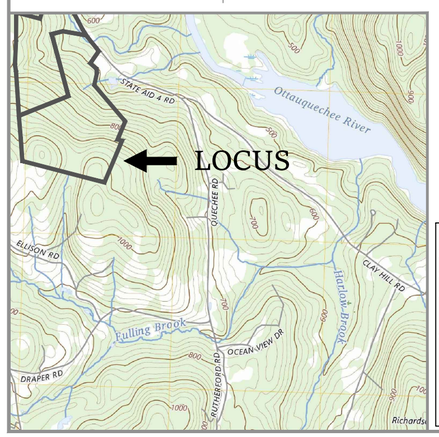
- MONUMENT FOUND
- STONE BOUND
- MONUMENT SET (See Note)
- BARBED WIRE FENCE REMNANTS
- STONE WALL
- TRAVELED WAY (Paved/Unpaved)
- BOUNDARY LINE (Subject)
- OTHER BOUNDARIES
- STREAM

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

Location Map



Town of Hartford:

Received for record on _____ at _____, and filed as _____.

Attest: _____
Town Clerk

This Plat is approved subject to the Findings of Fact, Conclusions of Law,and Decision for this subdivision,a copy of which is on file in the Hartford Department of Planning and Development Services.

Approval #_____Hartford Planning Commission

Date_____by_____
Hartford Planning Commission Chair/Vice Chair

Hartford RL-3
Rural Lands Three Zoning District

Revisions: January 22, 2025

BOUNDARY LINE ADJUSTMENT SURVEY

Land of

ROBERT O. WETZEL & BRENDA C. MAINER
&
QUECHEE WEBSTER LLC

HARTLAND & HARTFORD — WINDSOR COUNTY, VERMONT

Scale: 1"=300'

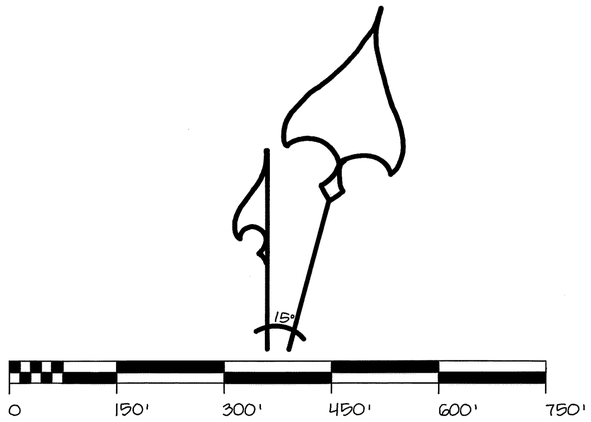
STATE OF VERMONT — ETHAN GILMOUR No. 024.0127787 — LICENSED LAND SURVEYOR

DATE: January 9, 2025

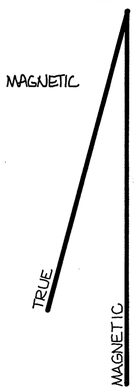
This survey was conducted in accordance with RULES OF THE BOARD OF LAND SURVEYORS, PART 5, STANDARDS FOR THE PRACTICE OF LAND SURVEYING. It is based on deed descriptions, the map references listed above, physical evidence found in the field, and conversations with various individuals. It is consistent with this information to the best of my knowledge and belief unless otherwise noted. This plat conforms with the requirements of 27 VSA 1403.

HOLT GILMOUR
SURVEY ASSOCIATES LLC
Woodstock, VT
www.vtsurveyor.com
(802) 457-4649

THIS IS AN ORIGINAL INK DRAWING — NOT A REPRODUCTION



BEARINGS ARE MAGNETIC



LEGEND

- PROPERTY LINE
- STONE WALL
- WIRE FENCE
- WIRE FENCE REMNANTS
- ASSUMED RIGHT OF WAY
- TIE LINE
- STREAM
- SWAMPY AREA

CLAIR M. LOVELL, JR.
54|272 1|24|1952

RONALD R. & MELLARIE R. MARRA
82|326 12|13|1977

MERRYALL FARM INC.
60|361 6|24|1982

WALTER B. & JUDITH B. SCHWAB
69|264 5|6|1986

LILLIAN F. ACTON
72|8 12|22|1986

1.3 MILES ± TO U.S. ROUTE 4

3/4" x 8" IRON PIPE

S82°28'E 482.4'±

3/4" x 1' IRON PIPE

S09°06'W 244.3'±

S08°55'E 207.8'±

S12°02'E 575.4'±

CLAY HILL ROAD

1/2" x 1" GALVANIZED IRON PIPE

S59°46'E

SPRING

536.2'±

ASSUMED PIPE LINE

N31°44'E 530.1'±

26.7 ACRES ±

N15°58'E 628.2'±

S60°14'E 1186.8'±

HARTFORD
HARTLAND TOWN LINE
(FROM LIMITED INFORMATION)

1186.8'± N60°14'W

N18°44'E 511.1'±

1/2" x 1" IRON PIPE PAINTED ORANGE

27.6 ACRES ±

N10°58'E 892.8'±

SURVEY MARKER

1374.4'± S80°44'W

SURVEY MARKER

S00°48'W 590.2'±

S00°48'W 527.0'±

SURVEY MARKER

520.3'± N64°19'W

SURVEY MARKER

MAP FILED
BOOK ___ PAGE ___
DATE _____
HOUR _____
DEED REFERENCE
BOOK ___ PAGE ___

_____
TOWN CLERK

I, F. GORDON TUTHILL,
DO HEREBY CERTIFY THIS MAP
AND INFORMATION TO BE SUBSTANTIALLY CORRECT.
VERMONT L.S. NO. 247

F. Gordon Tuthill

STATE OF VERMONT
F. GORDON TUTHILL
No. 247.
REGISTERED
LAND SURVEYOR

LAND OF

R. W. AND M. A. MEININGER

TO BE CONVEYED TO

EDWARD J. MULLIGAN

HARTFORD AND HARTLAND VERMONT

COMPILED BY F. GORDON TUTHILL DRAWN BY JANET C. SPEAR VERMONT CADASTRAL SYSTEMS INC. WOODSTOCK VERMONT PROJECT NO. 158785 - 124780 DECEMBER 1988

Scan Reference #
111A198812MulliganMeininger

Rec'd Dec. 8, 1988 at 1:30 PM

Attest: Deborah A. Adams, Town Clerk

111A

1. 25-06

DRAFT
FINDINGS OF FACT
CONCLUSIONS OF LAW
AND
DECISION

HARTFORD PLANNING COMMISSION

Application #25-06 by WEH Holdings, LLC and William Harris
for approval of the subdivision of lot 13-0037-004 into two lots
5580 Woodstock Road, Quechee, in an approved Planned Development

This decision pertains to Application #25-06 by WEH Holdings, LLC and William Harris (owners/applicants) for approval of the subdivision of lot 13-0037-004 into two lots, 5580 Woodstock Road, Quechee, in an approved Planned Development.

FINDINGS OF FACT

Based upon the information contained in the exhibits for this application (see attached list) and the evidence adduced at the Planning Commission meeting of March 31, 2025, the Hartford Planning Commission makes the following Findings of Fact:

1. The owner of record of lot 3-0037-004 is WEH Holdings, LLC, who acquired the lot on 10-19-22. The deed is recorded in volume 606, page 574 of the Hartford Land Records.

2. The lot is developed with a shed.

3. The lot is approximately 18.15 +/- acres.

4. The lot is class three; on site water and sewer.

This Application

5. The applicant proposes to subdivide the lot into two lots.

6. The property is part of a Planned Development approved in 2006. Development is governed by the Master Plan for the Planned Development including Minimum Area and Dimensional Standards. (See exhibits #3 and #9)

7. After the subdivision:

   Lot 13-0037-004 will be approximately 8.02 acres.

Lot 13-0037-005 will be approximately 10.13 acres.

8. Access to lot 13-0037-004 will remain via an existing curb cut on Woodstock Road.

   Access to lot 13-0037-005 is proposed via a new curb cut on Woodstock Road. The applicant has obtained a State Access Permit for the proposed driveway. (See exhibit #8)

9. When lot 13-0034-004 was created, the building envelope included on the survey was approved.

   As shown on the survey, the applicant has proposed a building envelope for proposed lot 13-0037-005. The proposed envelope is close to Woodstock Road, on a level portion of the proposed lot, away from the stream, and meets the setbacks for the Planned Development.

10. There is an existing State Septic Permit for lot 13-0037-004. (See exhibit #10)

    A State Septic Permit has not been obtained for proposed lot 13-0037-005.

11. The applicant understands that this application is limited to the subdivision of the lot and does not authorize any construction. Information contained in the exhibits regarding future development if for informational purposes only.

12. There is a municipal Fire Hydrant within 500' of the existing and proposed lot.

13. The application is a "One-step" application under section 203-C 2 of the Subdivision Regulations.

14. The applicant understands that they retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project.

15. The applicant understands that to finalize this approval they must submit a complete Zoning Permit application within 180 days of this decision, or the decision will be null and void.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Hartford Planning Commission concludes that the proposed subdivision meets the requirements of the Town of Hartford Subdivision Regulations including:

Section 200-2 Hartford Subdivision Regulations:

A. To guide future development in accordance with the Hartford Master Plan (the Plan), Zoning Regulations, Flood Hazard Area Regulations, Capital Budget and Program, and all other Town adopted bylaws, ordinances, regulations, plans, policies, and procedures.

B. To promote a desirable relationship to the landform, its topography and geology, natural drainage and surface water runoff, surface water, and groundwater.

C. To conserve natural resources and fragile features such as prime agricultural soils, wetlands, streams, ponds, steep slopes, ridgelines, important wildlife habitat and connectivity, and scenic views.

D. To minimize the fragmentation of productive resource lands, including farm and forest land, and to promote their continued use and availability for agriculture, forestry, and wildlife.

E. To maintain Hartford's historic settlement pattern, defined by compact villages surrounded by rural countryside.

F. To encourage variety, innovation, flexibility, and greater efficiency in residential development including clustering of lots, in accordance with the provisions of 24 V.S.A. §4417 (Planned Unit Development).

G. To establish standards of subdivision design including, but not limited to, provisions for pedestrian and vehicular traffic, surface water runoff, surface water, and suitable building sites for the land use contemplated.

H. To ensure development does not exceed the ability of the Town to provide public services and facilities, and that these facilities and services are available and will have sufficient capacity to serve any proposed subdivision. Such facilities and services include, but are not limited to: parks, recreation areas, schools, police and fire protection, libraries, water and wastewater facilities, roads, and public parking.

I. To provide adequate utilities such as water, wastewater, electricity, telephone, and broadband.

J. To provide the most efficient relationship between land use and the circulation of traffic throughout the Town, encourage access management, and avoid undue traffic congestion and overburdening of roads, highways, and intersections.

K. To promote the conservation of energy and use of renewable energy resources.

L. To encourage variety in the type, size, and cost of housing to meet the needs of Hartford's diverse population.

DECISION

The Hartford Planning Commission, based upon the forgoing Findings of Fact and

4. 25-06

Conclusions of Law hereby Application #25-06 by WEH Holdings, LLC and William Harris (owners/applicants) for approval of the subdivision of lot 13-0037-004 into two lots, 5580 Woodstock Road, Quechee, in an approved Planned Development **on the condition that:**

1. **Before a zoning permit is issued to finalize this Decision:**

    - **The applicants' surveyor submits a letter to the Zoning Administrator certifying that the monuments have been set according to the locations identified on the approved survey plat.**
    - **The applicant submits a copy of their State Septic Permit for lot 13-0037-005.**

2. **Before the Mylar is submitted for endorsement and recording, the following changes to the survey plat are made and reviewed by the Zoning Administrator:**

    - **The RL-1 & RL-5 zoning district boundary line as depicted on the 2006 survey is added.**
    - **The Area and Dimensional Standards are removed.**

This decision is also subject to the condition that no modification or expansion shall be made to the project as described and limited in the above Findings of Fact and Conclusions of Law without the written approval of the Hartford Zoning Board of Adjustment and/or the Hartford Planning Commission. This decision may be revoked, and a new application or permit required if conditions and findings are violated or modified without written approval.

The applicant is responsible for insuring compliance with all applicable State and Federal regulations pertaining to this application.

Those in favor:

Those in opposition:

Those not participating:

Dated at Hartford, Vermont this ____ day of April 2025.

HARTFORD PLANNING COMMISSION

By _____
Chairperson/Vice-Chairperson

Appeal Rights: An interested person who has participated in the proceeding related to this decision has the right to appeal this decision to the Vermont Environmental Court, pursuant to 24 V.S.A. s. 4471 and V.R.E.C.P.5, in writing, within 30 days of the date of this decision. If you fail to appeal this decision, your right to challenge this decision at some future time may be lost

because you waited too long. You will be bound by this decision, pursuant to 24 V.S.A. s. 4472 (d) (exclusivity of remedy; finality).

EXHIBIT LIST

1. Application #25-06

2. Survey entitled "Planned Development Property of W E H Holdings, LLC, US Route 4, Hartford, Windsor County, Vermont," prepared by Paten Land Surveying as replaced as required by this Decision

3. Survey entitled "Planned Development for Vahey Family Trust, Hathaway Road and US Route #4, Town of Hartford, Windsor County, Vermont" recorded in Slide 597A in Hartford's Land Records

4. Architectural elevations dated received March 6, 2025

5. Applicant's response to Jo-Ann Ells' February 28, 2025 memo dated receded March 6, 2025

6. Letter from William Harris dated receded March 6, 2025

7. Memo from Jo-Ann Ells dated February 28, 2025

8. State of Vermont Access Permit dated February 11, 2025

9. Planned Development Master Plan endorsed October 18, 2006

10. State of Vermont Septic Permit for lot 13-0037-004 dated December 5, 2022

Town of Hartford

Planning Commission App # _____
Zoning Board of Adjustment App # _____

APPLICATION TO
PLANNING COMMISSION &/OR ZONING BOARD OF ADJUSTMENT

PLEASE COMPLETE ALL ITEMS APPLICABLE AND PROVIDE THE CORRECT NUMBER OF COPIES OF THIS APPLICATION AND THE SITE PLAN OR SUBDIVISION PLAT. ABUTTING LANDOWNERS WILL BE NOTIFIED BY THE PLANNING/ZONING OFFICE.

1. **NAME & ADDRESS OF RECORD OWNER(S)** WEH Holdings LLC

   5580 woodstock road hartford VT 05001

   Deed Recorded Book 606 Page 574 (Available at Town Clerk's Office)

   Telephone: Work _____ Cell 8578291228 Email Address: _____

2. **NAME & ADDRESS OF APPLICANTS(S)** William Harris

   302 cross st belmont ma 02478

   Telephone: Work _____ Cell 8578291228 Email Address: _____

3. **NAME & ADDRESS OF APPLICANTS' CONSULTANT** _____

   _____

   Telephone: Work _____ Cell _____ Email Address: _____

4. **PROJECT LOCATION** 5580 woodstock road hartford VT 05001

5. **PRESENT USE OF PROPERTY** Raw Land

6. **BRIEFLY DESCRIBE PROJECT** (in addition, a detailed narrative must be submitted)

   Sub divison of 18.0 acre lot into 2 lots: 8.02 acres (lot 13-0037-004) &10.13 acre lot 13-0037-005

   with gaurd opened for acess on lot 2 (permit approved bt dot)

7. **PROJECT SIZE IN SQ. FT OR ACREAGE** 18

   Lot Width _____ Lot Depth _____

8. **IS PROJECT ON TOWN WATER/SEWER**? Yes _____ No X If Yes, estimated

   Water Consumption/day _____ Amount of Sewer Flow Projected _____

   Size of Closest Lines Above (water) _____ (sewer) _____

9. **DESCRIBE LANDSCAPING PLAN** n/a but future single family home on 8 acre lot

   lot 2- build a duplex for long term rental

10. **IF A BUSINESS** - Present # of Employees _____

    Proposed Days & Hours of Operation _____

    Will you use the landfill & recycling center? Yes _____ No _____

    The main waste by-product of your business is: _____

11. **IF A RESTAURANT** - Present seating _____ Proposed _____

12. **PARKING SPACES** - Number to be provided _____

13. **SIGNAGE** - Free Standing _____ Attached _____

14. **FENCING** – Location _____ Height _____

15. **NEAREST WATER SUPPLY FOR FIRE PROTECTION** fire hydrant across st less than 500 ft

16. **ESTIMATED VALUE OF PROPOSED WORK** _____

17. **IS THERE AN EXISTING DRIVEWAY?** no

18. **IF A SUBDIVISION** - Number of New Lots to be Created 2

    Do you request that the Town consider taking over maintenance of – Roads no

    Or Park/Open Space _____

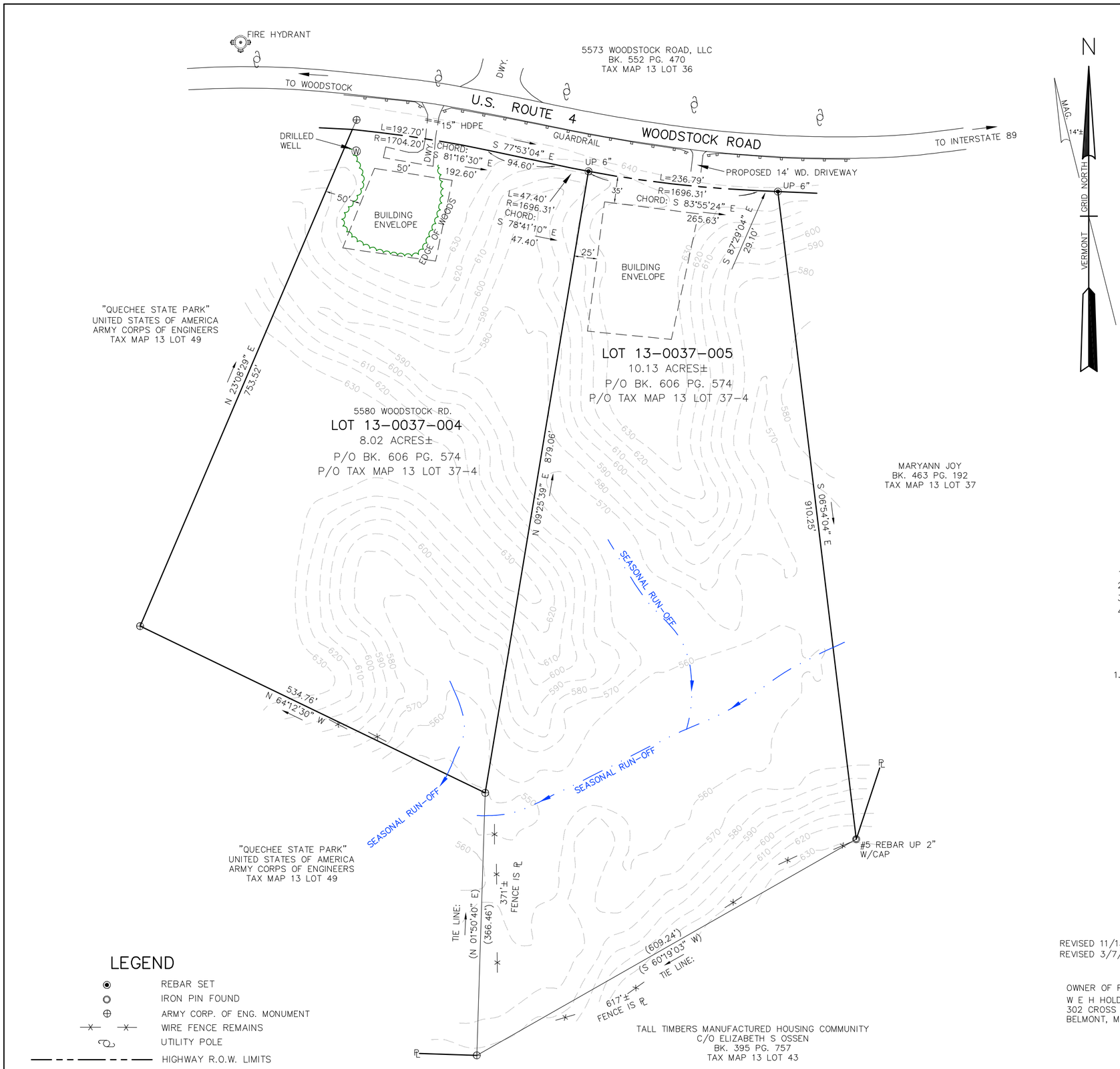
I HEREBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. (This certification must be signed by lot owners and applicants).

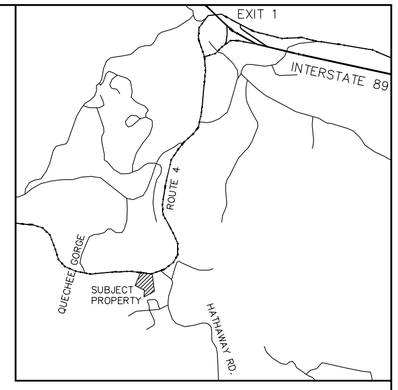
[signature]	2.12.2025	[signature]	2.12.2025
Applicant's Signature	Date	Lot Owner's Signature	Date
_____		_____	
Co-Applicant's Signature	Date	Co-Owner's Signature	Date

The applicant retains the obligation to identify, apply for, and obtain any relevant local or state permits before any construction may commence. Please call 802-282-6488 to speak with the State Permit Specialist.

_____

For Office Use Only		
Map/Lot #		
Fee Paid $:		Receipt #:
PC: Site Plan	Min. Sub.	Maj. Sub.
PD	PD Amend.	Other
ZBA: Conditional Use	Variance	Appeal
Other		
Zoning District (s)		Date Filed:
Official Submittal Date:		





LOCATION MAP

AREA & DIMENSIONAL STANDARDS IN RL-1 (RURAL LANDS 1) ZONING DISTRICT

MINIMUM AREA (IN ACRES)	MINIMUM DIMENSIONS (IN FEET)			MINIMUM SETBACKS (IN FEET)	
DWELLING UNIT	LOT	WIDTH	DEPTH	FRONT BLDG.	FRONT DECK
1 ACRE	1 ACRE	125'	150'	35'	27'
				SIDE 25'	REAR 35'

AREA & DIMENSIONAL STANDARDS IN RL-5 (RURAL LANDS 5) ZONING DISTRICT

MINIMUM AREA (IN ACRES)	MINIMUM DIMENSIONS (IN FEET)			MINIMUM SETBACKS (IN FEET)		
DWELLING UNIT	LOT	WIDTH	DEPTH	FRONT	SIDE	REAR
5 ACRES	5 ACRES	300'	300'	50'	50'	50'

NOTES

1. BOUNDARIES BASED ON REFERENCE PLAN 1.
2. METHOD OF SURVEY: OPUS ADJUSTED R.T.K. G.P.S.
3. BEARINGS ARE IN RELATION TO VERMONT GRID NORTH.
4. THE APPROXIMATE 10 FT. INTERVAL CONTOURS WERE TAKEN FROM THE V.C.G.I. WEBSITE.

REFERENCE PLAN

1. "PLANNED DEVELOPMENT FOR VAHEY FAMILY TRUST, HATHAWAY RD. & U.S. RTE. 4, HARTFORD, WINDSOR COUNTY, VT.", DATED 9/6/2006, PROJ. NO. 205906, PREPARED BY HATHORN SURVEYS, INC.

THIS PLAT IS APPROVED SUBJECT TO THE FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION FOR THIS SUBDIVISION. A COPY OF WHICH IS ON FILE IN THE HARTFORD DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES.

APPROVAL NO._____HARTFORD PLANNING COMMISSION

DATE: _____ BY: _____
CHAIRPERSON/VICE CHAIRPERSON

LEGEND

- REBAR SET
- IRON PIN FOUND
- ARMY CORP. OF ENG. MONUMENT
- WIRE FENCE REMAINS
- UTILITY POLE
- HIGHWAY R.O.W. LIMITS
- PROPERTY LINE
- BK. 606 PG. 574 — DEED REFERENCE
- ℄ — PROPERTY LINE
- P/O — PART OF

GRAPHIC SCALE (IN FEET)

100' 0' 50' 100' 200' 400'

REVISED 11/15/2024
REVISED 3/7/2025

OWNER OF RECORD:
W E H HOLDINGS, LLC
302 CROSS ST.
BELMONT, MA 02478

— CERTIFICATION —

IN MY OPINION AND TO THE BEST OF MY KNOWLEDGE THIS PLAT IS CONSISTENT WITH INFORMATION ABSTRACTED FROM THE TOWN OF HARTFORD LAND RECORDS AND PHYSICAL EVIDENCE FOUND IN THE FIELD.

Christopher T. Paton
CHRISTOPHER T. PATON, VT. L.L.S. NO. 692

PLANNED DEVELOPMENT OF PROPERTY OF

W E H HOLDINGS, LLC

U.S. ROUTE 4

HARTFORD, WINDSOR COUNTY, VERMONT

PREPARED BY
PATON LAND SURVEYING
P.O. BOX 581 SPRINGFIELD, VT 05156
(802) 885-6674

DATE: 10/28/2024	SCALE: 1"=100'
DRAWN BY JWC	CK'D BY CTP
SURVEYED BY JC, JR, TR	
PROJ. NO. 2024-060	

STATE OF VERMONT — CHRISTOPHER T. PATON No. 692 — LICENSED LAND SURVEYOR

Certified map reproduction by Wash-Off process at Spiller's Reprographics of Manchester, NH meeting all requirements of 27 VSA 1403.
Robert H. Enderson, Manager

BEARINGS REFERENCED TO MAGNETIC NORTH 2001

TO WOODSTOCK

DRIVEWAY

PROPOSED ACCESS (24' WIDE) AS PER VT. AGENCY OF TRANSPORTATION STATNDARD B-71 FOR RESIDENTIAL DRIVES. PERMIT ID# 31585

BOUNDARY LINE DATA

B1	29.10'	S73°37'28"E
B2	5.64'	N88°59'32"E
B3	45.98'	N17°37'34"E

CLOSURE LINE DATA

A–B	493.41'	S35°36'18"E
C–D	609.48'	S74°08'33"W
D–E	366.74'	N15°41'35"E

THIS PLAT IS APPROVED SUBJECT TO THE FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION FOR THIS SUBDIVISION, A COPY OF WHICH IS ON FILE IN THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES.

APPROVAL NO. 06-35 HARTFORD PLANNING COMMISSION

DATED: 01/02/07 BY: John E. Illsley Jr. CHAIRPERSON/VICECHAIRPERSON

LOT 13-0049-000
UNITED STATES OF AMERICA
ARMY CORPS OF ENGINEERS
696 VIRGINIA RD.
CONCORD, MA. 01742

BUILDING ENVELOPE

L=194.25'
R=1704.20'
S64°01'28"E
94.60'

U.S. ROUTE #4

L=284.19'
R=1696.31'

B1

L=402.36'
R=1332.60'

B2

L=206.08'
R=1491.70'

A

TO W.R.J.

PREVIOUSLY APPROVED RESIDENTIAL UNIT DEVELOPMENT (3 DUPLEXES)

30' UTILITY EASEMENT

HATHAWAY ROAD

FOUNDATION
DRIVEWAY
MOBILE HOME
FOUNDATION
GARAGE
DRIVEWAY
MOBILE HOME

A1
A2
B1
B1
C1
C2

BLISS ROAD

ZONE RL-1

N37°00'57"E
753.55'

ZONE RL-5

LOT 13-0037-004
18.1 +/- ACRES
(789,800 +/- SQ. FT.)

500'

LOT 13-0037-000
10.1 +/- ACRES
(441,100 +/- SQ. FT.)

N06°57'32"E
910.23'

274.19'
S78°49'07"W

B

N50°19'52"W
534.90'

E

LOT 13-0049-000
UNITED STATES OF AMERICA
ARMY CORPS OF ENGINEERS
696 VIRGINIA RD.
CONCORD, MA. 01742

408.46'
N70°34'18"W

191.68'
S33°49'07"W

LOT 13-0037-001
WILBERT & LILLIAN THURSTON
163 HATHAWAY RD.
W.R.J., VT. 05001

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

460.25'
S32°06'41"W

ZONE RL-5
ZONE RL-1

FENCE IS P/L

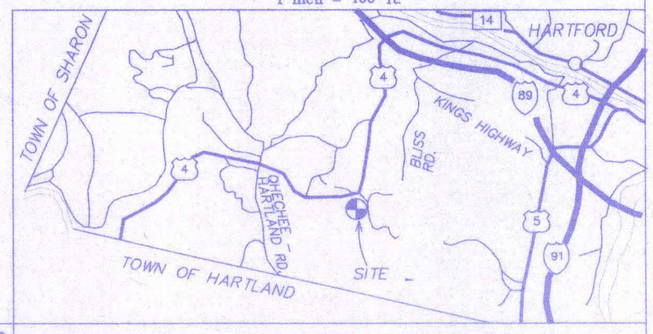
C

FENCE IS P/L

D

LOT 13-0037-003
CHARLES & MEG PARKER
P.O. BOX 1402
QUECHEE, VT. 05059

LOT 13-0043-000
TALL TIMBERS
C/O JEFFREY OSSEN
P.O. BOX 215
N. WINDHAM, CT. 06256



SYMBOL LEGEND

- ARMY CORPS OF ENGINEERS BOUND
- CAPPED REBAR TO BE SET
- 5/8" CAPPED REBAR SET
- COMPUTED POINT
- UTILITY POLE

LINE LEGEND

- ZONING DISTRICT BOUNDARY
- TREE LINE
- U.S.G.S. INTERPOLATED CONTOUR 600
- RIGHT OF WAY
- INTERMITTENT BROOK

PLAN OF REFERENCE

"SUBDIVISION FOR VAHEY FAMILY TRUST"
PROJ. NO. 161801, LAST REVISED 4/24/02
PREPARED BY: HATHORN SURVEYS, INC.

"PLANNED DEVELOPMENT FOR VAHEY FAMILY TRUST"
PROJ. NO. 181403, LAST REVISED 12/23/03
PREPARED BY: HATHORN SURVEYS, INC.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND ACCURATE ACCORDING TO THE FIELD NOTES OF SAID SURVEY, EXISTING FIELD MONUMENTATION, DEEDS OF RECORD, PLANS OF RECORD AND TO THE BEST OF MY KNOWLEDGE AND ABILITY.

STATE OF VERMONT
ROY G. HATHORN NO. 477
REGISTERED LAND SURVEYOR

THIS PLAT MEETS THE REQUIREMENT OF 27 VSA 1403.
LICENSE #477

OWNER OF RECORD

THE VAHEY FAMILY TRUST
c/o ROBERT C. VAHEY &
JILL A. VAHEY TRUSTEES
1925 BLISS ROAD
W.R.J., VT. 05001

REVISED 9/24/06 J.E.N.
MEMO REVISIONS

HATHORN SURVEYS, INC.
ROY G. HATHORN, L.S.
P.O. BOX 533
WILDER, VERMONT 05088
PHONE: (802) 295-5101
FAX: (802) 295-5289

PLANNED DEVELOPMENT FOR

VAHEY FAMILY TRUST

HATHAWAY ROAD & U.S. ROUTE #4

TOWN OF HARTFORD

WINDSOR COUNTY, VERMONT

SCALE: 1" = 100'

DATED: 9/6/06 PREPARED BY: J.E. NALETTE

PROJECT NO. 205906 HATHORN SURVEYS, INC.

Rec'd and recorded Jan. 3, 2007 at 2:55 P.M. Attest: Mary E. Sliter Town Clerk

597 A

13-37

William Harris
WEH Holdings
302 Cross st
Belmont, Ma 02478
will@bostonbrew.co
857-829-1228

Hartford Town Planning & Zoning Board
171 Bridge Street. White River Junction, VT 05001

Subject: Proposed Subdivision Plan for an 18.15-Acre Lot in Quechee, VT

Dear Members of the Hartford Town Planning & Zoning Board,

I am writing to formally propose a subdivision plan for my 18.15-acre parcel of land(Lot #13-0037-004) located at 5580 Woodstock Road in Quechee, VT.

I first visited Quechee many years ago, as a good friend of mine lives in Quechee. With the numerous trips I've taken up here over the years, I have fallen in love with the town and surrounding areas, and envisioned making it my home. I had the opportunity to purchase my 18 acre lot, and have been planning and designing this as my forever home since then. My significant other and I do not come from money. I own a small coffee company and Lauren is a trauma therapist working with combat veterans, and is also a recent cancer survivor. Living with my parents, we are saving what we can to build our home. This plan is designed to balance responsible land use, long-term housing opportunities, and the creation of a permanent residence for my family. My intent is to establish a single-family home on an 8.02-acre portion of the property (Lot #13-0037-004) while dedicating the remaining 10.13 acres (Lot #13-0037-005* to be proposed) to a duplex unit for long-term rental housing. We are planning on living in Quechee full time and quite honestly, for the rest of our lives. Lauren and I feel at home, and at peace every chance we have an opportunity to be in Quechee.

Project Overview

- **Parcel Size:** 18.15 acres
- **Subdivision Details:**
    - **Single-Family Home:** 8.02-acre lot (Lot #13-0037-004) for my family's home
    - **Duplex Housing:** 10.13-acre lot (Lot #13-0037-005) designated for long-term rental housing
- **Objective:** To create a sustainable living arrangement that provides both a primary residence and an affordable long-term rental option to help maintain Quechee's accessibility for individuals, families & retirees

Justification & Community Benefits

1. **Supporting Housing Affordability**
    - Housing in Quechee has become increasingly expensive, limiting access for local workers, families, and retirees. The addition of a duplex will provide high-quality, long-term rental units, seasonal or yearly lease, contributing to the town's diverse housing stock. This will not permit for use of short-term rentals, such as Air BnB,

as that model is not aligned with our values.. Our vision and goals is to establish long term affordable housing for good, hardworking people.

2. **Maintaining Rural Character & Environmental Stewardship**
    - The subdivision design ensures that ample open space is preserved, maintaining the natural beauty and character of the area.
    - The single-family home and duplex will be strategically placed to minimize environmental impact while maintaining privacy and green space.
3. **Infrastructure & Zoning Compliance**
    - The property has sufficient land to accommodate appropriate septic systems, wells, and driveways without strain on public infrastructure.
    - The proposed plan aligns with zoning regulations and land use objectives by adhering to density and lot size requirements.
    - The State of Vermont has approved a permit for residential access (Permit ID 46911), ensuring compliance with necessary access regulations.
4. **Economic & Tax Contribution**
    - The addition of a duplex will generate additional property tax revenue for the town.
    - It will also provide a modest but meaningful boost to the local economy by supporting renters who contribute to local businesses and services.

Request for Approval

I respectfully request approval of this subdivision plan so that I may proceed with the necessary permitting and development steps. I am committed to working closely with the town to ensure compliance with all regulations and to create a thoughtful, well-integrated addition to the community.

I would be happy to meet with the board to discuss any concerns or modifications needed to align with Quechee's long-term planning goals. Thank you for your time and consideration. I look forward to your feedback and hope to move forward with this project in a manner that benefits both my family and the community.

Sincerely,
William Harris

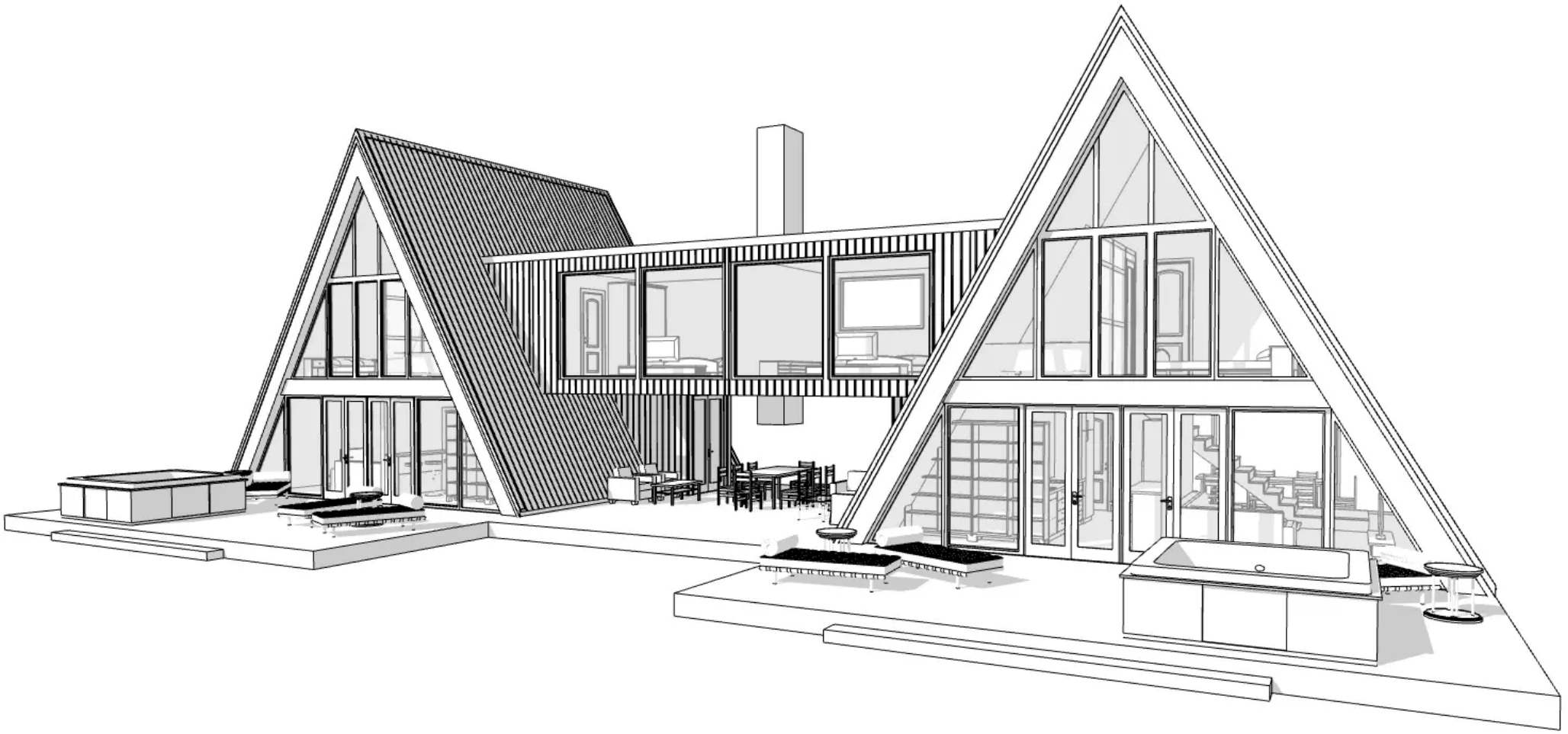
Acknowledgements:

- We confirm that we must identify, apply for and obtain any relevant local and state permits
- We much submit a complete zoning permit applications within 180 days after approval of subdivision
- Each lot will require its own separate zoning permit

- Approval is contingent upon our surveyor submitting a letter certifying that the monuments have been set according to survey plot

Hydrant Location

It is about 500feet from your place. You can see the icon just above where it says Woodstock RD on the image below. That is accurate within a couple of feet. (Picture from Jack Hedges)



Memorandum

To: Will Harris

From: Jo-Ann Ells

Date: February 28, 2025

Re: Proposed Subdivision

Please submit a response to the following comments/questions on your application for a subdivision **before 9:00 a.m., Friday, March 7, 2025.** Please note, Town Hall is closed Tuesday, March 4th for voting.

Prior to the Planning Commission Hearing, you will receive an agenda, draft Findings of Fact, and additional staff comments if there are any. Please feel free to contact me at any time during this process.

1. Please confirm that you understand that you retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project.

   To determine what State Environmental Permits may be required for your project, The Vermont Agency of Natural Resources (ANR) recommends that you use ANR's Permit Navigator Tool by going to the VT Department of Environmental Conservation website Welcome to DEC | Department of Environmental Conservation (vermont.gov) and going to the "Permit Navigator Tool" Permit Navigator (force.com)

   If further assistance is needed, please contact the Community Assistance Specialist for our area:

   Jeff McMahon, Community Assistance Specialist

   Jeff.McMahon@Vermont.gov

   802-477-2241

2. Please confirm that you understand that to finalize any Planning Commission's approval of your proposed subdivision, you must submit a complete Zoning

Permit application within 180 days of the written decision of the Planning Commission, or the decision will be null and void.

A complete application includes:

- An application for a Zoning Permit
- Application fee
- Documentation outlining how any conditions of the Planning Commission's approval have been met
- Mylar

3. The application for which you applied is limited to the subdivision of the lot into two lots. If approved, it does not authorize any construction. Separate Zoning Permits will be required to develop the lots. Please acknowledge your understanding.

4. In planning for future development, I encourage you to contact the Fire Marshal, Tom Peltier, to discuss Public Building Permit requirements and Hartford's Environmental Sustainability Coordinator, Dana Clawson, to discuss Vermont's Residential Energy Code requirements.

   Tom Peltier tpeltier@hartford-vt.org

   Dana Clawson dclawson@hartford-vt.org

5. Any approval will include a condition that your surveyor submit a letter certifying that the monuments have been set according to the locations identified on the approved survey plat. Please confirm your understanding.

6. You submitted State Septic permit information for the existing lot. Have you obtained a septic permit or done test pits for the proposed lot to ensure it is developable?

7. You indicated on your application that there is a municipal fire hydrant within 500' of the project. Can you describe where this is located?

   Unless a municipal hydrant is within 500', in accordance with the Planning Commission's Fire Policy, the Fire Chief recommends that any new dwelling be equipped with a residential sprinkler system in accordance with applicable NFPA requirements.

   If required, it will be recommended that any approval require that:

- Plans for the sprinkler system be submitted to the Hartford Fire Department for review and approval before commencing installation.

- The sprinkler system be inspected by the Hartford Fire Department before a Certificate of Occupancy will be issued for the dwelling.

8. The lot is part of a Planned Development (PD). While the underlying Zoning District has changed since the PD was approved, the Area & Dimensions Standards outlined in the PD's Master Plan (attached) still apply.

   Please have your surveyor amend the Area & Dimensional information on the survey, note that the property is in a Planned Development, and remove the reference to the FC/RL-1 zoning district boundary line.

9. Please complete and return with your response the attached Rural Lands Overlay form.

10. Has the accessory structure that was built on the lot been removed?

11. Please send me a single email with all application materials and submit 8 hard copies of all application materials. Please submit plans that at 11" x 17" at a minimum.

NOTE: The Town of Hartford is aware of a email scam targeting Planning Commission applicants falsely claiming to be from the Town. The email threatens that non-payment will affect the application.

The scam email includes a fake invoice requesting a wire transfer payment.

These emails have been sent following a Public Hearing with the Planning Commission.

If you receive an email, please:

- Do **not** click on/open any links or attachments.
- Do **not** forward the email to me or the town.
- Please call me and let me know you received such an email. (802) 478-1117

`Memorandum

To: Will Harris
From: Jo-Ann Ells
Date: February 28, 2025
Re: Proposed Subdivision

Please submit a response to the following comments/questions on your application for a subdivision **before 9:00 a.m., Friday, March 7, 2025.** Please note, Town Hall is closed Tuesday, March 4th for voting.

Prior to the Planning Commission Hearing, you will receive an agenda, draft Findings of Fact, and additional staff comments if there are any. Please feel free to contact me at any time during this process.

1. Please confirm that you understand that you retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project.

Ran the Permit Navigator : PNR-0000010323
As Permits Likely Needed

Wastewater System & Potable Water Supply

Will check with Act250 office

Jeff McMahon, Community Assistance Specialist

Jeff.McMahon@Vermont.gov

802-477-2241

2. Please confirm that you understand that to finalize any Planning Commission's approval of your proposed subdivision, you must submit a complete Zoning Permit application within 180 days of the written decision of the Planning Commission, or the decision will be null and void.

A complete application includes:

- An application for a Zoning Permit
- Application fee
- Documentation outlining how any conditions of the Planning Commission's approval have been met
- Mylar

3. The application for which you applied is limited to the subdivision of the lot into two lots. If approved, it does not authorize any construction. Separate Zoning Permits will be required to develop the lots. Please acknowledge your understanding.

Both lots will need separate zoning permits

4. In planning for future development, I encourage you to contact the Fire Marshal, Tom Peltier, to discuss Public Building Permit requirements and Hartford's Environmental Sustainability Coordinator, Dana Clawson, to discuss Vermont's Residential Energy Code requirements.

Tom Peltier tpeltier@hartford-vt.org

Dana Clawson dclawson@hartford-vt.org

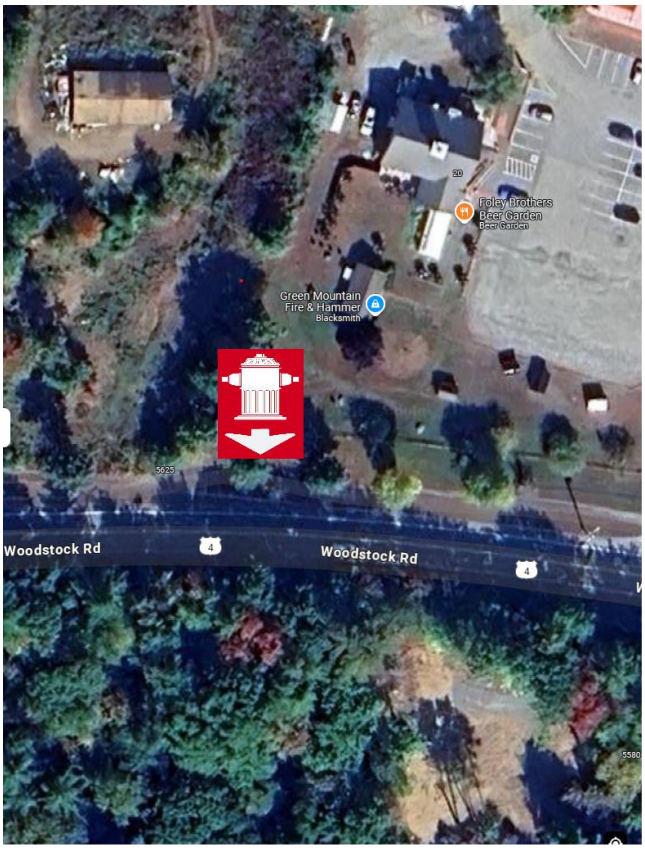
5. Any approval will include a condition that your surveyor submit a letter certifying that the monuments have been set according to the locations identified on the approved survey plat. Please confirm your understanding.

6. You submitted State Septic permit information for the existing lot. Have you obtained a septic permit or done test pits for the proposed lot to ensure it is developable?

7. **YES and YES I will include the permit**

8. You indicated on your application that there is a municipal fire hydrant within 500' of the project. Can you describe where this is located?

It's on the corner of the mall lot near the blacksmith shed



Unless a municipal hydrant is within 500', in accordance with the Planning Commission's Fire Policy, the Fire Chief recommends that any new dwelling be equipped with a residential sprinkler system in accordance with applicable NFPA requirements.

If required, it will be recommended that any approval require that:

- Plans for the sprinkler system be submitted to the Hartford Fire Department for review and approval before commencing installation.

- The sprinkler system be inspected by the Hartford Fire Department before a Certificate of Occupancy will be issued for the dwelling.

9. The lot is part of a Planned Development (PD). While the underlying Zoning District has changed since the PD was approved, the Area & Dimensions Standards outlined in the PD's Master Plan (attached) still apply.

Please have your surveyor amend the Area & Dimensional information on the survey, note that the property is in a Planned Development, and remove the reference to the FC/RL-1 zoning district boundary line.

10. Please complete and return with your response the attached Rural Lands Overlay form.

11. Has the accessory structure that was built on the lot been removed?
So much snow I could not get to it…Can I just pay for a year of permit/taxes? Its 50sq ft (5x10) metal shed with no door
12. Please send me a single email with all application materials and submit 8 hard copies of all application materials. Please submit plans that at 11" x 17" at a minimum.

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VERMONT

State of Vermont
Policy, Planning & Intermodal Development Division
Policy, Planning and Research Bureau
Development Review & Permitting Services Section
Barre City Place, 219 North Main Street [phone] 802-636-0037
Barre, VT 05641 [ttd] 800-253-0191
vtrans.vermont.gov

Agency of Transportation

February 11, 2025

William Harris
302 Cross Street
Belmont, MA 02478
[Via Email]

Subject: Hartford, US 4, L.S. 198+52 & 202+22 RT
Permit ID #46911

Dear William,

Your highway permit application to retain an existing residential access as-is and construct a new residential access as part of a new 2-lot subdivision, has been reviewed and found to meet the requirements for work within the highway right-of-way.

Pursuant to Title 19 VSA § 1111(b), authorization for this access is strictly contingent upon its compliance with all local ordinances and regulations relating to highways and land use. Furthermore, under Title 19 VSA § 1111(g), the agency or a municipal designee may suspend this authorization if the entrance fails to comply with such ordinances and regulations. To enforce a suspension, the agency may also, at its discretion, physically close the driveway or access point.

The permit will contain, but will not be limited to, the attached Special Conditions.

This permit addresses only access to, work within, and drainage affecting the State highway. It does not address other possible transportation issues, such as access to town highways, use of private roads, and use of railroad crossings. If relevant to the proposed development, such issues must be addressed separately.

If you have any further questions about this matter, please call me at 802-498-8019. **In accordance with the Special Conditions, you must contact the District Transportation Office #4 prior to starting work within the State highway right-of-way. The telephone number in White River Jct. is 802–295-8888.**

Sincerely,

DocuSigned by:
Brian McAvoy
26609CD669B3444...

Brian R. McAvoy
Permit Coordinator
Permitting Services

Enclosures

DS
TCG

cc: **[Via Email]**
District Transportation Office #4

Docusign Envelope ID: D2586924-9F5E-4858-85FE-4F8AE9A7EC37

PERMIT ID# 46911

FOR AGENCY USE ONLY

Town: Hartford
Route: US 4
Mile Marker: 3.76 & 3.83
Log Station: 198+52 & 202+22 RT

VERMONT AGENCY OF TRANSPORTATION

State Highway Access and Work Permit

Applicant to Complete

Owner's/Applicant's Name, Address, E-mail & Phone No. William Harris , 302 cross st Belmont ma 02478
will@bostonbrewcompany.com 857 829 1228

Co-Applicant's Name, Address, E-mail & Phone No. (if different from above) _____

The location of work (town, highway route, distance to nearest mile marker or intersection & which side)
Quechee, RT 4. Next to 5580 woodstock rd. Across the antique mall

Description of work to be performed in the highway right-of-way (attach plan)
Guard rail opening for driveway on rt4 in quechee VT. Located next 13-0037-004 on east side
New Lot Will be 13-0037-005

Property Deed Reference Book: 606 Page: 574 (only required for Permit Application for access)

Fee $ 250 (fees do not apply for residential or agricultural purposes)

Is a Zoning Permit required? Yes ☐ No ☐ - If Yes, #_____

Is a 30 VSA § 248 permit required? Yes ☐ No ☐ - If Yes, #_____

Is an Act 250 permit required? Yes ☐ No ☐ - If Yes, #_____

Other permit(s) required? Yes ☐ No ☐ - If Yes, name and # of each _____

Date applicant expects work to begin _____ 20 __

Owner/Applicant: _____ Position Title: _____
(Print name above)

Sign in Shaded area:		Date:	12/11/2025

Co-Applicant: _____ Position Title: _____
(Print name above)

Sign in Shaded area:		Date:	

INSTRUCTIONS: -Contact the Development Review and Permitting Services Section (802.636.0037) or your local area Transportation Maintenance District Office to determine your issuing authority. The issuing authority will determine what plans, fee and other documents are required to be submitted with your Vermont Statutes Annotated, Title 19, Section 1111, permit application request.
- Original signatures are required on an original Form. The Owner/Applicant and Co-Applicant (if applicable) declares under the pains and penalty of perjury that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

FEE: -See **Fee Schedule** for applicable administrative processing and application review fee.

PERMIT APPROVAL

This covers only the work described below: Permission is granted to work within the highway right-of-way to retain an existing residential access as-is and construct a new residential access as part of a 2-lot subdivision, in accordance with the attached plan and permit special conditions.

The work is subject to the restrictions and conditions on the reverse page, plus the Special Conditions stated on the attached page(s).

Date work is to be completed December 1, 2026 Date work accepted: _____

By DocuSigned by: Craig Keller 2B270EC912D1494... Issued Date February 11, 2025 By: _____
Authorized Representative for Secretary of Transportation DTA or Designee

NOTICE: **This permit covers only the Vermont Agency of Transportation's jurisdiction over this highway under Vermont Statutes Annotated, Title 19, Section 1111.** It does not release the petitioner from the requirements of any other statutes, ordinances, rules or regulations. This permit addresses only access to, work within, and drainage affecting the state highway. It does not address other possible transportation issues, such as access to town highways, use of private roads, and use of railroad crossings. If relevant to the proposed development, such issues must be addressed separately.

No work shall be done under this permit until the owner/applicant has contacted the District Transportation Office at:

Docusign Envelope ID: D2586924-9F5E-4858-85FE-4F8AE9A7EC37

RESTRICTIONS AND CONDITIONS

DEFINITIONS:

"Agency" means the Vermont Agency of Transportation (a/k/a VTrans).

"Engineer" means the authorized agent of the Secretary of Transportation.

"Owner/Applicant" means the party(s) to whom the permit is to be issued.

"Co-Applicant" means the party who performs the work, if other than Owner/Applicant or a secondary Owner/Applicant under a joint permit application.

"Permit Holder" means the party who currently owns the lands abutting the highway that are the subject of the permit.

GENERAL:

By accepting this permit, or doing any work hereunder, the Owner/Applicant agrees to comply with all of the restrictions and conditions and any imposed special conditions. If the Owner/Applicant is aggrieved by the restrictions and conditions or special conditions of the permit, they shall submit a written request for consideration to the Engineer within 30-days of permit issuance and prior to starting any work. No work will be authorized by the Agency, or performed under the permit, until the dispute is fully resolved.

Vermont Statutes Annotated, Title 30, Chapter 86 ("Dig Safe") requires notice to Dig Safe before starting excavation activities. The Permit Holder or his/her contractor must telephone Dig Safe at 811 at least 48 hours (excluding Saturdays, Sundays and legal holidays) before, but not more than 30 days before, starting excavation activities at any location. In addition, please note that the Agency and many municipalities <u>are not</u> members of Dig Safe and will need to have their utility facilities investigated with due diligence prior to starting excavation activities in or on the State Highway right-of-way.

The Permit Holder is to have a supervisory representative present any time work is being done in or on the State Highway right-of-way. A copy of this permit and Special Conditions must be in the possession of the individual performing this work for the Permit Holder.

Except with the specific, written permission of the District Transportation Administrator, all work in the State Highway right-of-way shall be performed during normal daylight hours and shall cease on Sunday, on all holidays (which shall include the day before and the day following), during or after severe storms, and between December 1 and April 15. These limitations will not apply for the purposes of maintenance, emergency repairs, or proper protections of the work which includes, but not limited to, the curing of concrete and the repairing and servicing of equipment.

The Owner/Applicant shall be responsible for all damages to persons or property resulting from any work done under this permit, even if the Applicant's Contractor performs the work. All references to the Owner/Applicant also pertain to the Co-Applicant.

The Owner/Applicant must comply with all federal and state statutes or regulations and all local ordinances controlling occupancy of public highways. In the event of a conflict, the more restrictive provision shall apply.

The Owner/Applicant must, in every case where there is a possibility of injury to persons or property from blasting, use a pre-approved Blasting Plan. All existing utility facilities shall be protected from damage or injury.

The Owner/Applicant shall erect and maintain barriers needed to protect the traveling public. The barriers shall be properly lighted at night and must be MUTCD (Manual on Uniform Traffic Control Devices) compliant.

All temporary and permanent traffic control measures and devices shall be MUTCD compliant.

The Owner/Applicant shall not do any work or place any structures or obstacles within the State Highway right-of-way, except as authorized by this permit.

The Owner/Applicant may pay the entire cost of the salary, subsistence and traveling expenses of any inspector appointed by the Engineer to supervise such work.

The Engineer may modify or revoke the permit at any time for safety-related reasons, without rendering the Agency or the State of Vermont liable in any way.

In addition to any other enforcement powers that may be provided for by the law, the Engineer may suspend this permit until compliance is obtained. If there is continued use or activity after suspension, the Engineer may physically close the work area and take corrective action to protect the safety of the highway users.

The Permit Holder shall be responsible to rebuild, repair, restore and make good all injuries or damage to any portion of the highway right-of-way that has been brought about by the execution of the permitted work, for a minimum period of eighteen (18) months after final inspection by the District.

Any approved variance from the permitted plans is to be recorded on "as-builts" with copies provided to both the Chief of Permitting Services and the District Transportation Administrator.

ACCESS:

This permit (if for access) does not become effective until the owner/applicant records in the office of the appropriate municipal clerk, the attached "Notice of Permit Action"

As development occurs on land abutting the highways, the Agency may revoke a permit for access and require the construction of other access improvements such as the combination of access points by adjoining owners.

Under Vermont Statutes Annotated, Title 19, Section 1111, no deed purporting to subdivide land abutting a state highway can be recorded unless all the abutting lots so created are in accordance with the standards of Section 1111.

The Permit Holder acknowledges and agrees that neither this permit nor any prior pattern of use creates an ownership interest or other form of right in a particular configuration or number of accesses to or through the highway right-of-way, and that the right of access consists merely of a right to reasonable access the general system of streets, and is not a right to the most convenient access or any specific configuration of access.

DRAINAGE:

The Owner/Applicant shall install catch basins and outlets as may be necessary, in the opinion of the Engineer, to preclude interference with the drainage of the state highway. Direct connections shall <u>not</u> be allowed without written approval.

UTILITY WORK; CUTTING AND TRIMMING TREES:

The Owner/Applicant shall obtain the written consent of the adjoining owners or occupants or, in the alternative, an order from the State Transportation Board in accordance with, Vermont Statutes Annotated, Title 30, Section 2506, regarding cutting of or injury to trees.

In general, all utilities shall be located adjacent to the State Highway right-of-way boundary line and shall be installed without damaging the highway or the highway right-of-way. No pole, push-brace, guy wire or other aboveground facilities shall be placed closer than 10 feet to the edge of traveled-way. If the proposed utility facilities are in conflict with the above, each location is subject to the approval of the Engineer.

Poles and appurtenances shall be located out of conflict with intersection sight distance, guardrail, ditches, signs, culverts, etc.

Where the cutting or trimming of trees is authorized by permit, all debris resulting from such cutting and trimming shall be removed from the State Highway right-of-way.

Open cut excavation for highway crossings is NOT the option of the Applicant, and may be utilized only where attempted jacking, drilling, or tunneling methods fail or are impractical. The Owner/Applicant shall obtain an appropriate modification of the highway permit from the Engineer before making an open cut.

JOINT PERMITS:

A joint permit application is required when more than one party will be involved with the construction, maintenance, and/or operation of the facility being constructed under this permit. Examples include, but are not limited to, joint ownership or occupancy of a utility pole line and construction of a municipal utility line by a contractor. Both utility companies, and in the second case, the municipality and the contractor, must be joint applicants.

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VERMONT AGENCY OF TRANSPORTATION
NOTICE OF PERMIT ACTION

Grantor (Owner/Applicant): WILLIAM HARRIS
Address: Street: 302 CROSS STREET
City/State/ZIP: BELMONT, MA 02478

Location of Work:

Location Start
Town: Hartford
Route: US 4
Log Station/MM: 198+52 & 202+22 / 3.76 & 3.83 RT

Location End
Town:
Route:
Log Station/MM:

Property Deed Reference: Book: 606 Page: 574
Additional Book: Additional Page:

Permit ID #: 46911

Description of Work: RETAIN AN EXISTING RESIDENTIAL ACCESS AS-IS AND CONSTRUCT A NEW RESIDENTIAL ACCESS AS PART OF A NEW TWO-LOT SUBDIVISION

[X] Issued Permit [ ] Notice of Violation
[ ] Suspension of Permit [ ] Withdrawn

Action Date: February 11, 2025

Signature: DocuSigned by: Craig Keller 2697EC912D14B4...
Authorized Representative for
the Secretary of Transportation

Location of Record: Vermont Agency of Transportation
Development Review & Permitting Services Section
Barre City Place, 219 North Main Street
Barre, Vermont 05641

Town/City of _____ Clerk's Office
Received _____ at _____ a.m./p.m.
and recorded in Book _____ on Page _____
of land records. _____
Attest: _____
Assistant Town/City Clerk

Docusign Envelope ID: D2586924-9F5E-4858-85FE-4F8AE9A7EC37

SPECIAL CONDITIONS

This permit is granted subject to the restrictions and conditions on the back of the permit, with particular attention given to the Special Conditions listed below. This permit pertains only to the authority exercised by the Vermont Agency of Transportation (Agency) under Vermont Statutes Annotated, Title 19, Section 1111, and does not relieve the Permit Holder from the requirements of otherwise applicable statutes, rules, regulations or ordinances (*e.g.,* Act 250, zoning, etc.). The Permit Holder shall observe and comply with all Federal and State laws and local bylaws, ordinances, and regulations in any manner affecting the conduct of the work and the action or operation of those engaged in the work, including all orders or decrees as exist at present and those which may be enacted later by bodies or tribunals having jurisdiction or authority over the work, and the Permit Holder shall defend, indemnify, and save harmless the State and all its officers, agents, and employees against any claim or liability arising from or based on the violation of any such law, bylaws, ordinances, regulations, order, or decree, whether by the Permit Holder in person, by an employee of the Permit Holder, by a person or entity hired by the Permit Holder, or by a Subcontractor or supplier.

The Permit Holder shall accomplish all work under this permit in accordance with Detail A of standard drawing B-71A, copy attached, and the attached revised plan dated November 15, 2024. **The guardrail work shall be done by a Contractor approved by the District Transportation Administrator and completed in accordance with Agency standards. The Contractor shall review and coordinate this work with the District Transportation Administrator in advance of the work.**

A preconstruction meeting to discuss work to be completed must be held prior to the Permit Holder's employees or contractor beginning work. The Permit Holder is required to notify the District Transportation Administrator five (5) working days in advance of such meeting.

Please note that the Vermont Agency of Transportation is not a member of Dig Safe. The Permit Holder shall also contact Dan Ertel, State Signal Supervisor, at (802) 343-2188. Mr. Ertel will need to locate and mark all existing buried utility facilities owned by the Agency near the location of the proposed work.

Roadway shoulder areas must be maintained free of unnecessary obstructions, including parked vehicles, at all times while work is being performed under this permit.

Two-way traffic shall be maintained at all times unless permission is granted from the District Transportation Administrator. Whenever two-way, one-lane controlled traffic is authorized to be maintained by the Applicant's Contractor, **the traveling public shall not be delayed more than 10 minutes.**

All grading within the State Highway right-of-way associated with the proposed construction shall be subject to inspection and approval by the District Transportation Administrator or his or her staff. The Permit Holder shall be responsible for ensuring that all grading work in or on the State Highway right-of-way complies with applicable statutes, rules, regulations or ordinances.

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In areas to be grass covered, the Permit Holder shall restore turf by preparing the area and applying the necessary topsoil, limestone, fertilizer, seed, and mulch, all to the satisfaction of the District Transportation Administrator. The Permit Holder shall be responsible for ensuring that all turf restoration work in or on the State Highway right-of-way is in compliance with applicable statutes, rules, regulations or ordinances.

Upon completion of the work, the Permit Holder shall be responsible to schedule and hold a final inspection. The Permit Holder is required to notify the District Transportation Administrator five (5) working days in advance of such inspection.

This permit does not become effective until the Permit Holder records, in the office of the appropriate municipal clerk, the attached "Notice of Permit Action". The Permit Holder, and their assigns and successors in interest, are obligated by this permit to complete, operate and maintain the access(es) in accordance with the Special Conditions.

The Permit Holder shall file a municipal clerk certified copy of the recorded "Notice of Permit Action" within one (1) month of the permit issuance date in the Office of the Development Review and Permitting Services Section.

The conditions of this permit and the land uses permitted herein in using the State highway access shall run with the land and are binding upon and enforceable against the Applicant and their successors and assigns.

No change shall be made to the design, operation or use of the approved access(es) without a permit amendment issued by the Agency of Transportation or a **guidance document** from the Development Review and Permitting Services Section that a permit amendment is not required.

The existing access for the 8.02 acre lot at L.S. 198+52 RT is to be retained as-is serving a single-family residence. The new access for the 10.13 acre lot at L.S. 202+22 RT shall serve a new single-family residence.

The new access must be constructed in such a manner as to prevent water from flowing onto the State Highway. If the access is not constructed satisfactorily, the District Transportation Administrator can order reconstruction of the access at the Permit Holder's expense.

This access will serve as the only access to this property and to any future subdivisions of this property unless approved otherwise by the Agency. The Permit Holder is required to allow a connection and to grant an associated right to pass between the access and adjoining properties (in the future) that will result in a combination of accesses to serve more than one property or lot. By issuance of this permit, the Agency revokes all previous permits for access to this property. **The existing access was created as part of the previous subdivision Permit #31585 Lot 13-0037-004. All conditions associated with the other Lot 13-0037-000 remains in effect unless otherwise approved by VTrans. This permit only addresses the subdivision of Lot 13-0037-004 of the referenced permit.**

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The Permit Holder is responsible for access maintenance (beyond the edge of paved shoulder). "Access maintenance" will include, but not be limited to, the surface of the access, the replacement and maintenance of the culvert, as necessary, the trimming of vegetation, and the removal of snow banks to provide corner sight distance.

In the event of the Permit Holder's failure to complete all the work, approved under this permit, by the "work completion date," the Agency, in addition to any other enforcement powers that may be provided for by law, may suspend this permit until compliance is obtained. If there is continued use or activity after suspension, the Agency may physically close the driveway or access point if, in the Agency's opinion, safety of highways users is or may be affected.

The Permit Holder shall at a minimum install and maintain erosion prevention and sediment control measures in accordance with the Low Risk Site Handbook for Erosion Prevention and Sediment Control published by the Vermont Department of Environmental Conservation for the purposes of preventing sediment transport into the Agency's State Highway right of way and stormwater management systems or surface waters of the State. All disturbed earth areas having erosion potential must be temporarily or permanently stabilized, as soon as practicable or within seven (7) days of disturbance or, if precipitation is forecast sooner. Ditches or slopes steeper than 1:3 shall make use of appropriate biodegradable erosion matting composed of planar woven natural fiber. Stabilization measures constructed in the State Highway right-or-way shall be in compliance with the current version of the Vermont Agency of Transportation Standard Specifications for Construction.

The Permit Holder shall verify the appropriate safety measures needed, prior to construction, so proper devices and/or personnel are available when and as needed. Traffic control devices, shall be in conformance with the MUTCD, Agency standards and any additional traffic control deemed necessary by the District Transportation Administrator. The Permit Holder's failure to utilize proper measures shall be considered sufficient grounds for the District Transportation Administrator to order cessation of the work immediately.

The Permit Holder will perform construction in such a way as to minimize conflicts with normal highway traffic. When two-way traffic cannot be maintained, the Permit Holder shall provide a sign package that conforms to the MUTCD or Agency standards, as well as trained Flaggers. The District Transportation Administrator may require a similar sign package with trained Flaggers whenever it is deemed necessary for the protection of the traveling public. In addition, the District Transportation Administrator may require the presence of Uniform Traffic Officers (UTOs); moreover, the presence of UTOs shall not excuse the Permit Holder from its obligation to provide the sign package and Flaggers.

The Permit Holder shall ensure that all workers exposed to the risks of moving highway traffic and/or construction equipment wear high-visibility safety apparel meeting the requirements of ISEA (International Safety Equipment Association) "American National Standards for High-Visibility Safety Apparel," and labeled as ANSI (American National Standards Institute) 107-2004, or latest revisions, for Performance Class 2 or 3 requirements. A competent person - one designated by the Permit Holder's Contractor to be responsible for worker safety within the activity area of the State highway right-of-way -shall select the appropriate class of garment. The Engineer may suspend this permit until compliance is obtained.

Docusign Envelope ID: D2586924-9F5E-4858-85FE-4F8AE9A7EC37

Independence; Liability: The Permit Holder will act in an independent capacity and not as officers or employees of the State.

The Permit Holder shall defend the State and its officers and employees against all claims or suits arising in whole or in part from any act or omission of the Permit Holder or of any agent of the Permit Holder. The State shall notify the Permit Holder in the event of any such claim or suit, and the Permit Holder shall immediately retain counsel and otherwise provide a complete defense against the entire claim or suit.

After a final judgment or settlement, the Permit Holder may request recoupment of specific defense costs and may file suit in the Washington Superior Court requesting recoupment. The Permit Holder shall be entitled to recoup costs only upon a showing that such costs were entirely unrelated to the defense of any claim arising from an act or omission of the Permit Holder.

The Permit Holder shall indemnify the State and its officers and employees in the event that the State, its officers or employees become legally obligated to pay any damages or losses arising from any act or omission of the Permit Holder.

Insurance: Before beginning any work under this Permit the Permit Holder must provide certificates of insurance to show that the following minimum coverages are in effect. It is the responsibility of the Permit Holder to maintain current certificates of insurance on file with the State for the duration of work under the Permit. No warranty is made that the coverages and limits listed herein are adequate to cover and protect the interests of the Permit Holder for the Permit Holder's operations. These are solely minimums that have been established to protect the interests of the State.

Workers' Compensation: With respect to all operations performed under the Permit, the Permit Holder shall carry workers' compensation insurance in accordance with the laws of the State of Vermont.

General Liability and Property Damage: With respect to all operations performed under the Permit, the Permit Holder shall carry general liability insurance having all major divisions of coverage including, but not limited to:

Premises - Operations
Products and Completed Operations
Personal Injury Liability
Contractual Liability

The policy shall be on an occurrence form and limits shall not be less than:

$2,000,000 Per Occurrence
$2,000,000 General Aggregate
$2,000,000 Products/Completed Operations Aggregate
$ 50,000 Fire/Legal Liability

Permit Holder shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Permit.

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Automotive Liability: The Permit Holder shall carry automotive liability insurance covering all motor vehicles, including hired and non-owned coverage, used in connection with the Permit. Limits of coverage shall not be less than: $1,000,000 combined single limit.

Permit Holder shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Permit.

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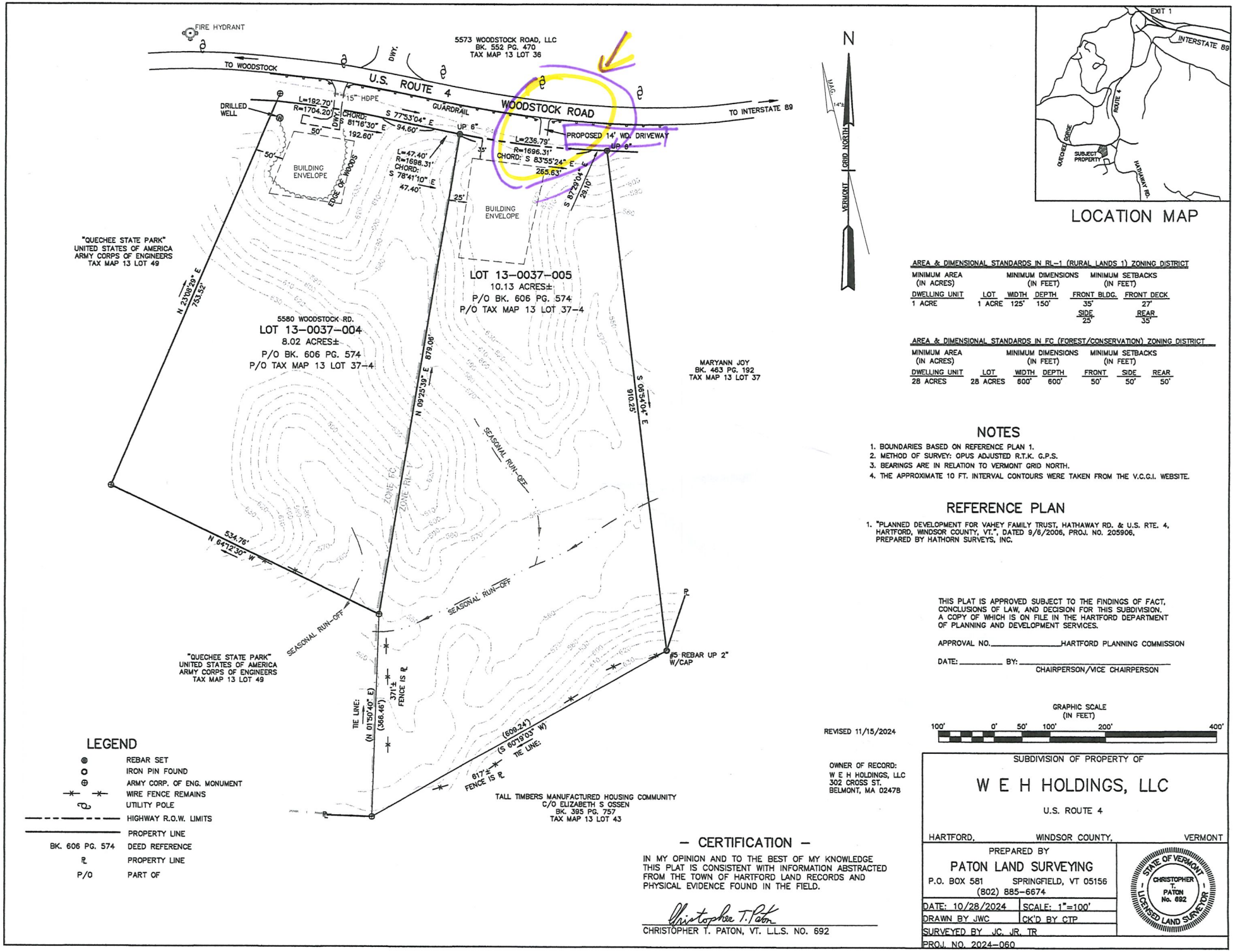


LOCATION MAP

AREA & DIMENSIONAL STANDARDS IN RL-1 (RURAL LANDS 1) ZONING DISTRICT

MINIMUM AREA (IN ACRES)	MINIMUM DIMENSIONS (IN FEET)			MINIMUM SETBACKS (IN FEET)		
DWELLING UNIT	LOT	WIDTH	DEPTH	FRONT BLDG.	FRONT DECK	
1 ACRE	1 ACRE	125'	150'	35'	27'	
				SIDE 25'	REAR 35'	

AREA & DIMENSIONAL STANDARDS IN FC (FOREST/CONSERVATION) ZONING DISTRICT

MINIMUM AREA (IN ACRES)	MINIMUM DIMENSIONS (IN FEET)			MINIMUM SETBACKS (IN FEET)		
DWELLING UNIT	LOT	WIDTH	DEPTH	FRONT	SIDE	REAR
28 ACRES	28 ACRES	600'	600'	50'	50'	50'

NOTES

1. BOUNDARIES BASED ON REFERENCE PLAN 1.
2. METHOD OF SURVEY: OPUS ADJUSTED R.T.K. G.P.S.
3. BEARINGS ARE IN RELATION TO VERMONT GRID NORTH.
4. THE APPROXIMATE 10 FT. INTERVAL CONTOURS WERE TAKEN FROM THE V.C.G.I. WEBSITE.

REFERENCE PLAN

1. "PLANNED DEVELOPMENT FOR VAHEY FAMILY TRUST, HATHAWAY RD. & U.S. RTE. 4, HARTFORD, WINDSOR COUNTY, VT.", DATED 9/6/2006, PROJ. NO. 205906, PREPARED BY HATHORN SURVEYS, INC.

THIS PLAT IS APPROVED SUBJECT TO THE FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION FOR THIS SUBDIVISION. A COPY OF WHICH IS ON FILE IN THE HARTFORD DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES.

APPROVAL NO._____HARTFORD PLANNING COMMISSION

DATE: _____ BY: _____
CHAIRPERSON/VICE CHAIRPERSON

GRAPHIC SCALE (IN FEET)
100' 0' 50' 100' 200' 400'

REVISED 11/15/2024

OWNER OF RECORD:
W E H HOLDINGS, LLC
302 CROSS ST.
BELMONT, MA 02478

LEGEND

- REBAR SET
- IRON PIN FOUND
- ARMY CORP. OF ENG. MONUMENT
- WIRE FENCE REMAINS
- UTILITY POLE
- HIGHWAY R.O.W. LIMITS
- PROPERTY LINE
- BK. 606 PG. 574 — DEED REFERENCE
- ℄ — PROPERTY LINE
- P/O — PART OF

— CERTIFICATION —

IN MY OPINION AND TO THE BEST OF MY KNOWLEDGE THIS PLAT IS CONSISTENT WITH INFORMATION ABSTRACTED FROM THE TOWN OF HARTFORD LAND RECORDS AND PHYSICAL EVIDENCE FOUND IN THE FIELD.

Christopher T. Paton
CHRISTOPHER T. PATON, VT. L.L.S. NO. 692

SUBDIVISION OF PROPERTY OF

W E H HOLDINGS, LLC

U.S. ROUTE 4

HARTFORD, WINDSOR COUNTY, VERMONT

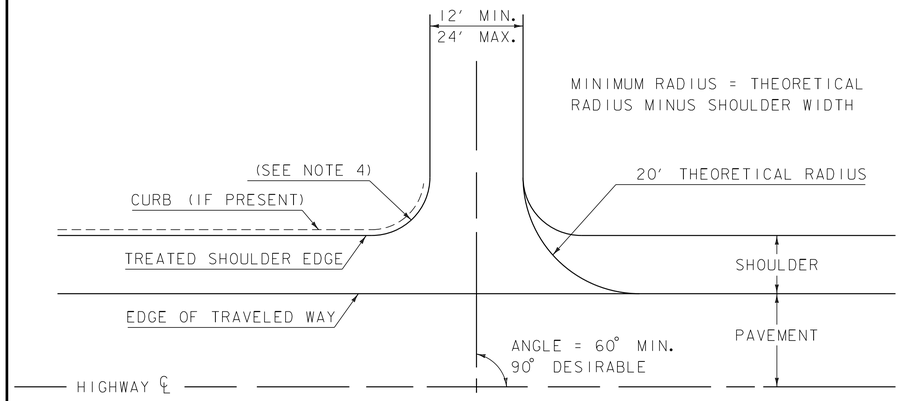
PREPARED BY
PATON LAND SURVEYING
P.O. BOX 581 SPRINGFIELD, VT 05156
(802) 885-6674

STATE OF VERMONT — CHRISTOPHER T. PATON No. 692 — LICENSED LAND SURVEYOR

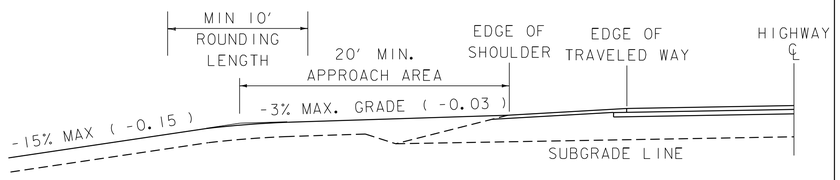
DATE: 10/28/2024	SCALE: 1"=100'
DRAWN BY JWC	CK'D BY CTP
SURVEYED BY JC, JR, TR	
PROJ. NO. 2024-060	

Docusign Envelope ID: D2586924-9F5E-4858-85FE-4F8AE9A7EC37

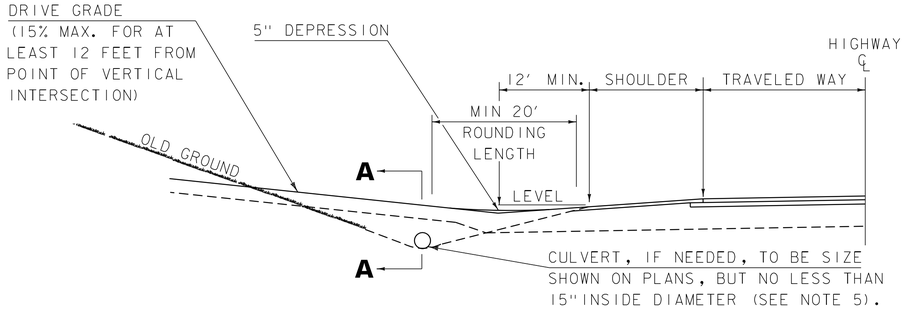
DETAIL A — RESIDENTIAL DRIVE



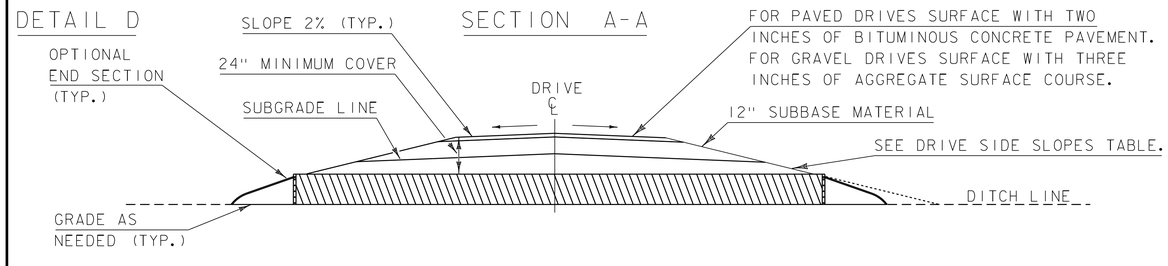
DETAIL B — PROFILE OF DRIVE INTERSECTION (FILL SECTION)



DETAIL C — PROFILE OF DRIVE INTERSECTION SHOWING 5"DEPRESSION (CUT SECTION)



DETAIL D — SECTION A-A



DRIVE SIDE SLOPES TABLE

LOCATION OF SLOPE	SLOPE RATE
DESIGN SPEED > 40 MPH	1:6 OR FLATTER
URBAN AREAS, OR DESIGN SPEED < 40 MPH	1:4 DESIRABLE 1:2 ALLOWABLE
OUTSIDE CLEAR ZONE	1:2 OR FLATTER

1. THIS SHEET IS INTENDED FOR USE BY DESIGNERS ON HIGHWAY PROJECTS AND IN CONJUNCTION WITH A PERMIT FOR WORK WITHIN HIGHWAY RIGHTS OF WAY. ALL CONSTRUCTION REQUIRED BY THE PERMIT AND INDICATED ON THIS SHEET SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND IS SUBJECT TO THE APPROVAL OF THE VERMONT AGENCY OF TRANSPORTATION. WHEN USED WITH THE PLANS FOR A HIGHWAY CONSTRUCTION PROJECT, THIS SHEET IS INTENDED TO BE A GUIDE FOR THE DESIGNER CONCERNING DRIVE WIDTHS, HORIZONTAL, VERTICAL AND GEOMETRIC CHARACTERISTICS.
2. DEPTH OF SUBBASE AND PAVEMENT TO BE THE SAME AS HIGHWAY OR AS SHOWN IN DETAIL D WITHIN THE LIMITS OF THE HIGHWAY RIGHT-OF-WAY.
3. VEHICULAR ACCESS FROM PARKING AREAS TO THE RIGHT-OF-WAY AT OTHER THAN APPROVED ACCESS POINTS WILL BE PREVENTED BY THE CONSTRUCTION OF CURBING OR OTHER SUITABLE PHYSICAL BARRIER.
4. IF CURB IS PRESENT, SEE APPROPRIATE CURB DETAIL STANDARD.
5. CIRCULAR DRAINAGE CULVERTS UNDER DRIVES SHALL HAVE A MINIMUM INSIDE DIAMETER (I.D.) OF 15" OR AS OTHERWISE SHOWN ON THE PLANS. PIPE ARCHES USED UNDER DRIVES SHALL HAVE A MINIMUM INSIDE CROSS-SECTIONAL AREA EQUIVALENT TO THAT PROVIDED BY A 15" CIRCULAR PIPE. IF A CULVERT LARGER THAN 15" IS LOCATED UPSTREAM OF THE PROPOSED CULVERT THEN THE NEW CULVERT SHALL, AT A MINIMUM, MATCH THE SIZE OF THE UPSTREAM CULVERT.
6. THE OFFSET BETWEEN THE PROPERTY LINE AND THE EDGE OF THE DRIVEWAY MAY BE GOVERNED BY LOCAL ZONING LAWS. DRIVEWAY WIDTH RESTRICTIONS SHOWN PERTAIN ONLY TO THE AREA WITHIN THE HIGHWAY R.O.W. OR THE END OF THE TURNING RADIUS WHICHEVER IS GREATEST.
7. DRIVEWAY GRADES STEEPER THAN THOSE SHOWN MAY BE ALLOWED AS LONG AS A 20′ APPROACH AREA IS ACHIEVED FOR THE VEHICLE TO PAUSE BEFORE ENTERING THE HIGHWAY.
8. THIS STANDARD APPLIES TO FIELD DRIVES, LOGGING DRIVES, AND RESIDENTIAL ACCESSES SERVING UP TO TWO SINGLE FAMILY HOMES OR A DUPLEX. FOR LARGER RESIDENTIAL DEVELOPMENTS, SUBDIVISIONS AND OTHER COMMERCIAL ACCESSES SEE VTRANS STANDARD B-71B.
9. INTERSECTION SIGHT DISTANCES, AND STOPPING SIGHT DISTANCE, EQUAL TO OR GREATER THAN THOSE SHOWN BELOW, SHOULD BE PROVIDED IN BOTH DIRECTIONS FOR ALL DRIVES ENTERING ON PUBLIC HIGHWAYS, UNLESS OTHERWISE APPROVED BY THE AGENCY OF TRANSPORTATION. INTERSECTION SIGHT DISTANCE IS MEASURED FROM A POINT ON THE DRIVE AT LEAST 15 FEET FROM THE EDGE OF TRAVELED WAY OF THE ADJACENT ROADWAY AND MEASURED FROM A HEIGHT OF EYE OF 3.5 FEET ON THE DRIVE TO A HEIGHT OF 3.5 FEET ON THE ROADWAY. STOPPING SIGHT DISTANCE IS MEASURED FROM AN EYE HEIGHT OF 3.5 FEET TO AN OBJECT HEIGHT OF 2.0 FEET ON THE ROADWAY.
10. FOR DRIVEWAY AND INTERSECTION SPACING DISTANCES REFER TO THE "VERMONT AGENCY OF TRANSPORTATION ACCESS MANAGEMENT PROGRAM GUIDELINES" LATEST REVISION.

SIGHT DISTANCE TABLE

POSTED SPEED OR DESIGN SPEED (MPH)	MINIMUM STOPPING SIGHT DISTANCE (FT)	MINIMUM INTERSECTION SIGHT DISTANCE (FT)
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	610

THE ABOVE VALUES ARE TAKEN FROM THE 2011 AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS & STREETS."

REV.	DATE	DESCRIPTION
0	JUL. 1, 2019	ORIGINAL APPROVAL

OTHER STANDARDS REQUIRED:

RESIDENTIAL DRIVES

VTrans Working to Get You There — VERMONT AGENCY OF TRANSPORTATION

STANDARD
B-71A

Planned Development Master Plan
Lots 13-0037-000 & 13-0037-004

SEP 25 2006

Applicant/ Owner: Vahey Family Trust

1. Objective: *The owner of the property intends to develop LOT 13-0037-000 with three duplexes. The property is located in the RL-1 and RL-5 Zoning Districts. The area to be developed is located within the RL-1 Zoning District. It is the intention of the owner to develop housing that fits the current and long term needs of the community. The owner has no immediate plans to develop Lot 13-0037-004. The "BUILDING ENVELOPE" designated on Lot 13-0037-004 encompasses an area with slight grades and has direct access to U.S. Route #4 with adequate sight distances .*

2. Permitted and Conditional Uses by Zone:

RL-1 Permitted Uses	RL-5 Permitted Uses
Agriculture	Agriculture
Single Family Dwelling	Single Family Dwelling
Two Family Dwelling	
RL-1 Conditional Uses	**RL-5 Conditional Uses**
Bed and Breakfast	Bed and Breakfast
Farm stand	Farm stand
Home Industry	Home Industry
Private School	Private School
Public Assembly	Public Assembly
Recreational Facility	Recreational Facility
	Two Family Dwelling

3.a Area and Dimensional Standards in the RL-1 Zoning District, any Class

Minimum Area (in acres)		Minimum Dimensions (in feet)		Minimum Setbacks (in feet)	
Dwelling Unit	Lot	Width	Depth	Front Building	Front Deck
1 Acre	1 Acre	125	150	35	27
				Side	Rear

TOWN OF HARTFORD

☐ ZBA ☐ Planning Commission

Name Vahey

Application # 06-35

Exhibit # 9

Approval Date 10/10/06

25 35

3.b Area and Dimensional Standards in the RL-5 Zoning District, any Class

Minimum Area (in acres)		Minimum Dimensions (in feet)		Minimum Setbacks (in feet)		
Dwelling Unit	Lot	Width	Depth	Front	Side	Rear
5 Acres	5 Acres	300	300	50	50	50

4. Height Limitations: Buildings and structures shall not exceed 40 feet in height as defined in the Town of Hartford Zoning Regulations. There are no proposed buildings or structures with this application that would exceed this limitation.

5. Parking Requirements: Parking shall be as required by the Town of Hartford Zoning Regulations or approved by the Planning Commission.

6. Waivers: The applicant request a waiver, as outlined in section 5-3-6.1 of monuments, streets, sidewalks, street signs, street lighting, water mains, sanitary sewers, storm drains, fire hydrants as allowed in section 5-6-2 of the Subdivision Regulations. Monuments are not required as no new lot monumentation is required by this project. Streets, sidewalks, street signs, street lighting and sidewalks are not required as no new streets are proposed for this project. Water mains and sanitary sewers are not required by this project as it is served by private onsite systems. Storm drains are not required by this project as it is rural in nature and drainage is primarily conveyed, treated and discharged by sheet flow. Fire hydrants are not required by this project as the proposed buildings are to be sprinkled.

7. Landscaping: Landscaping shall conform to 3-6 of the Zoning Regulations and as required by the Planning Commission.

8. Lighting: Onsite lighting shall comply with section 3-10.5 of the Zoning Regulations and as required by the Planning Commission.

9. Permit Modification: Amendments to the approved site plan may be approved by the Zoning Administrative Officer, upon filing a request on the appropriate form, providing that the Chair of the Planning Commission and the Zoning Administrative Officer agree that the changes are minor, do not involve vehicular circulation patterns or curb cuts, and conform with

the Zoning Regulations and approved Master Plan.

10. *Coverage: At least 50% will remain open space as per section 4-3.6.2 of Zoning Regulations.*

11. *Signage: Any future signage proposed for this property shall conform to the Hartford Sign Ordinance.*

12. *Completion of Improvements and Occupancy for Lot 13-0037-000:*

Before a certificate of occupancy, (c.o.) is issued for any dwelling unit:

- *(1) Prior to the first c.o. the roadway, water, sewer and electric shall be completely installed. Also, the parking and landscaping will be completed, except as noted below.*
  (2) the second through fourth c.o. request will have it's associated parking and landscaping finished before their individual c.o.'s are issued.
  (3) Prior to the issuance of the fifth c.o., all parking and landscaping for the project including dumpster/ fence will be completed.

- *The applicants must obtain written verification from a qualified professional licensed by the State of Vermont certifying that the project was constructed in compliance with the approved plans and Findings of Fact.*

- *The applicants submit written verification that the Vermont Department of Labor and Industry or Hartford Fire Department has inspected and approved the sprinkler systems.*

- *The approved house number must be displayed on the dwelling unit.*

If weather prohibits the installation of required plantings, a conditional certificate of occupancy may be issued requiring all plantings to be installed by a date acceptable by the Zoning Administrative Officer.

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VERMONT

State of Vermont
Policy, Planning & Intermodal Development Division
Policy, Planning and Research Bureau
Development Review & Permitting Services Section
Barre City Place, 219 North Main Street [phone] 802-636-0037
Barre, VT 05641 [ttd] 800-253-0191
vtrans.vermont.gov

Agency of Transportation

February 11, 2025

William Harris
302 Cross Street
Belmont, MA 02478
[Via Email]

Subject: Hartford, US 4, L.S. 198+52 & 202+22 RT
Permit ID #46911

Dear William,

Your highway permit application to retain an existing residential access as-is and construct a new residential access as part of a new 2-lot subdivision, has been reviewed and found to meet the requirements for work within the highway right-of-way.

Pursuant to Title 19 VSA § 1111(b), authorization for this access is strictly contingent upon its compliance with all local ordinances and regulations relating to highways and land use. Furthermore, under Title 19 VSA § 1111(g), the agency or a municipal designee may suspend this authorization if the entrance fails to comply with such ordinances and regulations. To enforce a suspension, the agency may also, at its discretion, physically close the driveway or access point.

The permit will contain, but will not be limited to, the attached Special Conditions.

This permit addresses only access to, work within, and drainage affecting the State highway. It does not address other possible transportation issues, such as access to town highways, use of private roads, and use of railroad crossings. If relevant to the proposed development, such issues must be addressed separately.

If you have any further questions about this matter, please call me at 802-498-8019. **In accordance with the Special Conditions, you must contact the District Transportation Office #4 prior to starting work within the State highway right-of-way. The telephone number in White River Jct. is 802–295-8888.**

Sincerely,

DocuSigned by:
Brian McAvoy
26609CD669B3444...

Brian R. McAvoy
Permit Coordinator
Permitting Services

Enclosures

DS
TCG

cc: **[Via Email]**
District Transportation Office #4

Docusign Envelope ID: D2586924-9F5E-4858-85FE-4F8AE9A7EC37

PERMIT ID# 46911

FOR AGENCY USE ONLY

Town: Hartford
Route: US 4
Mile Marker: 3.76 & 3.83
Log Station: 198+52 & 202+22 RT

VERMONT AGENCY OF TRANSPORTATION

State Highway Access and Work Permit

Applicant to Complete

Owner's/Applicant's Name, Address, E-mail & Phone No. William Harris , 302 cross st Belmont ma 02478
will@bostonbrewcompany.com 857 829 1228

Co-Applicant's Name, Address, E-mail & Phone No. (if different from above) _____

The location of work (town, highway route, distance to nearest mile marker or intersection & which side)
Quechee, RT 4. Next to 5580 woodstock rd. Across the antique mall

Description of work to be performed in the highway right-of-way (attach plan)
Guard rail opening for driveway on rt4 in quechee VT. Located next 13-0037-004 on east side
New Lot Will be 13-0037-005

Property Deed Reference Book: 606 Page: 574 (only required for Permit Application for access)

Fee $ 250 (fees do not apply for residential or agricultural purposes)

Is a Zoning Permit required? Yes ☐ No ☐ - If Yes, #_____

Is a 30 VSA § 248 permit required? Yes ☐ No ☐ - If Yes, #_____

Is an Act 250 permit required? Yes ☐ No ☐ - If Yes, #_____

Other permit(s) required? Yes ☐ No ☐ - If Yes, name and # of each _____

Date applicant expects work to begin _____ 20 __

Owner/Applicant: _____ Position Title: _____
(Print name above)

Sign in Shaded area:		Date:	12/11/2025

Co-Applicant: _____ Position Title: _____
(Print name above)

Sign in Shaded area:		Date:	

INSTRUCTIONS: -Contact the Development Review and Permitting Services Section (802.636.0037) or your local area Transportation Maintenance District Office to determine your issuing authority. The issuing authority will determine what plans, fee and other documents are required to be submitted with your Vermont Statutes Annotated, Title 19, Section 1111, permit application request.
- Original signatures are required on an original Form. The Owner/Applicant and Co-Applicant (if applicable) declares under the pains and penalty of perjury that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

FEE: -See **Fee Schedule** for applicable administrative processing and application review fee.

PERMIT APPROVAL

This covers only the work described below: Permission is granted to work within the highway right-of-way to retain an existing residential access as-is and construct a new residential access as part of a 2-lot subdivision, in accordance with the attached plan and permit special conditions.

The work is subject to the restrictions and conditions on the reverse page, plus the Special Conditions stated on the attached page(s).

Date work is to be completed December 1, 2026 Date work accepted: _____

By DocuSigned by: Craig Keller 2B270EC912D1494... Issued Date February 11, 2025 By: _____
Authorized Representative for Secretary of Transportation DTA or Designee

NOTICE: **This permit covers only the Vermont Agency of Transportation's jurisdiction over this highway under Vermont Statutes Annotated, Title 19, Section 1111.** It does not release the petitioner from the requirements of any other statutes, ordinances, rules or regulations. This permit addresses only access to, work within, and drainage affecting the state highway. It does not address other possible transportation issues, such as access to town highways, use of private roads, and use of railroad crossings. If relevant to the proposed development, such issues must be addressed separately.

No work shall be done under this permit until the owner/applicant has contacted the District Transportation Office at:

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RESTRICTIONS AND CONDITIONS

DEFINITIONS:

"Agency" means the Vermont Agency of Transportation (a/k/a VTrans).

"Engineer" means the authorized agent of the Secretary of Transportation.

"Owner/Applicant" means the party(s) to whom the permit is to be issued.

"Co-Applicant" means the party who performs the work, if other than Owner/Applicant or a secondary Owner/Applicant under a joint permit application.

"Permit Holder" means the party who currently owns the lands abutting the highway that are the subject of the permit.

GENERAL:

By accepting this permit, or doing any work hereunder, the Owner/Applicant agrees to comply with all of the restrictions and conditions and any imposed special conditions. If the Owner/Applicant is aggrieved by the restrictions and conditions or special conditions of the permit, they shall submit a written request for consideration to the Engineer within 30-days of permit issuance and prior to starting any work. No work will be authorized by the Agency, or performed under the permit, until the dispute is fully resolved.

Vermont Statutes Annotated, Title 30, Chapter 86 ("Dig Safe") requires notice to Dig Safe before starting excavation activities. The Permit Holder or his/her contractor must telephone Dig Safe at 811 at least 48 hours (excluding Saturdays, Sundays and legal holidays) before, but not more than 30 days before, starting excavation activities at any location. In addition, please note that the Agency and many municipalities <u>are not</u> members of Dig Safe and will need to have their utility facilities investigated with due diligence prior to starting excavation activities in or on the State Highway right-of-way.

The Permit Holder is to have a supervisory representative present any time work is being done in or on the State Highway right-of-way. A copy of this permit and Special Conditions must be in the possession of the individual performing this work for the Permit Holder.

Except with the specific, written permission of the District Transportation Administrator, all work in the State Highway right-of-way shall be performed during normal daylight hours and shall cease on Sunday, on all holidays (which shall include the day before and the day following), during or after severe storms, and between December 1 and April 15. These limitations will not apply for the purposes of maintenance, emergency repairs, or proper protections of the work which includes, but not limited to, the curing of concrete and the repairing and servicing of equipment.

The Owner/Applicant shall be responsible for all damages to persons or property resulting from any work done under this permit, even if the Applicant's Contractor performs the work. All references to the Owner/Applicant also pertain to the Co-Applicant.

The Owner/Applicant must comply with all federal and state statutes or regulations and all local ordinances controlling occupancy of public highways. In the event of a conflict, the more restrictive provision shall apply.

The Owner/Applicant must, in every case where there is a possibility of injury to persons or property from blasting, use a pre-approved Blasting Plan. All existing utility facilities shall be protected from damage or injury.

The Owner/Applicant shall erect and maintain barriers needed to protect the traveling public. The barriers shall be properly lighted at night and must be MUTCD (Manual on Uniform Traffic Control Devices) compliant.

All temporary and permanent traffic control measures and devices shall be MUTCD compliant.

The Owner/Applicant shall not do any work or place any structures or obstacles within the State Highway right-of-way, except as authorized by this permit.

The Owner/Applicant may pay the entire cost of the salary, subsistence and traveling expenses of any inspector appointed by the Engineer to supervise such work.

The Engineer may modify or revoke the permit at any time for safety-related reasons, without rendering the Agency or the State of Vermont liable in any way.

In addition to any other enforcement powers that may be provided for by the law, the Engineer may suspend this permit until compliance is obtained. If there is continued use or activity after suspension, the Engineer may physically close the work area and take corrective action to protect the safety of the highway users.

The Permit Holder shall be responsible to rebuild, repair, restore and make good all injuries or damage to any portion of the highway right-of-way that has been brought about by the execution of the permitted work, for a minimum period of eighteen (18) months after final inspection by the District.

Any approved variance from the permitted plans is to be recorded on "as-builts" with copies provided to both the Chief of Permitting Services and the District Transportation Administrator.

ACCESS:

This permit (if for access) does not become effective until the owner/applicant records in the office of the appropriate municipal clerk, the attached "Notice of Permit Action"

As development occurs on land abutting the highways, the Agency may revoke a permit for access and require the construction of other access improvements such as the combination of access points by adjoining owners.

Under Vermont Statutes Annotated, Title 19, Section 1111, no deed purporting to subdivide land abutting a state highway can be recorded unless all the abutting lots so created are in accordance with the standards of Section 1111.

The Permit Holder acknowledges and agrees that neither this permit nor any prior pattern of use creates an ownership interest or other form of right in a particular configuration or number of accesses to or through the highway right-of-way, and that the right of access consists merely of a right to reasonable access the general system of streets, and is not a right to the most convenient access or any specific configuration of access.

DRAINAGE:

The Owner/Applicant shall install catch basins and outlets as may be necessary, in the opinion of the Engineer, to preclude interference with the drainage of the state highway. Direct connections shall <u>not</u> be allowed without written approval.

UTILITY WORK; CUTTING AND TRIMMING TREES:

The Owner/Applicant shall obtain the written consent of the adjoining owners or occupants or, in the alternative, an order from the State Transportation Board in accordance with, Vermont Statutes Annotated, Title 30, Section 2506, regarding cutting of or injury to trees.

In general, all utilities shall be located adjacent to the State Highway right-of-way boundary line and shall be installed without damaging the highway or the highway right-of-way. No pole, push-brace, guy wire or other aboveground facilities shall be placed closer than 10 feet to the edge of traveled-way. If the proposed utility facilities are in conflict with the above, each location is subject to the approval of the Engineer.

Poles and appurtenances shall be located out of conflict with intersection sight distance, guardrail, ditches, signs, culverts, etc.

Where the cutting or trimming of trees is authorized by permit, all debris resulting from such cutting and trimming shall be removed from the State Highway right-of-way.

Open cut excavation for highway crossings is NOT the option of the Applicant, and may be utilized only where attempted jacking, drilling, or tunneling methods fail or are impractical. The Owner/Applicant shall obtain an appropriate modification of the highway permit from the Engineer before making an open cut.

JOINT PERMITS:

A joint permit application is required when more than one party will be involved with the construction, maintenance, and/or operation of the facility being constructed under this permit. Examples include, but are not limited to, joint ownership or occupancy of a utility pole line and construction of a municipal utility line by a contractor. Both utility companies, and in the second case, the municipality and the contractor, must be joint applicants.

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VERMONT AGENCY OF TRANSPORTATION
NOTICE OF PERMIT ACTION

Grantor (Owner/Applicant): WILLIAM HARRIS
Address: Street: 302 CROSS STREET
City/State/ZIP: BELMONT, MA 02478

Location of Work:

Location Start
Town: Hartford
Route: US 4
Log Station/MM: 198+52 & 202+22 / 3.76 & 3.83 RT

Location End
Town:
Route:
Log Station/MM:

Property Deed Reference: Book: 606 Page: 574
Additional Book: Additional Page:

Permit ID #: 46911

Description of Work: RETAIN AN EXISTING RESIDENTIAL ACCESS AS-IS AND CONSTRUCT A NEW RESIDENTIAL ACCESS AS PART OF A NEW TWO-LOT SUBDIVISION

[X] Issued Permit [ ] Notice of Violation
[ ] Suspension of Permit [ ] Withdrawn

Action Date: February 11, 2025

Signature: DocuSigned by: Craig Keller 2697EC912D14B4...
Authorized Representative for
the Secretary of Transportation

Location of Record: Vermont Agency of Transportation
Development Review & Permitting Services Section
Barre City Place, 219 North Main Street
Barre, Vermont 05641

Town/City of _____ Clerk's Office
Received _____ at _____ a.m./p.m.
and recorded in Book _____ on Page _____
of land records. _____
Attest: _____
Assistant Town/City Clerk

Docusign Envelope ID: D2586924-9F5E-4858-85FE-4F8AE9A7EC37

SPECIAL CONDITIONS

This permit is granted subject to the restrictions and conditions on the back of the permit, with particular attention given to the Special Conditions listed below. This permit pertains only to the authority exercised by the Vermont Agency of Transportation (Agency) under Vermont Statutes Annotated, Title 19, Section 1111, and does not relieve the Permit Holder from the requirements of otherwise applicable statutes, rules, regulations or ordinances (*e.g.,* Act 250, zoning, etc.). The Permit Holder shall observe and comply with all Federal and State laws and local bylaws, ordinances, and regulations in any manner affecting the conduct of the work and the action or operation of those engaged in the work, including all orders or decrees as exist at present and those which may be enacted later by bodies or tribunals having jurisdiction or authority over the work, and the Permit Holder shall defend, indemnify, and save harmless the State and all its officers, agents, and employees against any claim or liability arising from or based on the violation of any such law, bylaws, ordinances, regulations, order, or decree, whether by the Permit Holder in person, by an employee of the Permit Holder, by a person or entity hired by the Permit Holder, or by a Subcontractor or supplier.

The Permit Holder shall accomplish all work under this permit in accordance with Detail A of standard drawing B-71A, copy attached, and the attached revised plan dated November 15, 2024. **The guardrail work shall be done by a Contractor approved by the District Transportation Administrator and completed in accordance with Agency standards. The Contractor shall review and coordinate this work with the District Transportation Administrator in advance of the work.**

A preconstruction meeting to discuss work to be completed must be held prior to the Permit Holder's employees or contractor beginning work. The Permit Holder is required to notify the District Transportation Administrator five (5) working days in advance of such meeting.

Please note that the Vermont Agency of Transportation is not a member of Dig Safe. The Permit Holder shall also contact Dan Ertel, State Signal Supervisor, at (802) 343-2188. Mr. Ertel will need to locate and mark all existing buried utility facilities owned by the Agency near the location of the proposed work.

Roadway shoulder areas must be maintained free of unnecessary obstructions, including parked vehicles, at all times while work is being performed under this permit.

Two-way traffic shall be maintained at all times unless permission is granted from the District Transportation Administrator. Whenever two-way, one-lane controlled traffic is authorized to be maintained by the Applicant's Contractor, **the traveling public shall not be delayed more than 10 minutes.**

All grading within the State Highway right-of-way associated with the proposed construction shall be subject to inspection and approval by the District Transportation Administrator or his or her staff. The Permit Holder shall be responsible for ensuring that all grading work in or on the State Highway right-of-way complies with applicable statutes, rules, regulations or ordinances.

Docusign Envelope ID: D2586924-9F5E-4858-85FE-4F8AE9A7EC37

In areas to be grass covered, the Permit Holder shall restore turf by preparing the area and applying the necessary topsoil, limestone, fertilizer, seed, and mulch, all to the satisfaction of the District Transportation Administrator. The Permit Holder shall be responsible for ensuring that all turf restoration work in or on the State Highway right-of-way is in compliance with applicable statutes, rules, regulations or ordinances.

Upon completion of the work, the Permit Holder shall be responsible to schedule and hold a final inspection. The Permit Holder is required to notify the District Transportation Administrator five (5) working days in advance of such inspection.

This permit does not become effective until the Permit Holder records, in the office of the appropriate municipal clerk, the attached "Notice of Permit Action". The Permit Holder, and their assigns and successors in interest, are obligated by this permit to complete, operate and maintain the access(es) in accordance with the Special Conditions.

The Permit Holder shall file a municipal clerk certified copy of the recorded "Notice of Permit Action" within one (1) month of the permit issuance date in the Office of the Development Review and Permitting Services Section.

The conditions of this permit and the land uses permitted herein in using the State highway access shall run with the land and are binding upon and enforceable against the Applicant and their successors and assigns.

No change shall be made to the design, operation or use of the approved access(es) without a permit amendment issued by the Agency of Transportation or a **guidance document** from the Development Review and Permitting Services Section that a permit amendment is not required.

The existing access for the 8.02 acre lot at L.S. 198+52 RT is to be retained as-is serving a single-family residence. The new access for the 10.13 acre lot at L.S. 202+22 RT shall serve a new single-family residence.

The new access must be constructed in such a manner as to prevent water from flowing onto the State Highway. If the access is not constructed satisfactorily, the District Transportation Administrator can order reconstruction of the access at the Permit Holder's expense.

This access will serve as the only access to this property and to any future subdivisions of this property unless approved otherwise by the Agency. The Permit Holder is required to allow a connection and to grant an associated right to pass between the access and adjoining properties (in the future) that will result in a combination of accesses to serve more than one property or lot. By issuance of this permit, the Agency revokes all previous permits for access to this property. **The existing access was created as part of the previous subdivision Permit #31585 Lot 13-0037-004. All conditions associated with the other Lot 13-0037-000 remains in effect unless otherwise approved by VTrans. This permit only addresses the subdivision of Lot 13-0037-004 of the referenced permit.**

Docusign Envelope ID: D2586924-9F5E-4858-85FE-4F8AE9A7EC37

The Permit Holder is responsible for access maintenance (beyond the edge of paved shoulder). "Access maintenance" will include, but not be limited to, the surface of the access, the replacement and maintenance of the culvert, as necessary, the trimming of vegetation, and the removal of snow banks to provide corner sight distance.

In the event of the Permit Holder's failure to complete all the work, approved under this permit, by the "work completion date," the Agency, in addition to any other enforcement powers that may be provided for by law, may suspend this permit until compliance is obtained. If there is continued use or activity after suspension, the Agency may physically close the driveway or access point if, in the Agency's opinion, safety of highways users is or may be affected.

The Permit Holder shall at a minimum install and maintain erosion prevention and sediment control measures in accordance with the Low Risk Site Handbook for Erosion Prevention and Sediment Control published by the Vermont Department of Environmental Conservation for the purposes of preventing sediment transport into the Agency's State Highway right of way and stormwater management systems or surface waters of the State. All disturbed earth areas having erosion potential must be temporarily or permanently stabilized, as soon as practicable or within seven (7) days of disturbance or, if precipitation is forecast sooner. Ditches or slopes steeper than 1:3 shall make use of appropriate biodegradable erosion matting composed of planar woven natural fiber. Stabilization measures constructed in the State Highway right-or-way shall be in compliance with the current version of the Vermont Agency of Transportation Standard Specifications for Construction.

The Permit Holder shall verify the appropriate safety measures needed, prior to construction, so proper devices and/or personnel are available when and as needed. Traffic control devices, shall be in conformance with the MUTCD, Agency standards and any additional traffic control deemed necessary by the District Transportation Administrator. The Permit Holder's failure to utilize proper measures shall be considered sufficient grounds for the District Transportation Administrator to order cessation of the work immediately.

The Permit Holder will perform construction in such a way as to minimize conflicts with normal highway traffic. When two-way traffic cannot be maintained, the Permit Holder shall provide a sign package that conforms to the MUTCD or Agency standards, as well as trained Flaggers. The District Transportation Administrator may require a similar sign package with trained Flaggers whenever it is deemed necessary for the protection of the traveling public. In addition, the District Transportation Administrator may require the presence of Uniform Traffic Officers (UTOs); moreover, the presence of UTOs shall not excuse the Permit Holder from its obligation to provide the sign package and Flaggers.

The Permit Holder shall ensure that all workers exposed to the risks of moving highway traffic and/or construction equipment wear high-visibility safety apparel meeting the requirements of ISEA (International Safety Equipment Association) "American National Standards for High-Visibility Safety Apparel," and labeled as ANSI (American National Standards Institute) 107-2004, or latest revisions, for Performance Class 2 or 3 requirements. A competent person - one designated by the Permit Holder's Contractor to be responsible for worker safety within the activity area of the State highway right-of-way -shall select the appropriate class of garment. The Engineer may suspend this permit until compliance is obtained.

Docusign Envelope ID: D2586924-9F5E-4858-85FE-4F8AE9A7EC37

Independence; Liability: The Permit Holder will act in an independent capacity and not as officers or employees of the State.

The Permit Holder shall defend the State and its officers and employees against all claims or suits arising in whole or in part from any act or omission of the Permit Holder or of any agent of the Permit Holder. The State shall notify the Permit Holder in the event of any such claim or suit, and the Permit Holder shall immediately retain counsel and otherwise provide a complete defense against the entire claim or suit.

After a final judgment or settlement, the Permit Holder may request recoupment of specific defense costs and may file suit in the Washington Superior Court requesting recoupment. The Permit Holder shall be entitled to recoup costs only upon a showing that such costs were entirely unrelated to the defense of any claim arising from an act or omission of the Permit Holder.

The Permit Holder shall indemnify the State and its officers and employees in the event that the State, its officers or employees become legally obligated to pay any damages or losses arising from any act or omission of the Permit Holder.

Insurance: Before beginning any work under this Permit the Permit Holder must provide certificates of insurance to show that the following minimum coverages are in effect. It is the responsibility of the Permit Holder to maintain current certificates of insurance on file with the State for the duration of work under the Permit. No warranty is made that the coverages and limits listed herein are adequate to cover and protect the interests of the Permit Holder for the Permit Holder's operations. These are solely minimums that have been established to protect the interests of the State.

Workers' Compensation: With respect to all operations performed under the Permit, the Permit Holder shall carry workers' compensation insurance in accordance with the laws of the State of Vermont.

General Liability and Property Damage: With respect to all operations performed under the Permit, the Permit Holder shall carry general liability insurance having all major divisions of coverage including, but not limited to:

Premises - Operations
Products and Completed Operations
Personal Injury Liability
Contractual Liability

The policy shall be on an occurrence form and limits shall not be less than:

$2,000,000 Per Occurrence
$2,000,000 General Aggregate
$2,000,000 Products/Completed Operations Aggregate
$ 50,000 Fire/Legal Liability

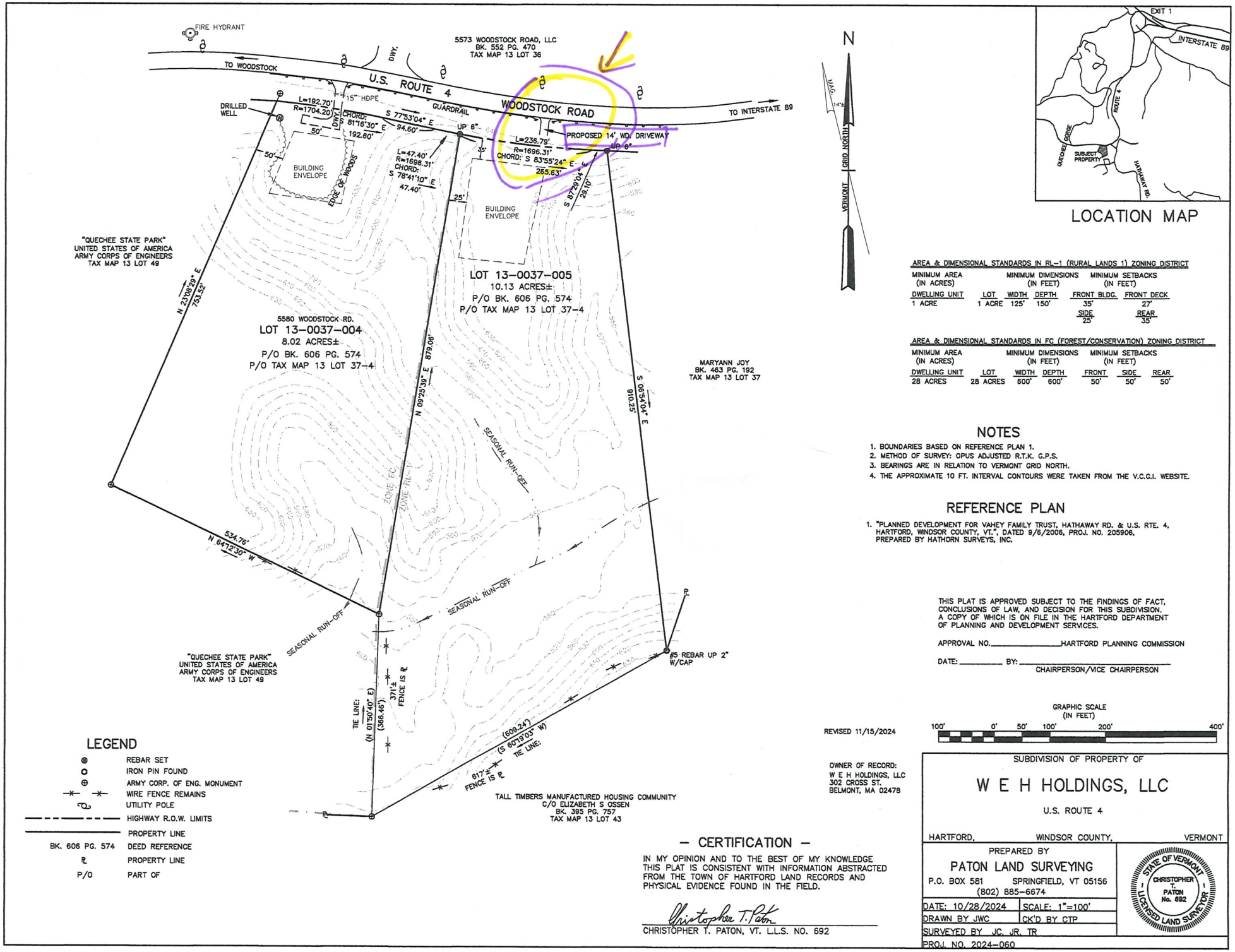
Permit Holder shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Permit.

Docusign Envelope ID: D2586924-9F5E-4858-85FE-4F8AE9A7EC37

Automotive Liability: The Permit Holder shall carry automotive liability insurance covering all motor vehicles, including hired and non-owned coverage, used in connection with the Permit. Limits of coverage shall not be less than: $1,000,000 combined single limit.

Permit Holder shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Permit.

Docusign Envelope ID: D2586924-9F5E-4858-85FE-4F8AE9A7EC37



LOCATION MAP

AREA & DIMENSIONAL STANDARDS IN RL-1 (RURAL LANDS 1) ZONING DISTRICT

MINIMUM AREA (IN ACRES)	MINIMUM DIMENSIONS (IN FEET)			MINIMUM SETBACKS (IN FEET)		
DWELLING UNIT	LOT	WIDTH	DEPTH	FRONT BLDG.	FRONT DECK	
1 ACRE	1 ACRE	125'	150'	35'	27'	
				SIDE 25'	REAR 35'	

AREA & DIMENSIONAL STANDARDS IN FC (FOREST/CONSERVATION) ZONING DISTRICT

MINIMUM AREA (IN ACRES)	MINIMUM DIMENSIONS (IN FEET)			MINIMUM SETBACKS (IN FEET)		
DWELLING UNIT	LOT	WIDTH	DEPTH	FRONT	SIDE	REAR
28 ACRES	28 ACRES	600'	600'	50'	50'	50'

NOTES

1. BOUNDARIES BASED ON REFERENCE PLAN 1.
2. METHOD OF SURVEY: OPUS ADJUSTED R.T.K. G.P.S.
3. BEARINGS ARE IN RELATION TO VERMONT GRID NORTH.
4. THE APPROXIMATE 10 FT. INTERVAL CONTOURS WERE TAKEN FROM THE V.C.G.I. WEBSITE.

REFERENCE PLAN

1. "PLANNED DEVELOPMENT FOR VAHEY FAMILY TRUST, HATHAWAY RD. & U.S. RTE. 4, HARTFORD, WINDSOR COUNTY, VT.", DATED 9/6/2006, PROJ. NO. 205906, PREPARED BY HATHORN SURVEYS, INC.

THIS PLAT IS APPROVED SUBJECT TO THE FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION FOR THIS SUBDIVISION. A COPY OF WHICH IS ON FILE IN THE HARTFORD DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES.

APPROVAL NO._____HARTFORD PLANNING COMMISSION

DATE: _____ BY: _____
CHAIRPERSON/VICE CHAIRPERSON

GRAPHIC SCALE (IN FEET)
100' 0' 50' 100' 200' 400'

REVISED 11/15/2024

OWNER OF RECORD:
W E H HOLDINGS, LLC
302 CROSS ST.
BELMONT, MA 02478

LEGEND

- REBAR SET
- IRON PIN FOUND
- ARMY CORP. OF ENG. MONUMENT
- WIRE FENCE REMAINS
- UTILITY POLE
- HIGHWAY R.O.W. LIMITS
- PROPERTY LINE
- BK. 606 PG. 574 — DEED REFERENCE
- ℄ — PROPERTY LINE
- P/O — PART OF

— CERTIFICATION —

IN MY OPINION AND TO THE BEST OF MY KNOWLEDGE THIS PLAT IS CONSISTENT WITH INFORMATION ABSTRACTED FROM THE TOWN OF HARTFORD LAND RECORDS AND PHYSICAL EVIDENCE FOUND IN THE FIELD.

Christopher T. Paton
CHRISTOPHER T. PATON, VT. L.L.S. NO. 692

SUBDIVISION OF PROPERTY OF

W E H HOLDINGS, LLC

U.S. ROUTE 4

HARTFORD, WINDSOR COUNTY, VERMONT

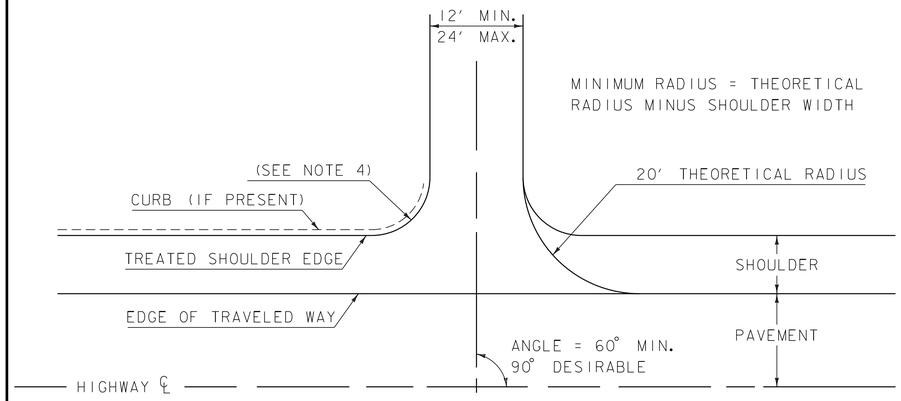
PREPARED BY
PATON LAND SURVEYING
P.O. BOX 581 SPRINGFIELD, VT 05156
(802) 885-6674

STATE OF VERMONT — CHRISTOPHER T. PATON No. 692 — LICENSED LAND SURVEYOR

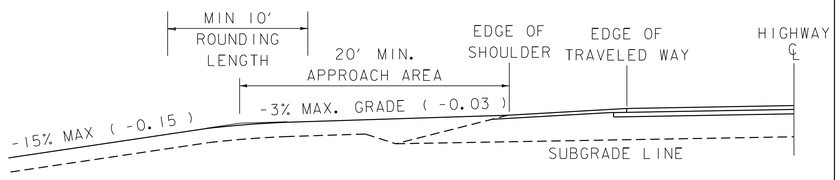
DATE: 10/28/2024	SCALE: 1"=100'
DRAWN BY JWC	CK'D BY CTP
SURVEYED BY JC, JR, TR	
PROJ. NO. 2024-060	

Docusign Envelope ID: D2586924-9F5E-4858-85FE-4F8AE9A7EC37

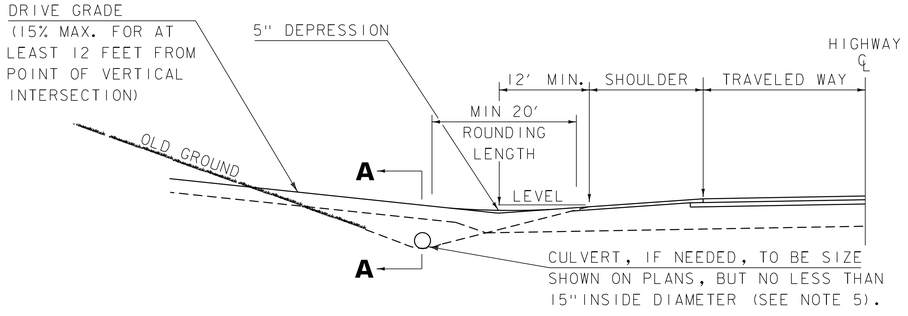
DETAIL A — RESIDENTIAL DRIVE



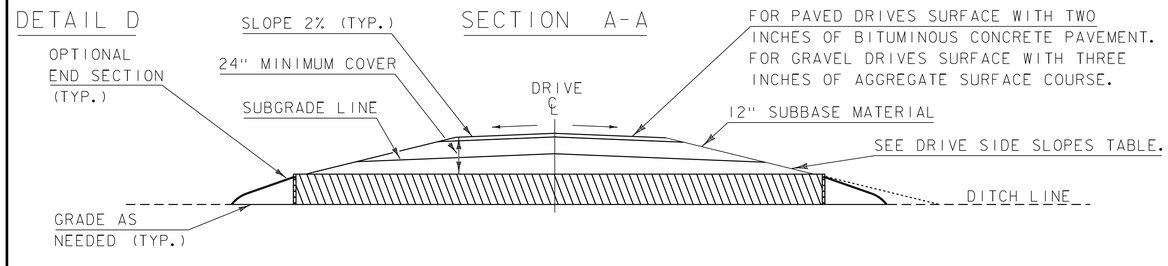
DETAIL B — PROFILE OF DRIVE INTERSECTION (FILL SECTION)



DETAIL C — PROFILE OF DRIVE INTERSECTION SHOWING 5"DEPRESSION (CUT SECTION)



DETAIL D — SECTION A-A



DRIVE SIDE SLOPES TABLE

LOCATION OF SLOPE	SLOPE RATE
DESIGN SPEED > 40 MPH	1:6 OR FLATTER
URBAN AREAS, OR DESIGN SPEED < 40 MPH	1:4 DESIRABLE 1:2 ALLOWABLE
OUTSIDE CLEAR ZONE	1:2 OR FLATTER

1. THIS SHEET IS INTENDED FOR USE BY DESIGNERS ON HIGHWAY PROJECTS AND IN CONJUNCTION WITH A PERMIT FOR WORK WITHIN HIGHWAY RIGHTS OF WAY. ALL CONSTRUCTION REQUIRED BY THE PERMIT AND INDICATED ON THIS SHEET SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND IS SUBJECT TO THE APPROVAL OF THE VERMONT AGENCY OF TRANSPORTATION. WHEN USED WITH THE PLANS FOR A HIGHWAY CONSTRUCTION PROJECT, THIS SHEET IS INTENDED TO BE A GUIDE FOR THE DESIGNER CONCERNING DRIVE WIDTHS, HORIZONTAL, VERTICAL AND GEOMETRIC CHARACTERISTICS.
2. DEPTH OF SUBBASE AND PAVEMENT TO BE THE SAME AS HIGHWAY OR AS SHOWN IN DETAIL D WITHIN THE LIMITS OF THE HIGHWAY RIGHT-OF-WAY.
3. VEHICULAR ACCESS FROM PARKING AREAS TO THE RIGHT-OF-WAY AT OTHER THAN APPROVED ACCESS POINTS WILL BE PREVENTED BY THE CONSTRUCTION OF CURBING OR OTHER SUITABLE PHYSICAL BARRIER.
4. IF CURB IS PRESENT, SEE APPROPRIATE CURB DETAIL STANDARD.
5. CIRCULAR DRAINAGE CULVERTS UNDER DRIVES SHALL HAVE A MINIMUM INSIDE DIAMETER (I.D.) OF 15" OR AS OTHERWISE SHOWN ON THE PLANS. PIPE ARCHES USED UNDER DRIVES SHALL HAVE A MINIMUM INSIDE CROSS-SECTIONAL AREA EQUIVALENT TO THAT PROVIDED BY A 15" CIRCULAR PIPE. IF A CULVERT LARGER THAN 15" IS LOCATED UPSTREAM OF THE PROPOSED CULVERT THEN THE NEW CULVERT SHALL, AT A MINIMUM, MATCH THE SIZE OF THE UPSTREAM CULVERT.
6. THE OFFSET BETWEEN THE PROPERTY LINE AND THE EDGE OF THE DRIVEWAY MAY BE GOVERNED BY LOCAL ZONING LAWS. DRIVEWAY WIDTH RESTRICTIONS SHOWN PERTAIN ONLY TO THE AREA WITHIN THE HIGHWAY R.O.W. OR THE END OF THE TURNING RADIUS WHICHEVER IS GREATEST.
7. DRIVEWAY GRADES STEEPER THAN THOSE SHOWN MAY BE ALLOWED AS LONG AS A 20′ APPROACH AREA IS ACHIEVED FOR THE VEHICLE TO PAUSE BEFORE ENTERING THE HIGHWAY.
8. THIS STANDARD APPLIES TO FIELD DRIVES, LOGGING DRIVES, AND RESIDENTIAL ACCESSES SERVING UP TO TWO SINGLE FAMILY HOMES OR A DUPLEX. FOR LARGER RESIDENTIAL DEVELOPMENTS, SUBDIVISIONS AND OTHER COMMERCIAL ACCESSES SEE VTRANS STANDARD B-71B.
9. INTERSECTION SIGHT DISTANCES, AND STOPPING SIGHT DISTANCE, EQUAL TO OR GREATER THAN THOSE SHOWN BELOW, SHOULD BE PROVIDED IN BOTH DIRECTIONS FOR ALL DRIVES ENTERING ON PUBLIC HIGHWAYS, UNLESS OTHERWISE APPROVED BY THE AGENCY OF TRANSPORTATION. INTERSECTION SIGHT DISTANCE IS MEASURED FROM A POINT ON THE DRIVE AT LEAST 15 FEET FROM THE EDGE OF TRAVELED WAY OF THE ADJACENT ROADWAY AND MEASURED FROM A HEIGHT OF EYE OF 3.5 FEET ON THE DRIVE TO A HEIGHT OF 3.5 FEET ON THE ROADWAY. STOPPING SIGHT DISTANCE IS MEASURED FROM AN EYE HEIGHT OF 3.5 FEET TO AN OBJECT HEIGHT OF 2.0 FEET ON THE ROADWAY.
10. FOR DRIVEWAY AND INTERSECTION SPACING DISTANCES REFER TO THE "VERMONT AGENCY OF TRANSPORTATION ACCESS MANAGEMENT PROGRAM GUIDELINES" LATEST REVISION.

SIGHT DISTANCE TABLE

POSTED SPEED OR DESIGN SPEED (MPH)	MINIMUM STOPPING SIGHT DISTANCE (FT)	MINIMUM INTERSECTION SIGHT DISTANCE (FT)
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	610

THE ABOVE VALUES ARE TAKEN FROM THE 2011 AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS & STREETS."

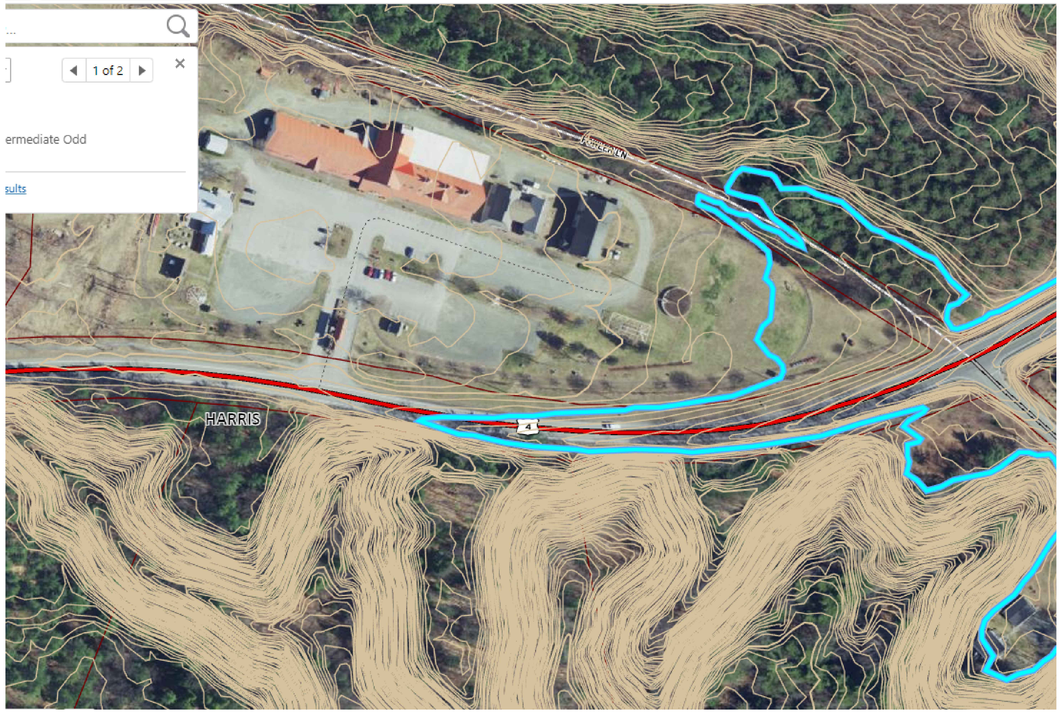
REV.	DATE	DESCRIPTION
0	JUL. 1, 2019	ORIGINAL APPROVAL

OTHER STANDARDS REQUIRED:

RESIDENTIAL DRIVES

VTrans Working to Get You There — VERMONT AGENCY OF TRANSPORTATION

STANDARD
B-71A



CONTOUR AT ID SYSTEM

AFFECTED AREA ID SYSTEM

0 200 400 600

SCALE 1" = 200'

VERMONT
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Drinking Water & Groundwater Protection Division
THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT
Permit #: WW-3-3480
Date: 12-5-22

LEGEND

- Property Line
- Well Protective area
- Existing Contour
- New Contour
- Sewer (S)
- Stone wall
- Water Line (W)
- Water course
- Building
- Septic system area
- Solid drainage pipe
- Overhead power (OHP)
- Force main (FM)
- Basel area

CHRISTOPHER C. LEISTER LIC #554

10-06-22
DATE

OWNERS: W.E.H HOLDINGS LLC

BOOK/PAGE 606/574 TAX ID#: 13-37-4
ADDRESS: WOODSTOCK RD
CITY: HARTFORD
DATE: OCTOBER 6 2022

REVISIONS:
1.
2.
3.
4.
5.

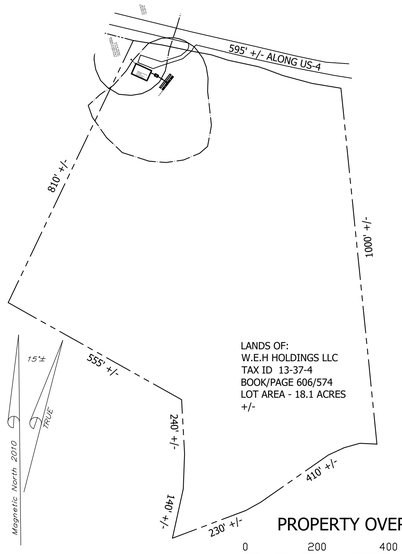
HOGG HILL
DESIGN, L.L.C.

NEW HAMPSHIRE DESIGNERS LICENSE #1674

PO BOX 525
BETHEL, VT 05032
chris@hogghilldesign.com 802-431-0502

VERMONT DESIGNERS LICENSE # 554

SHEET 3 OF 3 PROTECTIVE AREA



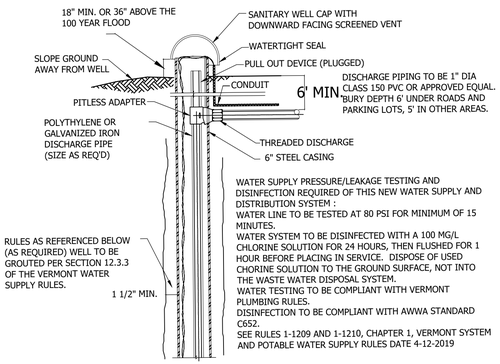
PROPERTY OVERVIEW

0 200 400 600

SCALE 1" = 200'

LEGEND

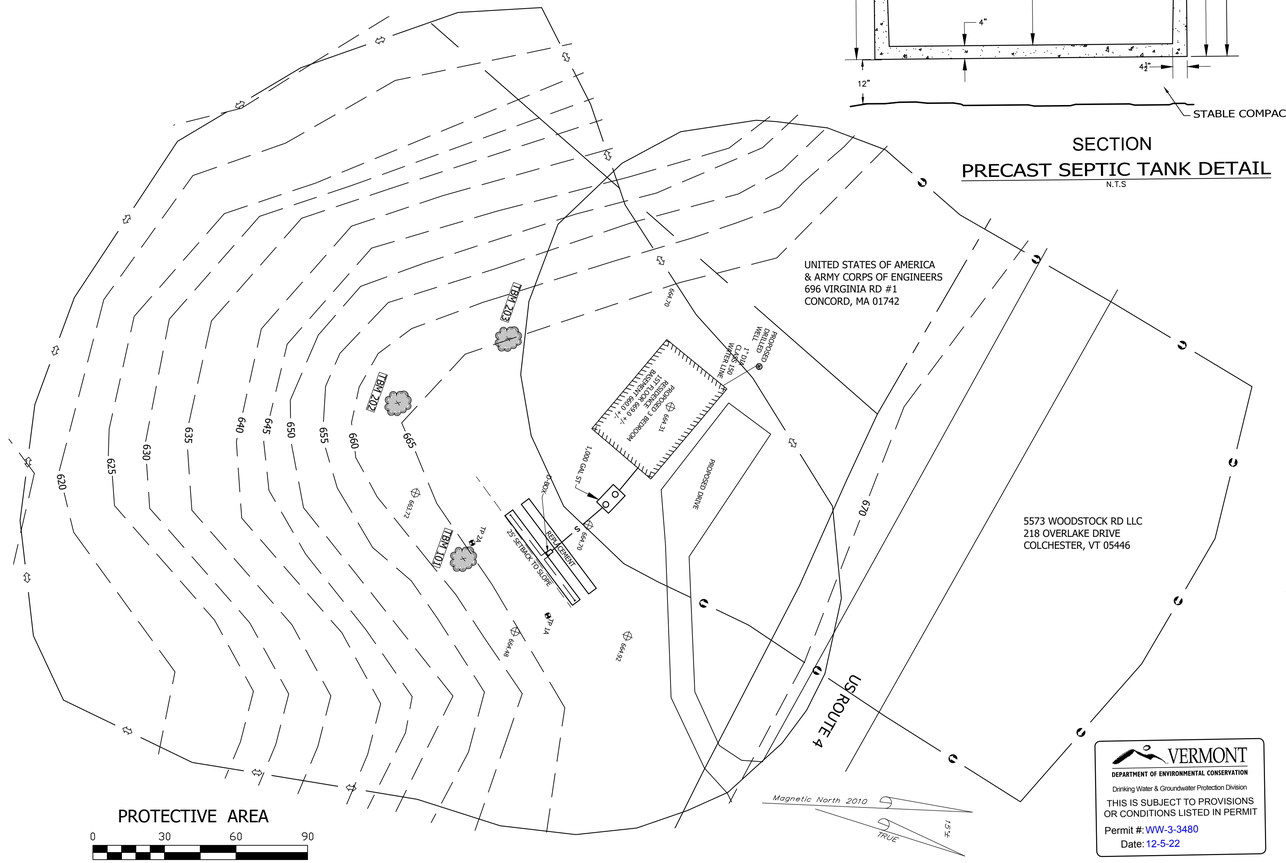
Property Line
Building
Existing Contour 80
New Contour 80
Drainage
Sewer FM
Culvert
Septic system area
Well area
Water Line W
Sewer S
Overhead Power
Utility Pole
Fence X
Tree or bush
Test Pit
Iron Pin
Spot Elevation 664.98



WATER SUPPLY PRESSURE/LEAKAGE TESTING AND DISINFECTION REQUIRED OF THIS NEW WATER SUPPLY AND DISTRIBUTION SYSTEM :
WATER LINE TO BE TESTED AT 80 PSI FOR MINIMUM OF 15 MINUTES.
WATER SYSTEM TO BE DISINFECTED WITH A 100 MG/L CHLORINE SOLUTION FOR 24 HOURS, THEN FLUSHED FOR 1 HOUR BEFORE PLACING IN SERVICE. DISPOSE OF USED CHORINE SOLUTION TO THE GROUND SURFACE, NOT INTO THE WASTE WATER DISPOSAL SYSTEM.
WATER TESTING TO BE COMPLIANT WITH VERMONT PLUMBING RULES.
DISINFECTION TO BE COMPLIANT WITH AWWA STANDARD C652.
SEE RULES 1-1209 AND 1-1210, CHAPTER 1, VERMONT SYSTEM AND POTABLE WATER SUPPLY RULES DATE 4-12-2019

DRILLED BEDROCK WELL
N.T.S

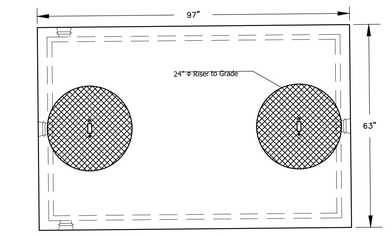
SUBJECT TO MIN. CONSTRUCTION STANDARDS AS SET FORTH IN THE VERMONT WATER SUPPLY RULES CHAPTER 1 PART 11 & 12 (EFFECTIVE 4/19).



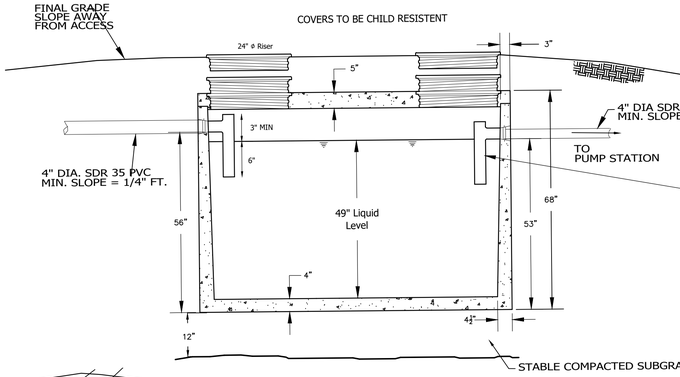
PROTECTIVE AREA

0 30 60 90

SCALE 1" = 30'

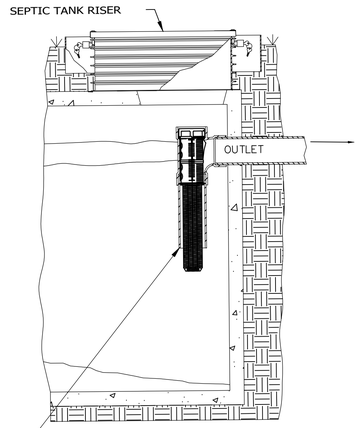


PLAN



SECTION

PRECAST SEPTIC TANK DETAIL
N.T.S



EFFLUENT FILTER DETAIL
NTS

USE POLYLOK PL-122 FILTER (OR EQUAL) CLEAN FILTER ONCE PER YEAR BY HOSING OFF OVER SEPTIC TANK ACCESS COVER. PUMP SEPTIC TANK A MINIMUM OF ONCE PER 3 YEARS. MORE OFTEN FOR HEAVY USE. THIS SEPTIC TANK IS NOT SIZED FOR A GARBAGE DISPOSAL.

SEWER LINE & PUMPED LINE DETAIL
N.T.S.

CHRISTOPHER C. LEISTER LIC #554 — 10-06-22 DATE

VERMONT
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Drinking Water & Groundwater Protection Division
THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT
Permit #: WW-3-3480
Date: 12-5-22

OWNERS: W.E.H HOLDINGS LLC
BOOK/PAGE 606/574 TAX ID#: 13-37-4
ADDRESS: WOODSTOCK RD
CITY: HARTFORD
DATE: OCTOBER 6 2022

REVISIONS:
1. _____
2. _____
3. _____
4. _____
5. _____

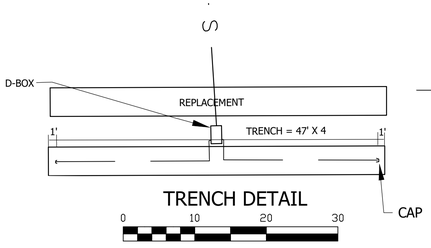
HOGG HILL
DESIGN, L.L.C.
PO BOX 525
BETHEL, VT 05032
chris@hogghilldesign.com 802-431-0502
NEW HAMPSHIRE DESIGNERS LICENSE #1674
VERMONT DESIGNERS LICENSE # 554

CONSTRUCTION INSPECTION

CONSTRUCTION INSPECTION: IMPORTANT POINTS
CONSTRUCTION OF WATER AND WASTE WATER SYSTEMS MUST BE OBSERVED BY THE DESIGNER AT IMPORTANT POINTS.
1. DESIGNER TO CHECK BED BOTTOM BEFORE STONE IS PLACED.
2. DESIGNER THEN TO CHECK COMPLETED UNBACKFILLED DISPOSAL SYSTEM AND WELL LOCATION.
3. DESIGNER TO ISSUE CERTIFICATION RECORDED WITH THE TOWN AND STATE UPON COMPLETION OF TESTING, ACCORDING TO PERMIT.

UNDERGROUND UTILITIES:
1. CONTRACTOR RESPONSIBLE TO AVOID DAMAGE TO UNDERGROUND UTILITIES. DIG SAFE OR OTHER UNDERGROUND LOCATOR MAY BE APPROPRIATE AND CONTRACTOR OPTION.
2. NO KNOWN UNDER GROUND POWER, DATA, OR PHONE, IN THE SEPTIC SYSTEM AREA, ACCORDING TO THE OWNER.

GENERAL NOTES:
1. THIS PLAN IS NOT A BOUNDARY SURVEY. PROPERTY BOUNDARIES SHOWN ARE AS PER THE OWNER AND TOWN TAX MAP.
2. ELEVATION DATUM WAS ASSUMED. BENCH MARKS ARE SHOWN ON THE PLAN. DO NOT DISTURB REFERENCE POINTS DURING THE PROJECT.
3. REASON FOR DESIGN: NEW CONSTRUCTION. 3 BEDROOM RESIDENCE IS PROPOSED
4. THIS PLAN IS FOR THE PURPOSE OF WATER AND WASTE WATER PERMITTING. USE OF THE PLAN FOR ANY OTHER PURPOSE IS NOT INTENDED OR ADVISED. ANY ADDITIONAL DESIGN OF ROAD AND SITE IMPROVEMENTS, IF ANY, ARE BEYOND THE SCOPE OF THIS PLAN. IT IS IMPORTANT THAT ADDITIONAL DESIGN BE COORDINATED WITH PROVISIONS OF THE WATER-WASTE WATER PERMIT TO INSURE COMPLIANCE WITH THAT PERMIT.
5. EROSION CONTROL PROCEDURES TO BE IN CONFORMANCE WITH VERMONT HANDBOOK FOR SOIL EROSION AND SEDIMENT CONTROL. VEGETATATION TO BE RE-ESTABLISHED IN ALL DISTURBED AREAS AS SOON AS POSSIBLE. USE EROSION CONTROL FABRIC IF/WHERE NECESSARY.

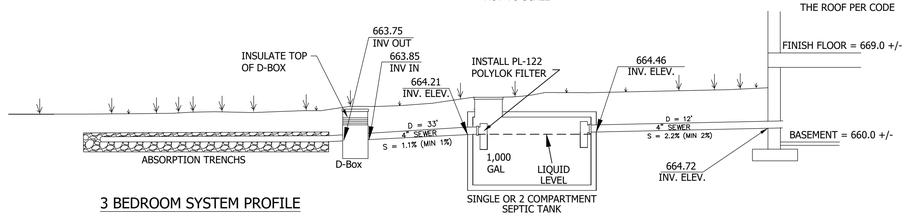


TRENCH DETAIL

SCALE 1" = 10'

DISPOSAL SYSTEM PROFILE

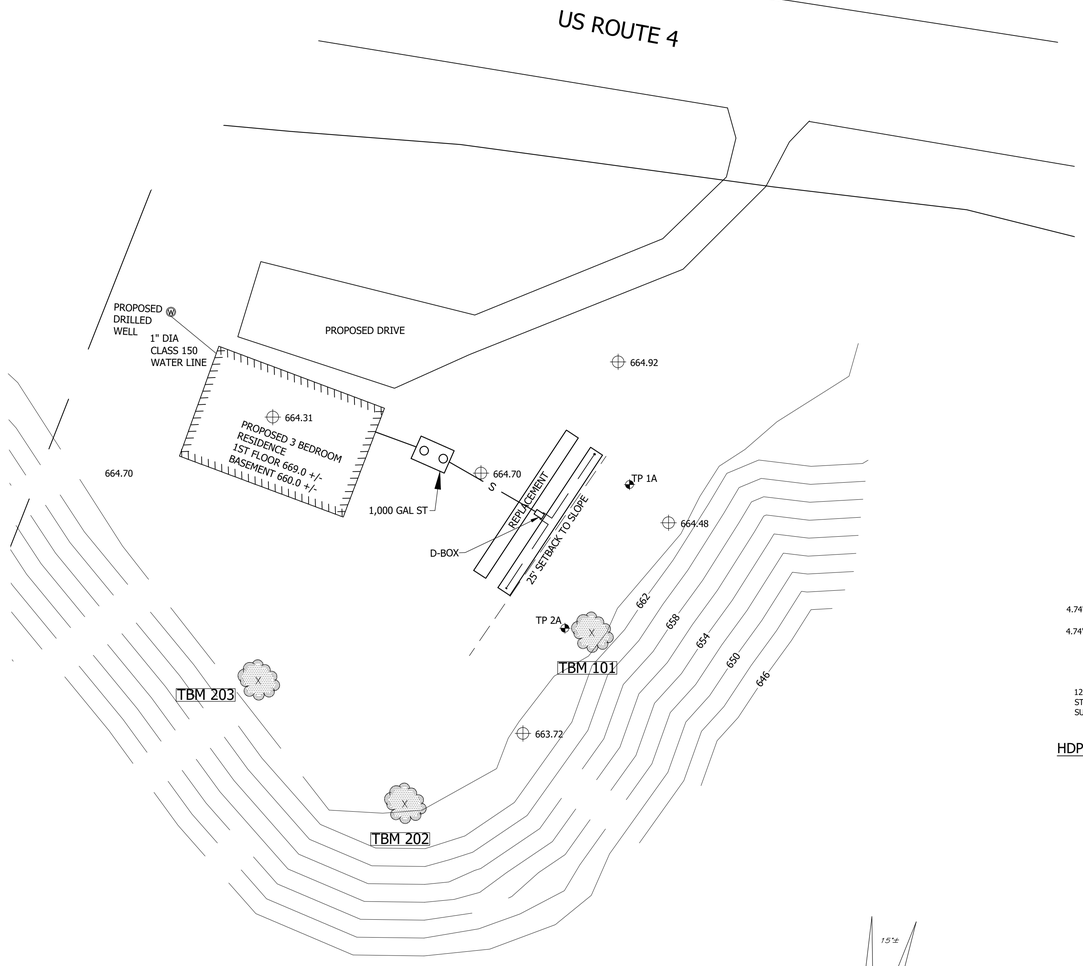
NOT TO SCALE



3 BEDROOM SYSTEM PROFILE

OWNER MAINTENANCE PROCEDURES:

1. CLEAN EFFLUENT FILTER ONCE TO TWICE PER YEAR BY HOSING IT OFF OVER THE SEPTIC TANK.
2. HAVE A SEPTIC TANK PUMPING CONTRACTOR PUMP AND CLEAN SEPTIC TANK AND PUMP STATION EVERY 3 YEARS OR WHEN SLUDGE DEPTH EXCEEDS 40% OF THE TANK DEPTH, WHICH EVER COMES FIRST. OPEN PUMP STATION AND CHECK FOR SLUDGE BUILD UP AT LEAST ONCE PER YEAR.
3. NEVER INTRODUCE TOXIC WASTES, EXCESSIVE ANTI BACTERIAL AGENTS, OR EXCESSIVE VOLUMES OF WATER INTO THE SYSTEM.
4. MOUND SYSTEM SHOULD BE CHECKED ONCE PER YEAR FOR ANY WETNESS IN THE AREA BELOW THE MOUND. MOUND DISPERSAL AREA IS EQUIPPED WITH ACCESS POINTS TO FACILITATE JETTING OF DISPERSAL LINES SHOULD DISPERSAL ORFICES BECOME PLUGGED. MOW MOUND MINIMUM ONCE PER YEAR, DO NOT ALLOW BRUSH TO GROW ON OR WITHIN 10' OF MOUND TOES. DO NOT ALLOW LIVESTOCK TO TRAVEL OVER THE MOUND AREA, FENCE OFF AN AREA BEGINNING AT 10' FROM THE TOE OF THE MOUND.



SYSTEMS PLAN

0' 20' 40' 60'

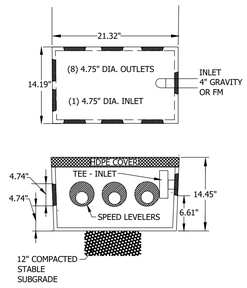
SCALE 1" = 20'

ELEVATIONS TABLE

(FT)	PRIMARY TRENCH
ORIGINAL GRADE	664.5
BOTTOM BED	661.5
PIPE ELEVATION	663.5
TOP STONE	664.0
FINISHED GRADE	665.0

SURVEY CONTROL POINTS

TBM #	DESCRIPTION	ELEVATION
101	12" HEMLOCK	664.98
203	19" W. PINE	665.31



HDPE D-BOX - TUFF TITE MODEL 9HD2

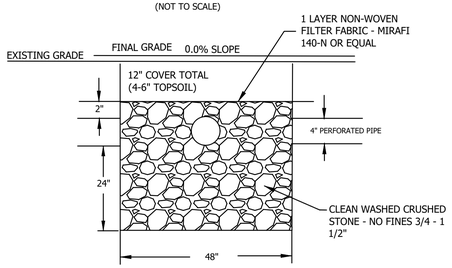
N.T.S.

VERMONT
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Drinking Water & Groundwater Protection Division
THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT
Permit #: WW-3-3480
Date: 12-5-22

15°E
TRUE
Magnetic North 2010

IN-GROUND TRENCH DETAILS

(NOT TO SCALE)



NOTES:
1. CAREFULLY EXCAVATE TRENCHES TO LINE AND GRADE WITHOUT OVER EXCAVATING.
2. PRIMARY TRENCHES ARE INTER-FINGERED WITH REPLACEMENT TRENCHES.
3. AVOID SMEARING BOTTOM AND SIDES OF TRENCH WITH WET MATERIAL. RAKE BOTTOM OF TRENCH BEFORE PLACING CRUSHED STONE.
4. PLACE PERFORATED PIPE WITH HOLES FACING DOWN - 2 ROWS OF HOLES AT 7 O'CLOCK AND 5' O'CLOCK. PIPE TO BE LEVEL AND BACKFILLED ALMOST TO THE TOP OF PIPE BEFORE CALLING FOR AN INSPECTION.
5. AFTER INSPECTION, PLACE 2" STONE OVER PIPE AND 1 LAYER OF FILTER FABRIC.
6. TRENCHES TO BE COVERED WITH 12" OF PERMEABLE MATERIAL, 4-6" OF WHICH TO BE TOPSOIL.
7. SEED AND MULCH FINAL GRADE. ESTABLISH VIGOROUS GRASS GROWTH AND MOW GRASS A MINIMUM OF ONCE PER YEAR. DO NOT ALLOW BRUSH TO GROW ON TOP OF TRENCHES. DO NOT PLANT SHRUBS OR TREES ON TRENCHES. DO NOT DRIVE VEHICLES OVER THE DISPOSAL TRENCHES.

LEGEND

- Property Line
- Building
- Existing Contour — 80
- New Contour — 80
- Drainage
- Sewer — FM
- Culvert
- Septic system area
- Well area
- Water Line — W
- Sewer — S
- Overhead Power
- Utility Pole
- Fence
- Tree or bush
- Test Pit
- Iron Pin
- Spot Elevation — 664.98

SYSTEM SPECIFICATIONS

1. SEWER LINE SHALL BE 4" SDR 35 PIPE, GLUED OR GASKETED JOINTS. SCH 40 PVC WITH GLUED JOINTS MAY ALSO BE USED.
2. SEPTIC TANKS SHALL BE 1,000 GAL PRECAST TANKS AS MANUFACTURED BY LE WEED OR EQUAL. WITH A PL-122 POLYLOK FILTER. A PLASTIC TANK IS AN EQUAL. INSTALL RISERS TO GRADE IF BURIED MORE THAN 12" BELOW GRADE. OUTLET SHALL BE EQUIPPED WITH , OR EQUAL. INLET FILTER SHALL PENETRATE LIQUID 8". NOTE: FILTER TO BE CLEANED AT LEAST ONCE PER YEAR BY HOSING OFF CONTENTS OF FILTER INTO SEPTIC TANK.
3. SEPTIC STONE TO BE WASHED 3/4 TO 1 1/2 STONE, NO FINES ALLOWED IN THIS PRODUCT.
4. DISTRIBUTION PIPING TO BE 4" SDR 35 PERFORATED, OR SEWER AND DRAIN PERFORATED.
5. NON-WOVEN FABRIC SHALL BE MIRAFI S600 OR EQUAL.
6. TOPSOIL TO BE LOAM WITH ROCKS NO LARGER THAN 1"
7. SEEDING AND MULCHING TO BE ADEQUATE TO ESTABLISH GRASS GROWTH AND TO PREVENT EROSION OF THE TOPSOIL SURFACE BEFORE GROWTH IS ESTABLISHED. USE EROSION CONTROL FABRIC IF NECESSARY TO PREVENT EROSION. DO NOT PLANT TREES OR SHRUBS ON TRENCHES.

DESIGN CRITERIA

3 BEDROOM PROPOSED RESIDENCE
DAILY FLOW = (3 X 140) = 420 GPD
SOIL = S SG
USE STONE & PIPE GRAVITY TRENCH
EXISTING SLOPE = 0%
SYSTEM SLOPE = 0%
TABLE 9-3 BED LOADING RATE USE 1.5 GAL/SF-DAY
AREA REQ = (420/1.5) X .66 (USE 24" STONE) = 184.8
USE ONE 47' X 4' TRENCHES = 188 SF
BOTTOM OF BED TO BE 36" BELOW EXISTING GRADE
SEPTIC TANK = 1,000 GALLONS
NO GARBAGE DISPOSAL AND NO WATER SOFTENER MAY BE CONNECTED ON THIS SYSTEM.

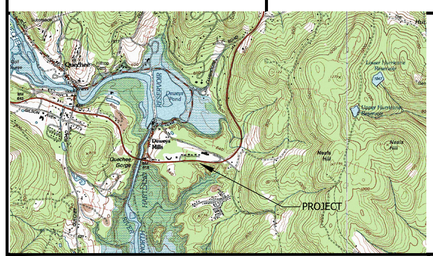
CONSTRUCTION CERTIFICATION

1-311 (b) SUBSEQUENT TO THE SUBSTANTIAL COMPLETION OF A POTABLE WATER AND WASTEWATER DISPOSAL SYSTEM AND PRIOR TO THE USE AND OPERATION.. INSTALLER OR DESIGNER.... TO SUBMIT A SIGNED DATED INSTALLATION CERTIFICATE STATING:
"I HEREBY CERTIFY THAT IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGEMENT THE INSTALLATION-RELATED INFORMATION SUBMITTED IS TRUE AND CORRECT AND THAT THE POTABLE WATER SUPPLY AND WASTEWATER SYSTEM WERE INSTALLED IN ACCORDANCE WITH THE PERMITTED DESIGN (OR RECORD DRAWINGS) AND ALL PERMIT CONDITIONS....."
(f) SEE PERMIT FOR INSPECTION REQUIRED - BY DESIGNER OR INSTALLER. DESIGNER REQUIRED IF RECORD DRAWINGS ARE NEEEDED.
SEE "CONSTRUCTION INSPECTION" SECTION, THIS SHEET. PROGRESS INSPECTIONS REQUIRED, BY PERMIT.

PLAN PREPARED BY:

CHRISTOPHER C. LEISTER LIC #554

10-06-22
DATE



15°E
TRUE
NORTH MAGNETIC
LOCUS

OWNERS: W.E.H HOLDINGS LLC

BOOK/PAGE 606/574
TAX ID#: 13-37-4
ADDRESS: WOODSTOCK RD
CITY: HARTFORD
DATE: OCTOBER 6 2022

REVISIONS:
1. _____
2. _____
3. _____
4. _____
5. _____

HOGG HILL
DESIGN, L.L.C.

NEW HAMPSHIRE DESIGNERS LICENSE #1674

PO BOX 525
BETHEL, VT 05032
chris@hogghilldesign.com 802-431-0502

VERMONT DESIGNERS LICENSE # 554

DRAFT
FINDINGS OF FACT
CONCLUSIONS OF LAW
AND
DECISION

HARTFORD PLANNING COMMISSION

Application #25-07 by Zi Chen
for Site Development Plan Approval
for approval of a third dwelling unit in an existing structure
lot 22-0096-000, 238 Norwich Avenue, Wilder, in a R-1 zoning district

This decision pertains to application #25-07 by Zi Chen (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for approval of a third dwelling unit in an existing structure, lot 22-0096-000, 238 Norwich Avenue, Wilder, in a R-1 zoning district

FINDINGS OF FACT

Based upon the information contained in the exhibits for this application (see attached list) and the evidence adduced at the Planning Commission meeting of March 31, 2025, the Hartford Planning Commission makes the following Findings of Fact:

General Information

1. The owner of record of lot 22-0096-000 is Zi Chen who acquired the lot on 08-25-17. The deed is recorded in volume 540, page 307 of the Hartford Land Records.

2. The lot is approximately 0.273 acres/11,908 sq. ft.

3. The lot is located at 238 Norwich Avenue in Wilder.

4. The lot is developed with a two-unit dwelling built before the adoption of Zoning Regulations.

5. The lot is in a R-1 zoning district.

This Application

6. The applicant proposes to convert the building to a three-unit dwelling.

7. Multi-unit dwellings are Conditional Uses in the R-1 zoning district requiring approval by the Zoning Board of Adjustment.

24 V.S.A. 4412 D was enacted in 2023 and requires that "In any district that is served by municipal sewer and water infrastructure that allows residential development, multiunit dwellings with four or fewer units shall be a permitted use, unless that district specifically requires multiunit structures to have more than four dwelling units."

Therefore, Conditional Use Approval from the Zoning Board of Adjustment is not required.

8. Density for a class 1 lot in in R-1 zoning district is 1 unit per 4,000 sq. ft.

Therefore, 3 units are possible. (11,908/4,000=2.97)

Section 260-18 of the Zonin Regulations, Dwelling Unit Density States:

> In every case, the Administrative Officer shall determine the maximum number of dwelling units permitted on any lot by dividing the lot size, provided by a survey (furnished by the owner and sealed by a Vermont registered land surveyor), by the minimum area per dwelling unit standards for the district in which the lot is located. In all cases such determination shall be rounded to the nearest whole number.

9. The applicant proposes 3 parking spaces.

24 VSA 4414 (4) states that in any district that is served by municipal sewer and water infrastructure that allows residential uses, a municipality shall not require more than one parking space per dwelling unit.

10. The applicant proposes to restrict access from Hawthorne Street to an entrance only and from Norwich Avenue to an exit only. Appropriate signage will be installed to direct traffic.

11. The applicant proposes to install conduit to serve potential future EV charging.

12. The applicant proposes to install wall mounted lights on the building.

The applicant understands that lighting must not create excessive off-site or sky glow. If the Zoning Administrative Officer determines that lighting does not meet this condition, the applicant will be required to comply.

13. To accommodate parking and circulation, two existing plantings are proposed to be removed.

14. Section 260-27 C of the Hartford Zoning Regulations states:

> C. **Grading and drainage.** The following provisions shall apply to any changes which affect drainage of water to or from a property:

> (1) Any changes in grading shall be made so that runoff is directed to established drainage courses and will not cause ponding or flooding of other properties, or exceed the capacity of downstream drainage facilities.
> (2) When possible, drainage systems shall be designed so that water runoff existing prior to site development shall not be increased after development.
> (3) All changes in grade shall be controlled so as not to cause a nuisance or damage to other properties or erosion of topsoil.

According to the applicant, "Grading changes will be minimal, mostly involving making the added paving on the south side of the east-west driveway level with the current driveway. The widening of the existing driveway will modestly increase the impervious surface area of the lot and modestly increase the drainage / infiltration load. Based on strong infiltration, I do not anticipate needing additional runoff control."

15. Snow will be stored on site and will be removed as needed. Snow will not be stored in such a manner as to create a hazard.

16. The applicant understands that any stockpiling of materials related to the construction of the project must be located twice the distance of the height of the stockpiled materials from any public or private right-of-way or property boundary.

17. During construction of the project, erosion and sediment control measures as specified in the most current edition of the *Low Risk Site Handbook for Erosion Prevention and Sediment Control* published by the Vermont Department of Environmental Conservation will be followed.

18. The applicant understands that construction of the project must comply with the following:

> Earth moving and hauling, rock drilling or crushing, jack hammer and similar excessively loud equipment shall not be operated on Sundays or between the hours of 5:30 p.m. and 7:00 a.m. except in emergency situations.

19. The applicant understands that no structure, including construction/office trailers, signage, parking spaces or plantings may be placed in such a way that obstructs sight distance along the traveled way, at any intersection or driveway. Any signs, parking spaces or plantings found to obstruct sight distance will be required to be relocated.

20. The applicant retains the obligation to identify, apply for, and obtain relevant local and state permits for this project.

21. The applicant understands that before the project commences and within 6 months of this Decision, a Zoning Permit must be obtained, or this Decision will be null and void.

22. The applicant understands that all activities authorized by the issuance of the zoning permit shall be started within six (6) months and completed within two (2) years of its

date of issue, or the zoning permit shall become null and void and reapplication to complete any activities shall be required. Any activities not completed within the above permit period shall be subject to any ordinance in effect at the time of reapplication. One six (6) month extension to both time periods may be granted by the Planning Commission.

22. The applicant understands that they must obtain a Certificate of Occupancy from the Zoning Administrative Officer upon completion of the project and before the building may be occupied. The applicant understands that a Certificate of Occupancy will not be issued if the project is not in compliance with these Findings, Plans and any conditions placed on the Decision.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Hartford Planning Commission concludes that the proposed site plan provides, as required by **§260-45 C** of the Hartford Zoning Regulations:

(1) Maximum safety of **traffic circulation between the site and the street network** and integration with the overall traffic pattern, including provisions for auxiliary roadways connecting with adjacent properties where appropriate. Included in this evaluation shall be the location, number and width of access points, curve radii at access points, acceleration or deceleration lanes on adjacent public streets, sight distances, lighting, location of sidewalks and other walkways, and the overall relationship of the proposed development with existing traffic conditions in the area. All modes of transportation shall be taken into account, including pedestrian, bicycle, handicapped, delivery and emergency vehicles and public transportation.

(2) Adequacy of **on site circulation, parking, and loading facilities,** with particular attention to safety. Included in this evaluation shall be traffic movement patterns, drive and aisle widths, directional signs, location of loading docks and parking areas, number and size of parking spaces, and provision for lighting, drainage, snow removal and access for emergency vehicles and public transportation.

(3) Adequacy of **landscaping, screening, and setbacks** in achieving maximum compatibility with and protection of adjacent properties by screening from them any glare produced by interior or exterior lights and unsightly areas such as storage areas, and parking lots; assurance that landscape materials will not interfere with visibility or safety and that they are of a type that can survive and be maintained as proposed.

(4) Adequacy of **provision for safety and convenience of pedestrians, bicyclists, and handicapped persons**. Included in this evaluation shall be lighting of walks and entrances, design and placement of walks and crosswalks, pick-up points for public transportation and provision of bicycle racks.

(5) **Protection of renewable energy resources,** including a finding that the proposed development does not adversely affect the ability of adjacent properties to use this form

of energy.

(6) **Compliance with other provisions of these regulations** including § 260-27, Landscaping, and § 260-31, Land use performance standards.

(7) **Other** factors that are directly related to the above aspects of site plan review.

DECISION

The Hartford Planning Commission, based upon the forgoing Findings of Fact and Conclusions of Law, hereby approves application #25-07 by Zi Chen (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for approval of a third dwelling unit in an existing structure, lot 22-0096-000, 238 Norwich Avenue, Wilder, in a R-1 zoning district **on the condition that:**

1. **Before a Zoning Permit is issued:**

    - **The title of the site plan is changed to "Zi Chen, 238 Norwich Avenue, Wilder, Vermont"**
    - **The site plan is amended to include signage to direct the flow of traffic on a one way direction.**
    - **The applicant submits written verification that the only changes to the final site plan were as required by the Planning Commission.**
    - **The applicant submits a copy of their approved Water and Wastewater Allocation.**

2. **Before a Certificate of Occupancy is issued the applicant:**

    - **Submits written verification certifying that the project was constructed in compliance with the approved plans and Findings of Fact.**
    - **Records an Energy Code Certificate in the Land Records.**

This decision is also subject to the condition that no modification or expansion shall be made to the project as described and limited in the above Findings of Fact and Conclusions of Law without the written approval of the Hartford Zoning Board of Adjustment and/or the Hartford Planning Commission. This decision may be revoked, and a new application or permit required if conditions and findings are violated or modified without written approval.

The applicants are responsible for insuring compliance with all applicable State and Federal regulations pertaining to this application.

Those in favor:

Those in opposition:

Those not participating:

Dated at Hartford, Vermont this ____ day of April 2025

HARTFORD PLANNING COMMISSION

By:_____
Chairperson/Vice-Chairperson

Appeal Rights: An interested person who has participated in the proceeding related to this decision has the right to appeal this decision to the Vermont Environmental Court, pursuant to 24 V.S.A. s. 4471 and V.R.E.C.P.5, in writing, within 30 days of the date of this decision. The fee is $250.00. If you fail to appeal this decision, your right to challenge this decision at some future time may be lost because you waited too long. You will be bound by this decision, pursuant to 24 V.S.A. s. 4472 (d) (exclusivity of remedy; finality).

EXHIBIT LIST

1. Application #25-07
2. Site Plan entitled "Zi Chen, 37 Kendall St. Apt. 1, Brookline, MA 02445,"
3. Survey entitled "Boundary Survey prepared for Zi Chen, in Hartford, Windsor County, Vermont"
4. Document entitled "238 Norwich Ave., Wilder VT Detailed Narrative for Application to Planning Commission"
5. Document entitled "Response to February 28th Staff Memorandum"
6. Memo from Jo-Ann Ells dated February 28, 2025
7. Document entitled "Response to January 15th Staff Memorandum"
8. Memo from Jo-Ann Ells dated January 15, 2025
9. Photographs

Town of Hartford

Planning Commission App # _____
Zoning Board of Adjustment App # _____

APPLICATION TO
PLANNING COMMISSION &/OR ZONING BOARD OF ADJUSTMENT

PLEASE COMPLETE ALL ITEMS APPLICABLE AND PROVIDE THE CORRECT NUMBER OF COPIES OF THIS APPLICATION AND THE SITE PLAN OR SUBDIVISION PLAT. ABUTTING LANDOWNERS WILL BE NOTIFIED BY THE PLANNING/ZONING OFFICE.

1. **NAME & ADDRESS OF RECORD OWNER(S)** _____

   _____

   Deed Recorded Book_____Page_____(Available at Town Clerk's Office)

   Telephone: Work_____ Cell_____ Email Address:_____

2. **NAME & ADDRESS OF APPLICANTS(S)** _____

   _____

   Telephone: Work_____ Cell_____ Email Address:_____

3. **NAME & ADDRESS OF APPLICANTS' CONSULTANT** _____

   _____

   Telephone: Work_____ Cell_____ Email Address:_____

4. **PROJECT LOCATION** _____

5. **PRESENT USE OF PROPERTY** _____

6. **BRIEFLY DESCRIBE PROJECT** (in addition, a detailed narrative must be submitted)

   _____

   _____

7. **PROJECT SIZE IN SQ. FT OR ACREAGE** _____

   Lot Width _____ Lot Depth _____

8. **IS PROJECT ON TOWN WATER/SEWER**? Yes_____No_____If Yes, estimated

   Water Consumption/day _____ Amount of Sewer Flow Projected _____

   Size of Closest Lines Above (water)_____ (sewer) _____

9. **DESCRIBE LANDSCAPING PLAN**_____

   _____

10. **IF A BUSINESS** - Present # of Employees_____

    Proposed Days & Hours of Operation_____

    Will you use the landfill & recycling center? Yes _____ No _____

    The main waste by-product of your business is: _____

11. **IF A RESTAURANT** - Present seating _____ Proposed _____

12. **PARKING SPACES** - Number to be provided _____

13. **SIGNAGE** - Free Standing _____ Attached _____

14. **FENCING** – Location _____ Height _____

15. **NEAREST WATER SUPPLY FOR FIRE PROTECTION** _____

16. **ESTIMATED VALUE OF PROPOSED WORK** _____

17. **IS THERE AN EXISTING DRIVEWAY?** _____

18. **IF A SUBDIVISION** - Number of New Lots to be Created _____

    Do you request that the Town consider taking over maintenance of – Roads _____

    Or Park/Open Space _____

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. (This certification must be signed by lot owners and applicants).

_____ _____

Applicant's Signature Date Lot Owner's Signature Date

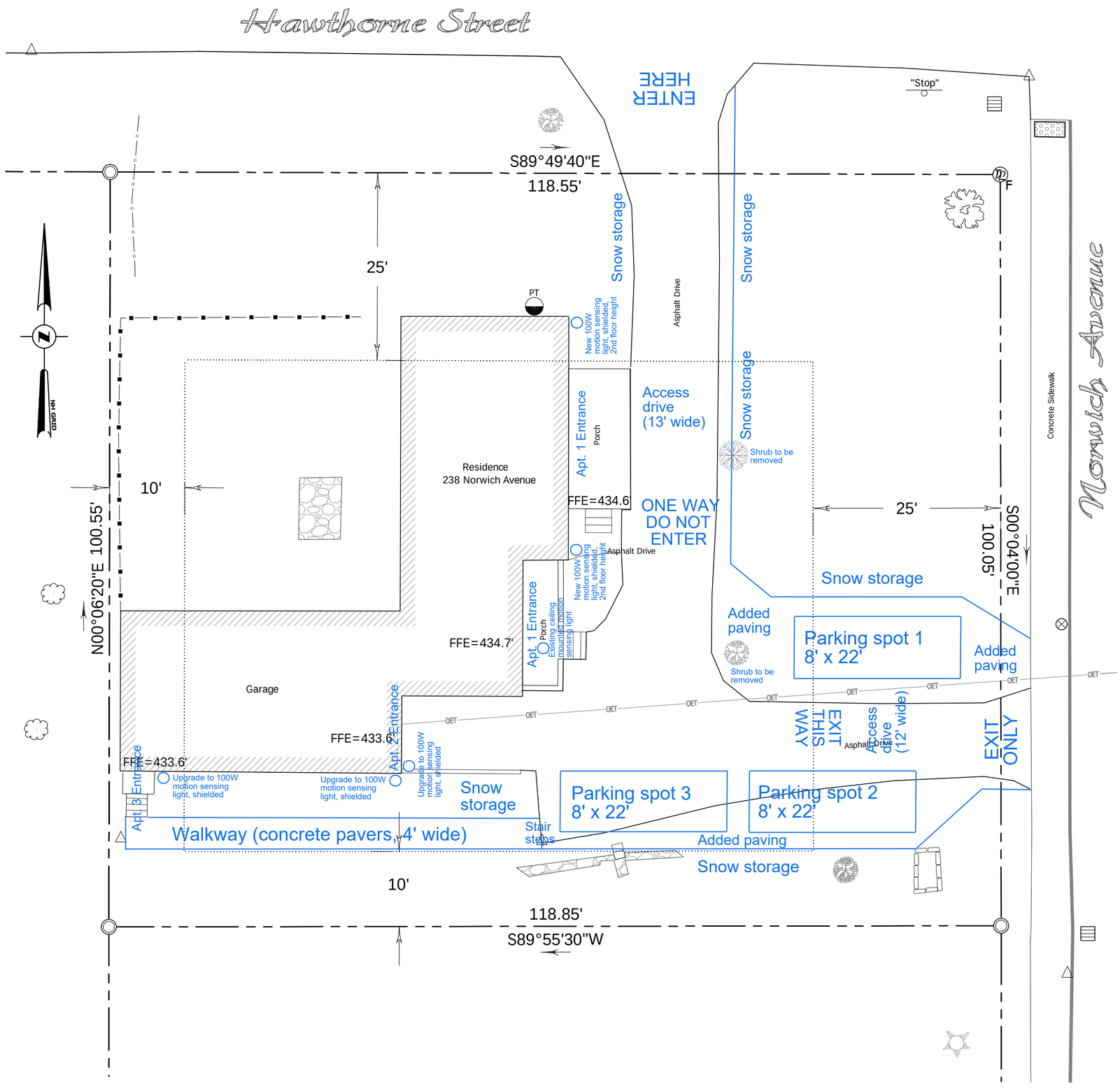
_____ _____

Co-Applicant's Signature Date Co-Owner's Signature Date

The applicant retains the obligation to identify, apply for, and obtain any relevant local or state permits before any construction may commence. Please call 802-282-6488 to speak with the State Permit Specialist.

_____

For Office Use Only		
Map/Lot #		
Fee Paid $:		Receipt #:
PC: Site Plan	Min. Sub.	Maj. Sub.
PD	PD Amend.	Other
ZBA: Conditional Use	Variance	Appeal
Other		
Zoning District (s)		Date Filed:
Official Submittal Date:		



Legend

- Survey Control Point
- Iron Pipe (Fnd)
- 3/4" VLG Capped Rebar LLS 648 (Set flush)
- Cedar Shrub
- 30" Ash Tree
- 24" Maple Tree
- Hemlock Shrub
- Pine Tree
- Oil Filler & Vent Pipe
- Guy Wire
- Utility Pole
- Water Gate Valve
- Fire Hydrant
- Sewer Manhole
- Drain Manhole
- Catch Basin
- Setback Line
- 3.5' High Cedar Rail Fence
- 6' High Cedar Board Fence
- Overhead Electric & Telephone Line

RESIDENTIAL ONE (R-1) ZONING DISTRICT (CLASS 1):

MINIMUM REQUIRED SETBACKS (CORNER LOT)
FRONT (ALONG STREETS): 10/20 FEET**
SIDE (NOT ALONG STREETS): 10 FEET
REAR: NOT APPLICABLE TO CORNER LOTS

MINIMUM LOT DIMENSIONS
WIDTH: 60 FEET
DEPTH: 80 FEET

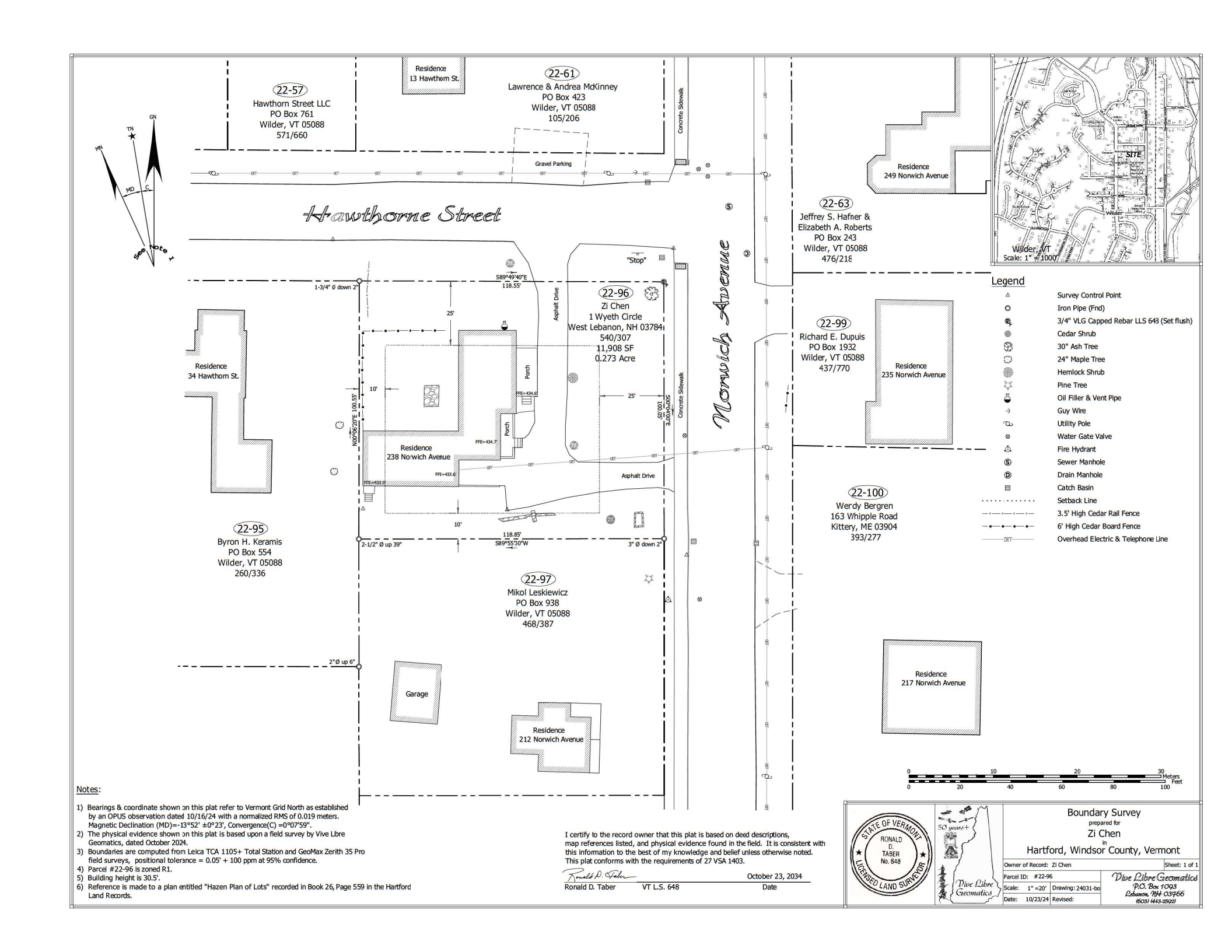
DENSITY
AREA: 4,000 SF/DWELLING UNIT
AREA: 6,000 LOT

**10 FEET FOR PRINCIPAL STRUCTURE AND 20 FEET FOR ATTACHED OR DETACHED GARAGEs AND OTHER STRUCTURES

Zi Chen
37 Kendall St. Apt. 1,
Brookline, MA 02445

Note: New asphalt shall extend no further than existing "level" curb cut limits at sidewalk.

0 5 10 15 Meters
0 10 20 30 40 50 Feet



Notes:

1) Bearings & coordinate shown on this plat refer to Vermont Grid North as established by an OPUS observation dated 10/16/24 with a normalized RMS of 0.019 meters. Magnetic Declination (MD)=-13°52' ±0°23', Convergence(C) =0°07'59".
2) The physical evidence shown on this plat is based upon a field survey by Vive Libre Geomatics, dated October 2024.
3) Boundaries are computed from Leica TCA 1105+ Total Station and GeoMax Zerith 35 Pro field surveys, positional tolerance = 0.05' + 100 ppm at 95% confidence.
4) Parcel #22-96 is zoned R1.
5) Building height is 30.5'.
6) Reference is made to a plan entitled "Hazen Plan of Lots" recorded in Book 26, Page 559 in the Hartford Land Records.

I certify to the record owner that this plat is based on deed descriptions, map references listed, and physical evidence found in the field. It is consistent with this information to the best of my knowledge and belief unless otherwise noted. This plat conforms with the requirements of 27 VSA 1403.

Ronald D. Taber — VT L.S. 648 — October 23, 2034
Ronald D. Taber — VT L.S. 648 — Date

STATE OF VERMONT
RONALD D. TABER
No. 648
LICENSED LAND SURVEYOR

50 years+
Vive Libre Geomatics

Boundary Survey

prepared for

Zi Chen

in

Hartford, Windsor County, Vermont

Owner of Record: Zi Chen	Sheet: 1 of 1
Parcel ID: #22-96	
Scale: 1" =20'	Drawing: 24031-bo
Date: 10/23/24	Revised:

Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
(603) 443-2592

238 Norwich Ave, Wilder, VT Detailed Narrative for Application to Planning Commission

Submitted by:
Zi Chen
75 Francis St.
Division of Thoracic Surgery
Brigham and Women's Hospital
Boston, MA 02115
Applicant and sole property owner

The purpose of this project is to convert 238 Norwich Ave, Wilder, VT 05088 from two dwelling units to three dwelling units. The building at 238 Norwich Ave is quite large, with net interior space of more than 3,300 square feet, providing a rare opportunity to add much-needed family sized housing to the local rental stock. The three units will be created by reconfiguring the existing building interior without adding any additional structural square footage. Each of the resulting units will have 3 bedrooms, 2 bathrooms, a kitchen/dining area, a living room, in-unit laundry, and dedicated exterior entrance(s).

Interior work will involve reconfiguring the building, energy efficiency improvements, and fire safety improvements. Kitchen, bathroom, laundry, and bedroom additions will require new electrical and plumbing, new fixtures and appliances, and new interior walls and doors. Interior walls and doors will also be added and removed to create the new unit boundaries. The building (including the fireplace) will be made more airtight and heat recovery ventilation will be added to each unit (and combustion air directly from the outside will be added for the fireplace). One-hour fire separation will be provided between units, for an exit stairway, and for the fuel-fired boiler in the basement. Interconnected smoke (and CO for the unit with the boiler) alarms will be installed.

Exterior work will involve fire safety improvements and parking / walkways. A third floor egress balcony will be added to the north of the building (due to the distance from the window sill to the exterior grade below) to provide occupants a location away from interior smoke to await rescue in the event of a fire. Stair steps and a new walkway will be added from the current driveway to the exterior entrance of one of the dwelling units to provide an improved walking path. The existing driveway in front of the building will be widened to make room for three parallel parking spaces and to meet the dimensional requirements for access drives. The driveway will be one-way, with vehicles entering from the north curb cut and exiting from the east curb cut. The curb cuts will keep their existing width. This plan requires the discretionary approval of the Planning Commission because the parking spaces are located in front of the front building line. Exterior lighting will be added/upgraded along all walking paths from the parking spaces and public way to apartment entrances. Conduit will be placed to provide 240V service near parking spaces for potential future EV charging.

Dr. Zi Chen

Response to February 28th Staff Memorandum

To: Hartford Zoning and Planning Commissions
From: Zi Chen
Date: March 13, 2025

1. Single site plan clarification

The response to the January 15th staff memorandum has been amended for clarity.

2. Driveway requirements

Chris Halzwarth has confirmed that no driveway permit is required. The sketch has been discussed with Chris Halzwarth.

3. Site plan amendments

The site plan has been amended to incorporate the feedback.

4. Photographs

Photographs are being submitted with the application.

5. Trash

Throughout my ownership of this property, trash and recyclables removal has been provided by me and contracted out to professional companies. I intend to continue this in the future. Specifically, we will arrange for proper waste management during the renovation process. A dumpster will be placed on-site to handle construction debris, and it will be regularly serviced to ensure efficiency and cleanliness. Additionally, recyclable materials will be separated whenever possible, and we will comply with all local waste disposal regulations to minimize environmental impact.

6. Single email

All application materials are included in this email.

7. Site plan text legibility

I have made the site plan more zoomed in and will submit it on 18” x 20” paper.

Dr. Zi Chen

Memorandum

To: Zi Chen

Cc: Max Lu, Tom Peltier, and Chris Holzwarth

From: Jo-Ann Ells

Date: February 28, 2025

Re: 238 Norwich Avenue

Staff reviewed your February 24, 2025 submittal in response to my January 15, 2025 memo. Please submit a response to the following comments/questions on your application for a third dwelling unit **before 9:00 a.m., Friday, March 7, 2025.** Please note, Town Hall is closed Tuesday, March 4th for voting.

If you are unable to meet this deadline, please contact me immediately to discuss continuing your application considered at the next round of Public Hearings.

Prior to the Planning Commission Hearing, you will receive an agenda, draft Findings of Fact, and additional staff comments if there are any. Please feel free to contact me at any time during this process.

1. Your February 24, 225 submitted included a single site plan. Please remove references to plans "A" and "B" from you February 24, 2025 memo and clarify your response as needed.

2. Please contact Chris Holzwarth at the Department of Public Works cholzwarth@hartford-vt.org to discuss:

    - The attached sketch.
    - Driveway Permit requirements

3. Please amend the site plan:

    - To incorporate discussions with Chris Holzwarth regarding the parking layout.

- To include signage to direct traffic in a one-way direction through the site.
- To include your name and address in the title box.
- To denote in the zoning district information that the lot is a "corner lot" with front setbacks along the streets and sides setbacks on the remaining sides. (There is no rear setback for a corner lot.)

4. Have you considered submitting photographs of the property?

5. How will trash be managed when the building is occupied?

6. Please send me a single email with all application materials.

7. Please submit 8 copies of all application materials. Please provide larger site plans (not 11" x 17"). The text in blue font is not legible.

NOTE: The Town of Hartford is aware of a email scam targeting Planning Commission applicants falsely claiming to be from the Town. The email threatens that non-payment will affect the application.

The scam email includes a fake invoice requesting a wire transfer payment.

These emails have been sent following a Public Hearing with the Planning Commission.

If you receive an email, please:

- Do **not** click on/open any links or attachments.
- Do **not** forward the email to me or the town.
- Please call me and let me know you received such an email. (802) 478-1117

Response to January 15th Staff Memorandum (amended for clarity)

To: Hartford Zoning and Planning Commissions
From: Zi Chen
Date: March 13, 2025

1. State and local permitting

I understand.

2. Zoning permit

I understand.

3. Building permit

My secretary has discussed building permit requirements with fire marshall Tom Peltier.

4. ADA

My secretary has confirmed with fire marshall Tom Peltier that the ADA does not apply to this project.

5. Vermont Energy Code

My secretary has spoken with the Hartford Environmental Sustainability Coordinator, Dana Clawson, for advice on new state rules. Conduit will be placed to provide 240V service near parking spaces for potential future EV charging. The electrical service drop and meter bank will be upgraded to 400 amps. The building (including the fireplace) will be made more airtight and heat recovery ventilation will be added to each unit (and combustion air directly from the outside will be added for the fireplace). My understanding is that existing building elements and systems are otherwise exempt from the rules.

6. Site plan

The site plan has been amended to incorporate the feedback.

7. Photographs

Exterior photographs are being submitted with the application.

8. Trash

Throughout my ownership of this property, trash and recyclables removal has been provided by me and contracted out to professional companies. I intend to continue this in the future.

9. Orthographic photograph

An orthographic photograph is being submitted with this application.

10. Landscaping

Throughout my ownership of this property, landscaping and driveway snow removal have been provided by me and contracted out to professional companies. I intend to continue this in the future. Snow will be stored on site and will be removed as needed. Snow will not be stored in such a manner as to create a hazard.

Two bushes in the front yard will be removed to make room for driveway expansion. I am willing to cut down the tree on the northeast corner of the lot if deemed necessary by the Planning Commission.

11. Grading and drainage

In my 7 years of ownership of this property, I have never experienced an issue with extended soil saturation or pooling. Infiltration appears to be strong.

Grading changes will be minimal, mostly involving making the added paving on the south side of the east-west driveway level with the current driveway. The widening of the existing driveway will modestly increase the impervious surface area of the lot and modestly increase the drainage / infiltration load. Based on strong infiltration, I do not anticipate needing additional runoff control.

12. Sediment control

I acknowledge and will comply.

13. Certificate of Occupancy

I understand.

14. Noise during construction

I acknowledge and will comply.

15. Stockpiling of materials

I acknowledge and will comply.

16. Email application

All application materials are included in this email

17. Paper application

I will submit 8 copies of all application materials.

18. Water / sewer allocation

My secretary has spoken with the Hartford Public Works Project Manager, Chris Holzwarth, about water / sewer. A new allocation will be required. An evaluation of existing system capacity will be required.

19. Parking

The Hartford Zoning Ordinance requires parking for a multifamily building to be located "behind the front building line of a structure unless approved by the Planning Commission." §260-24(8)(a)[2]. It further provides that, "Vehicles shall exit facing the street as close to a ninety-degree angle as possible . . . ." §260-24(7)(b). To comply with both of these requirements without encroaching into the Town's right-of-way, a third curb cut would have to be added and half of the backyard would have to be turned into parking space.

To preserve the backyard for residents and avoid adding a new curb cut, I would like to utilize the existing driveway and curb cuts. Specifically, I would like to widen the driveways to add three parallel parking spaces and to meet the dimensional requirements for access drives (see Site Plan). The driveway would be one-way, with vehicles entering from the north curb cut and exiting from the east curb cut. The driveway would be painted with one-way markings. Per discussion with Chris Halzwarth, the curb cuts will keep their existing width.

20. Lighting

New / updated lighting will be provided from parking spaces and the public way to apartment entrances and will comply with the following:

"Illumination from lighting fixtures or other light sources shall be shielded or of such low intensity as not to cause undue glare, reflected glare, sky glow, or a nuisance to traffic or abutting properties. Lights used to illuminate parking areas and drives shall be so arranged and designed as to deflect light downward and away from adjacent residential areas and public highways. Lights shall be of a 'downshield luminaire' type where the light source is not visible from any public highway or from adjacent properties. Only fixtures which are shielded to not expose a light source, and which do not allow light to 'flood' the property, are permitted to be attached to buildings. Searchlights are not permitted."

Dr. Zi Chen

Memorandum

To: Zi Chen

Cc: Max Lu, Tom Peltier, and Chris Holzwarth

From: Jo-Ann Ells

Date: January 15, 2025

Re: 238 Norwich Avenue

Please submit a response to the following comments/questions on your application for a third dwelling unit **before 9:00 a.m., Wednesday, January 22, 2025.**

If you are unable to meet this deadline, please contact me immediately to discuss continuing your application considered at the next round of Public Hearings.

Prior to the Planning Commission Hearing, you will receive an agenda, draft Findings of Fact, and additional staff comments if there are any. Please feel free to contact me at any time during this process.

1. Please confirm that you understand that you retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project.

   To determine what State Environmental Permits may be required for your project, The Vermont Agency of Natural Resources (ANR) recommends that you use ANR's Permit Navigator Tool by going to the VT Department of Environmental Conservation website Welcome to DEC | Department of Environmental Conservation (vermont.gov) and going to the "Permit Navigator Tool" Permit Navigator (force.com)

   If further assistance is needed, please contact the Community Assistance Specialist for our area:

   Jeff McMahon, Community Assistance Specialist

   Jeff.McMahon@Vermont.gov

   802-477-2241

2. Please confirm that you understand that to finalize an approval of the Planning Commission and before construction of the third unit may commence you must submit a complete Zoning Permit application within 6 months of the written decision of the Planning Commission, or the decision will be null and void.

   A complete application includes:

   - An application for a Zoning Permit
   - Application fee
   - Documentation outlining how any conditions of the Planning Commission's approval have been met
   - Site plan
   - Certification that no changes, other than those required by the Planning Commission, were made to the final plan
   - A copy of your water/wastewater allocation

3. Please contact the Fire Marshal, Tom Peltier, to discuss Public Building Permit and ADA requirements. tpeltier@hartford-vt.org (802-299-7013).

4. Please confirm the project is ADA compliant.

5. I encourage you to talk to Hartford's Environmental Sustainability Coordinator, Dana Clawson, about Vermont's Energy Code. (dclawson@hartford-vt.org)

6. Please amend the site plan per the following comments:

   - Staff does not support the site plan with the additional curb cut on Hawthorne Street.
   - It is recommended that you consider locating the parking spaces in one area and provide adequate maneuvering space to enter and exit the spaces. (Have you considered providing 90 degree parking spaces as you enter the property from Norwich Avenue to the right?)
   - Due to the driveway/travel lane widths, a one way direction is recommended.
   - When you revise the plan, please include the dimensions of each parking space and travel lane, and clarify where pavement is being added.
   - It is difficult to read the text in small blue font. Please revise the plan such that all elements are easily legible.
   - Please label any landscaping proposed to be removed/added.

7. You should consider submitting photographs of the property.

8. How will trash be managed?

9. Please provide an ortho photo of the property.

10. Please outline how the existing/proposed landscaping meets the following section of the Zoning Regulations and amend the plan as necessary:

    Section 260-45 C (3)

    > Adequacy of landscaping, screening, and setbacks in achieving maximum compatibility with and protection of adjacent properties by screening from them any glare produced by interior or exterior lights and unsightly areas such as storage areas, and parking lots; assurance that landscape materials will not interfere with visibility or safety and that they are of a type that can survive and be maintained as proposed.

11. Please outline how the application conforms with section 260-27 C of the Hartford Zoning Regulations which states:

    C. **Grading and drainage.** The following provisions shall apply to any changes which affect drainage of water to or from a property:
    (1) Any changes in grading shall be made so that runoff is directed to established drainage courses and will not cause ponding or flooding of other properties, or exceed the capacity of downstream drainage facilities.
    (2) When possible, drainage systems shall be designed so that water runoff existing prior to site development shall not be increased after development.
    (3) All changes in grade shall be controlled so as not to cause a nuisance or damage to other properties or erosion of topsoil.

12. Please acknowledge that during construction of the proposed project erosion and sediment control measures as specified in the most current edition of the *Low Risk Site Handbook for Erosion Prevention and Sediment Control* published by the Vermont Department of Environmental Conservation will be followed.

13. Please acknowledge that you understand that once the project is complete and before a Certificate of Occupancy will be issued you need to:

    - Submit written verification certifying that the project was constructed in compliance with the approved plans and Findings of Fact.
    - Submit verification that the Department of Public Works has approved the water and sewer.
    - Record an Energy Code Certificate in the Land Records.

14. Please acknowledge that you understand that construction of the project must comply with Section 260-31 B of the Hartford Zoning Regulations, which states:

    Earth moving and hauling, rock drilling or crushing, jack hammer and similar excessively loud equipment shall not be operated on Sundays or between the hours of 5:30 p.m. and 7:00 a.m. except in emergency situations.

15. Please acknowledge that you understand that any stockpiling of materials related to the construction of the project must be located twice the distance of the height of the stockpiled materials from any public or private right-of-way or property boundary.

16. Please send me a single email with all application materials.

17. Please submit 8 copies of all application materials.

DRAFT
FINDINGS OF FACT
CONCLUSIONS OF LAW
AND
DECISION

HARTFORD PLANNING COMMISSION

Application #25-08 by Giri White River Hex Property 121 LLC
for Site Development Plan Approval
for approval of the conversion of suites into single rooms
lot 14-0018-000, 121 Ballardvale Drive, White River Junction, in a GCR zoning district

This decision pertains to application #25-08 by Giri White River Hex Property 121 LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for approval of the conversion of suites into single rooms at the Holiday Inn Express and Suites, lot 14-0018-000, 121 Ballardvale Drive, White River Junction, in a GCR zoning district.

FINDINGS OF FACT

Based upon the information contained in the exhibits for this application (see attached list) and the evidence adduced at the Planning Commission meeting of March 31, 2025, the Hartford Planning Commission makes the following Findings of Fact:

General Information

1. The owner of record of lot 14-0018-000 is Giri White River Hex Property 121 LLC who acquired the lot on 03-25-24. The deed is recorded in volume 619, page 650 of the Hartford Land Records.

2. The lot is approximately 4.62 acres. In January of 2025, the Planning Commission approved a lot line adjustment to annex 0.05 acres/2,178 sq. ft. to lot 14-0018-001. (application #24-15) To date, a Zoning Permit has not been obtained to finalize the Planning Commission's approval.

3. The lot is located at 121 Ballardvale Drive in White River Junction.

4. The lot is developed with a two hotels, the Holiday Inn Express and Suites (Holiday Inn) and the White River Inn and Suites (White River Inn). The applicant owns both hotels.

5. The lot is in the GCR zoning district.

This Application

6. The Holiday Inn has 77 rooms on four floors, consisting of 28 single rooms and 49 two-room suites.

   The White River Inn has 108 rooms.

7. The applicant proposes to convert 26 of the suites in the Holiday Inn into single rooms, resulting in an increase to 103 rooms.

   The proposed project consists entirely of internal renovations. There will be no work done or changes made to the exterior of the building or to the lot.

   When there project is complete, there will be a total of 211 rooms between the two hotels.

8. The Zoning Regulations require 1 parking spaces per room plus one parking spaces per employee on the maximum short.

   237 parking spaces are required for both hotels combined:

Holiday Inn Rooms	103
White River Inn Rooms	108
Maximum employees peak shift (combined)	26
Total	237

   The lot has a total of 200 parking spaces.

   160 above-ground and 40 in a subsurface garage under the Holiday Inn.

9. The applicant is seeking a permanent reduction in parking from 237 parking spaces to 200 parking spaces.

10. Section 260-24 (9) (e) of the Zoning Regulations allows the Planning Commission to reduce on-site parking up to 50% if the Planning Commission determines that unique usage or special conditions exist which warrant reducing the need for parking.

    When approving an increase or reduction in any zoning district, the Planning Commission shall consider the following:

    [a] Is the site located on or within 1,000 feet of a transit route?

    [b] Are there shared parking facilities with abutting businesses which are sufficient to meet parking demand?

    [c] For mixed-use projects, do the proposed uses have staggered business

hours with minimal overlap?

[d] Does the type of business proposed generate substantial pedestrian traffic and are adequate pedestrian facilities present?

[e] Does an employer-sponsored "transit pass" program, or vanpool, carpool or rideshare program exist, or can one be established (as a condition of the approval) to substantially reduce the need for on-site parking?

[f] Is safe and adequate on-street parking available?

[g] Is parking in municipal parking lots available?

[h] Does the Institute of Traffic Engineers, American Planning Association or other professional source show parking demand requirements for the proposed use(s) that are different than the standards specified in these regulations?

[i] Is there other information that justifies a change in the parking requirements?

11. According to the applicant the reduction in parking is justified as follows:

- On a maximum shift each hotel might employ up to 13 employees. However, the maximum shift (which consists primarily of cleaning crews) occurs during the day when the hotels (and the parking lot) are relatively empty. During peak occupancy times for guests (evenings through to morning) staffing is much less (between 1-4 employees per hotel).

- Currently, there are 185 rooms between the two hotels - a ratio of 1.08 parking spaces per room. (200/185 =1.08) This ratio has been more than adequate to meet the needs of both hotels for guest and employee parking.

- After the proposed renovations, there will be 211 rooms between the two hotels - a ratio of 0.94 parking spaces per room. (200/211=0.94)

  The applicant believes, based on historical usage, operational experience at similar hotels, and industry data and analysis, that this ratio will be more than adequate to meet the needs of both hotels for guest and employee parking.

- According to Institute of Transportation Engineers (ITE) standards, the parking demand for hotels which, like the Holiday Inn, do not provide ancillary amenities such as cocktail lounges, restaurants or banquet halls, is 0.66 parking spaces per room. (211x0.66=139.26)

12. The applicant understands that any stockpiling of materials related to the construction of the project must be located twice the distance of the height of the stockpiled materials from any public or private right-of-way or property boundary.

13. During construction of the project, erosion and sediment control measures as specified in the most current edition of the *Low Risk Site Handbook for Erosion Prevention and Sediment Control* published by the Vermont Department of Environmental Conservation will be followed.

14. The applicant understands that construction of the project must comply with the following:

    Earth moving and hauling, rock drilling or crushing, jack hammer and similar excessively loud equipment shall not be operated on Sundays or between the hours of 5:30 p.m. and 7:00 a.m. except in emergency situations.

15. The applicant understands that no structure, including construction/office trailers, signage, parking spaces or plantings may be placed in such a way that obstructs sight distance along the traveled way, at any intersection or driveway. Any signs, parking spaces or plantings found to obstruct sight distance will be required to be relocated.

16. The applicant retains the obligation to identify, apply for, and obtain relevant local and state permits for this project.

17. The applicant understands that before the project commences and within 6 months of this Decision, a Zoning Permit must be obtained, or this Decision will be null and void.

18. The applicant understands that all activities authorized by the issuance of the zoning permit shall be started within six (6) months and completed within two (2) years of its date of issue, or the zoning permit shall become null and void and reapplication to complete any activities shall be required. Any activities not completed within the above permit period shall be subject to any ordinance in effect at the time of reapplication. One six (6) month extension to both time periods may be granted by the Planning Commission.

16. The applicant understands that they must obtain a Certificate of Occupancy from the Zoning Administrative Officer upon completion of the project and before the building may be occupied. The applicant understands that a Certificate of Occupancy will not be issued if the project is not in compliance with these Findings, Plans and any conditions placed on the Decision.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Hartford Planning Commission concludes that the proposed site plan provides, as required by **§260-45 C** of the Hartford Zoning Regulations:

(1) Maximum safety of **traffic circulation between the site and the street network** and integration with the overall traffic pattern, including provisions for auxiliary roadways connecting with adjacent properties where appropriate. Included in this evaluation shall be the location, number and width of access points, curve radii at access points, acceleration or deceleration lanes on adjacent public streets, sight distances, lighting, location of sidewalks and other walkways, and the overall relationship of the proposed development with existing traffic conditions in the area. All modes of transportation shall be taken into account, including pedestrian, bicycle, handicapped, delivery and emergency vehicles and public transportation.

(2) Adequacy of **on site circulation, parking, and loading facilities,** with particular attention to safety. Included in this evaluation shall be traffic movement patterns, drive and aisle widths, directional signs, location of loading docks and parking areas, number and size of parking spaces, and provision for lighting, drainage, snow removal and access for emergency vehicles and public transportation.

(3) Adequacy of **landscaping, screening, and setbacks** in achieving maximum compatibility with and protection of adjacent properties by screening from them any glare produced by interior or exterior lights and unsightly areas such as storage areas, and parking lots; assurance that landscape materials will not interfere with visibility or safety and that they are of a type that can survive and be maintained as proposed.

(4) Adequacy of **provision for safety and convenience of pedestrians, bicyclists, and handicapped persons**. Included in this evaluation shall be lighting of walks and entrances, design and placement of walks and crosswalks, pick-up points for public transportation and provision of bicycle racks.

(5) **Protection of renewable energy resources,** including a finding that the proposed development does not adversely affect the ability of adjacent properties to use this form of energy.

(6) **Compliance with other provisions of these regulations** including § 260-27, Landscaping, and § 260-31, Land use performance standards.

(7) **Other** factors that are directly related to the above aspects of site plan review.

DECISION

The Hartford Planning Commission, based upon the forgoing Findings of Fact and Conclusions of Law, hereby approves application #25-08 by Giri White River Hex Property 121 LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for approval of the conversion of suites into single rooms at the Holiday Inn Express and Suites, lot 14-0018-000, 121 Ballardvale Drive, White River Junction, in a GCR zoning district **on the condition that:**

1. **Before a Zoning Permit is issued, the applicant submits an updated plans depicting 40 parking spaces in the garage under the Holiday Inn.**

2. **Before a Certificate of Occupancy is issued the applicant:**

    - **Submits written verification certifying that the project was constructed in compliance with the approved plans and Findings of Fact.**
    - **Records a Commercial Energy Code Certificate in the Land Records.**

This decision is also subject to the condition that no modification or expansion shall be made to the project as described and limited in the above Findings of Fact and Conclusions of Law without the written approval of the Hartford Zoning Board of Adjustment and/or the Hartford Planning Commission. This decision may be revoked, and a new application or permit required if conditions and findings are violated or modified without written approval.

The applicants are responsible for insuring compliance with all applicable State and Federal regulations pertaining to this application.

Those in favor:

Those in opposition:

Those not participating:

Dated at Hartford, Vermont this ____ day of April 2025

HARTFORD PLANNING COMMISSION

By:_____
Chairperson/Vice-Chairperson

Appeal Rights: An interested person who has participated in the proceeding related to this decision has the right to appeal this decision to the Vermont Environmental Court, pursuant to 24 V.S.A. s. 4471 and V.R.E.C.P.5, in writing, within 30 days of the date of this decision. The fee is $250.00. If you fail to appeal this decision, your right to challenge this decision at some future time may be lost because you waited too long. You will be bound by this decision, pursuant to 24 V.S.A. s. 4472 (d) (exclusivity of remedy; finality).

EXHIBIT LIST

1. Application #25-08

2. Plan entitled “Parking Exhibit, Holiday Inn Express Parking Analysis”

3. Site plan entitled “Best Western Hotel Site Plan,” dated 07-25-01
4. Plan entitled “Garage Plan, White River Junction Hotel” as replaced by this Decision
5. Boundary Line adjustment Plan as described in Finding #2
6. ALTA/NSPS Land Title Survey recorded on slide N703A
7. Room layout plan prepared by Mussachio Architects
8. First-Forth Floor Plan-Renovation prepared by Rabideau Architects
9. Project Narrative (Revised 2-28-25)
10. Memo from Jo-Ann Ells dated February 26, 2025

Town of Hartford

Planning Commission App # _____
Zoning Board of Adjustment App # _____

APPLICATION TO
PLANNING COMMISSION &/OR ZONING BOARD OF ADJUSTMENT

PLEASE COMPLETE ALL ITEMS APPLICABLE AND PROVIDE THE CORRECT NUMBER OF COPIES OF THIS APPLICATION AND THE SITE PLAN OR SUBDIVISION PLAT. ABUTTING LANDOWNERS WILL BE NOTIFIED BY THE PLANNING/ZONING OFFICE.

1. **NAME & ADDRESS OF RECORD OWNER(S)** Giri White River Hex Property 121 LLC,
   2300 Crown Colony Drive, Ste 203, Quincy, MA 02169
   Deed Recorded Book 619 Page 650-653 (Available at Town Clerk's Office)
   Telephone: Work 802-885-2240 Cell 802-952-8814 Email Address: emcnaughton@gwlpc.com
2. **NAME & ADDRESS OF APPLICANTS(S)** Giri White River Hex Property 121 LLC
   2300 Crown Colony Drive, Ste 203, Quincy MA 02169
   Telephone: Work 802-885-2240 Cell 802-952-8814 Email Address: emcnaughton@gwlpc.com
3. **NAME & ADDRESS OF APPLICANTS' CONSULTANT** Ethan McNaughton (Lamb & McNaughton PC),
   30 Main Street, Ste. 1, Springfield VT 05156
   Telephone: Work 802-885-2240 Cell 802-952-8814 Email Address: emcnaughton@gwlpc.com
4. **PROJECT LOCATION** 121 Ballardvale Dr, Hartford, VT 05001
5. **PRESENT USE OF PROPERTY** Hotel
6. **BRIEFLY DESCRIBE PROJECT** (in addition, a detailed narrative must be submitted)
   Convert 26 suiites in existing hotel to single rooms - see attached
7. **PROJECT SIZE IN SQ. FT OR ACREAGE** 15,230 SF
   Lot Width _____ Lot Depth _____
8. **IS PROJECT ON TOWN WATER/SEWER**? Yes X No _____ If Yes, estimated
   Water Consumption/day TBD Amount of Sewer Flow Projected TBD
   Size of Closest Lines Above (water) TBD (sewer) TBD
9. **DESCRIBE LANDSCAPING PLAN** N/A (interior renovation only)
10. **IF A BUSINESS** - Present # of Employees 2-13
    Proposed Days & Hours of Operation 24/7
    Will you use the landfill & recycling center? Yes _____ No _____
    The main waste by-product of your business is: N/A

11. **IF A RESTAURANT** - Present seating N/A Proposed _____

12. **PARKING SPACES** - Number to be provided 103

13. **SIGNAGE** - Free Standing N/A Attached _____

14. **FENCING** – Location N/A Height _____

15. **NEAREST WATER SUPPLY FOR FIRE PROTECTION** TBD

16. **ESTIMATED VALUE OF PROPOSED WORK** $850,000

17. **IS THERE AN EXISTING DRIVEWAY?** Yes

18. **IF A SUBDIVISION** - Number of New Lots to be Created N/A

    Do you request that the Town consider taking over maintenance of – Roads _____

    Or Park/Open Space _____

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. (This certification must be signed by lot owners and applicants).

_____ _____

Applicant's Signature Date Lot Owner's Signature Date

_____ _____

Co-Applicant's Signature Date Co-Owner's Signature Date

The applicant retains the obligation to identify, apply for, and obtain any relevant local or state permits before any construction may commence. Please call 802-282-6488 to speak with the State Permit Specialist.

_____

For Office Use Only		
Map/Lot #		
Fee Paid $:		Receipt #:
PC: Site Plan	Min. Sub.	Maj. Sub.
PD	PD Amend.	Other
ZBA: Conditional Use	Variance	Appeal
Other		
Zoning District (s)		Date Filed:
Official Submittal Date:		

Project Narrative (Revised 2/28/25)

Lot 14-0018-BV-1 & 2 (121 Ballardvale Drive) was purchased by the record owner, Giri White River Hex Property 121 LLC, on March 25, 2024. The lot is in the GCR zoning district and contains two hotels: The Holiday Inn Express and The White River Inn – both of which are owned and operated by Giri Hotels. The Holiday Inn currently has 77 units on four floors, consisting of 28 single rooms and 49 two-room suites. The White River Inn has 108 rooms. The lot has 198 parking spaces – 160 above-ground and 38 in a subsurface garage.

On a maximum shift each hotel might employ up to 13 employees. However, these maximum shifts (which consist primarily of cleaning crews) occur during the day when the hotels (and the parking lot) are relatively empty. During peak occupancy times for guests (evenings through to morning) staffing is much less (between 1-4 employees per hotel).

To better meet the needs of visitors to the region, the owner proposes to convert 26 of the suites in the Holiday Inn into single rooms, resulting in a total of 103 units. A schematic showing the renovation plans is attached hereto. The proposed project consists entirely of internal renovations. There will be no work done or changes made to the exterior of the building or to the lot.

The original hotel construction and parking configuration was approved by the Planning Commission in 2002 (Permit #2002-155, as amended by Application #04-24). Currently, there are 185 rooms between the two hotels - a ratio of 1.03 parking spaces per room. The minimum ratio required by the regulations in place at the time the Holiday Inn construction project was permitted was 1:1. This existing ratio has been more than adequate to meet the needs of both hotels for guest and employee parking.

After the proposed renovations, there will be 211 rooms between the two hotels - a ratio of 0.94 parking spaces per room. Giri Hotels believes, based on historical usage, operational experience at similar hotels, and industry data and analysis, that this ratio will be more than adequate to meet the needs of both hotels for guest and employee parking.

According to Institute of Transportation Engineers (ITE) standards, the parking demand for hotels which, like the Holiday Inn, do not provide ancillary amenities such as cocktail lounges, restaurants or banquet halls, is 0.66 parking spaces per room.

In the event that additional parking were needed for employees or for other reasons, Giri Hotels would either consider adding additional parking spaces or enter a reciprocal agreement with the owner of the neighboring parcel to the east (a Hampton Inn) or to the west (a car rental center) to share parking spaces on an as-needed basis.

Giri Hotels understands that it retains the obligation to identify, apply for, and obtain any relevant local and state permits for this project, including permitting from the Fire Marshal and water/wastewater allocation from the Department of Public Works.

Giri Hotels understands that to finalize approval by the Planning Commission and before construction may commence, it must submit a complete application for a Zoning Permit within six months of the Planning Commission's written decision.

Giri Hotels understands that once the project is complete and before a Certificate of Occupancy will be issued it will need to (a) submit written verification from an engineer or architect certifying that the project was constructed in compliance with the approved plans and Findings of Fact and (b) record an Energy Code Certificate in the Land Records.

Memorandum

To: Ethan McNaughton,

Cc: Jennifer Kendall, Chris Holzwarth, Dana Clawson and Tom Peltier

From: Jo-Ann Ells, Hartford Zoning Administrator

Date: February 26, 2025

Re: Additional Rooms- Holiday Inn Express

Please submit a response to the following comments/questions on your application for additional rooms at the Holiday Inn Express before **9:00 a.m., Wednesday, March 5, 2025.** If you are unable to meet this deadline, please contact me as soon as possible to discuss the deadline to have your application considered at the next round of Public Hearings. Please note, I am likely out of the office Monday, March 3rd and Town Hall is closed Tuesday, March 4th for voting.

Prior to the Planning Commission Public Hearing, you will receive an agenda, draft Findings of Fact, and additional staff comments if there are any. Please feel free to contact me at any time during this process.

1. The Town of Hartford is aware of a email scam targeting Planning Commission applicants falsely claiming to be from the Town. The email threatens that non-payment will affect the application.

   The scam email includes a fake invoice requesting a wire transfer payment.

   These emails have been sent following a Public Hearing with the Planning Commission.

   If you receive an email, please:

   - Do **not** click on/open any links or attachments.
   - Do **not** forward the email to me or the town.
   - Please call me and let me know you received such an email. (802) 478-1117

2. Please confirm that you understand that you retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project.

   To determine what State Environmental Permits may be required for your project, The Vermont Agency of Natural Resources (ANR) recommends that you use ANR's Permit Navigator Tool by going to the VT Department of Environmental Conservation website Welcome to DEC | Department of Environmental Conservation (vermont.gov) and going to the "Permit Navigator Tool" Permit Navigator (force.com)

   If further assistance is needed, please contact the Community Assistance Specialist for our area:

   Jeff McMahon, Community Assistance Specialist

   Jeff.McMahon@Vermont.gov

   802-477-2241

3. Please confirm that you understand that to finalize approval by the Planning Commission and before construction may commence, you must submit a complete application for a Zoning Permit (a form will be sent to your after the Planning Commission decides) within 6 months of the Planning Commission's written decision, or their decision will be null and void.

   A complete application includes:

   - Zoning Permit
   - Application fee
   - Documentation outlining how any conditions of the Planning Commission's approval have been met
   - Final Plan(s) (revised if required by the Planning Commission)

4. If you have not done so already, please contact the Fire Marshal, Tom Peltier, to discuss Public Building Permit requirements. tpeltier@hartford-vt.org

5. Please contact Chris Holzwarth at the Department of Public Works to discuss the process to obtain Water and Wastewater Allocations. cholzwarth@hartford-vt.org

6. Please contact Dana Clawson, Hartford Environmental Sustainability Coordinator, to discuss Energy Code requirements including EV charging stations. Please amend the application as necessary of it is determined the EV charging stations are required by the State of Vermont. dclawson@hartford-vt.org

7. Please amend the project narrative:

    - To acknowledge that the parking lot is shared with the White River Inn and Suites and include the number of rooms at this hotel.
    - To include the year and application number that the town approved the number of rooms and parking spaces for each hotel. (This is a link to the permit files. Holiday Inn WR Inn Please let me know if you have any trouble opening the link.)
    - To confirm that the parking exhibit represents an approved layout by the town.
    - To include the number of approved/proposed employees on a maximum shift for each hotel.
    - To describe where employees will park if the hotel is full.

8. The parking exhibit you submitted is difficult to read. Please provide a legible plan. Plans included in the link noted above may be useful.

9. Please provide a copy of the survey of the property that includes the recently approved boundary line adjustment with lot 14-0018-000.

10. Please acknowledge that you understand that once the project is complete and before a Certificate of Occupancy will be issued you need to:

    - Submit written verification from an engineer or architect certifying that the project was constructed in compliance with the approved plans and Findings of Fact.
    - Record an Energy Code Certificate in the Land Records.

11. Please send me a single email with all application materials.

12. Please submit 8 copies of all application materials. Please provide plans that are a minimum of 11” x 17”.

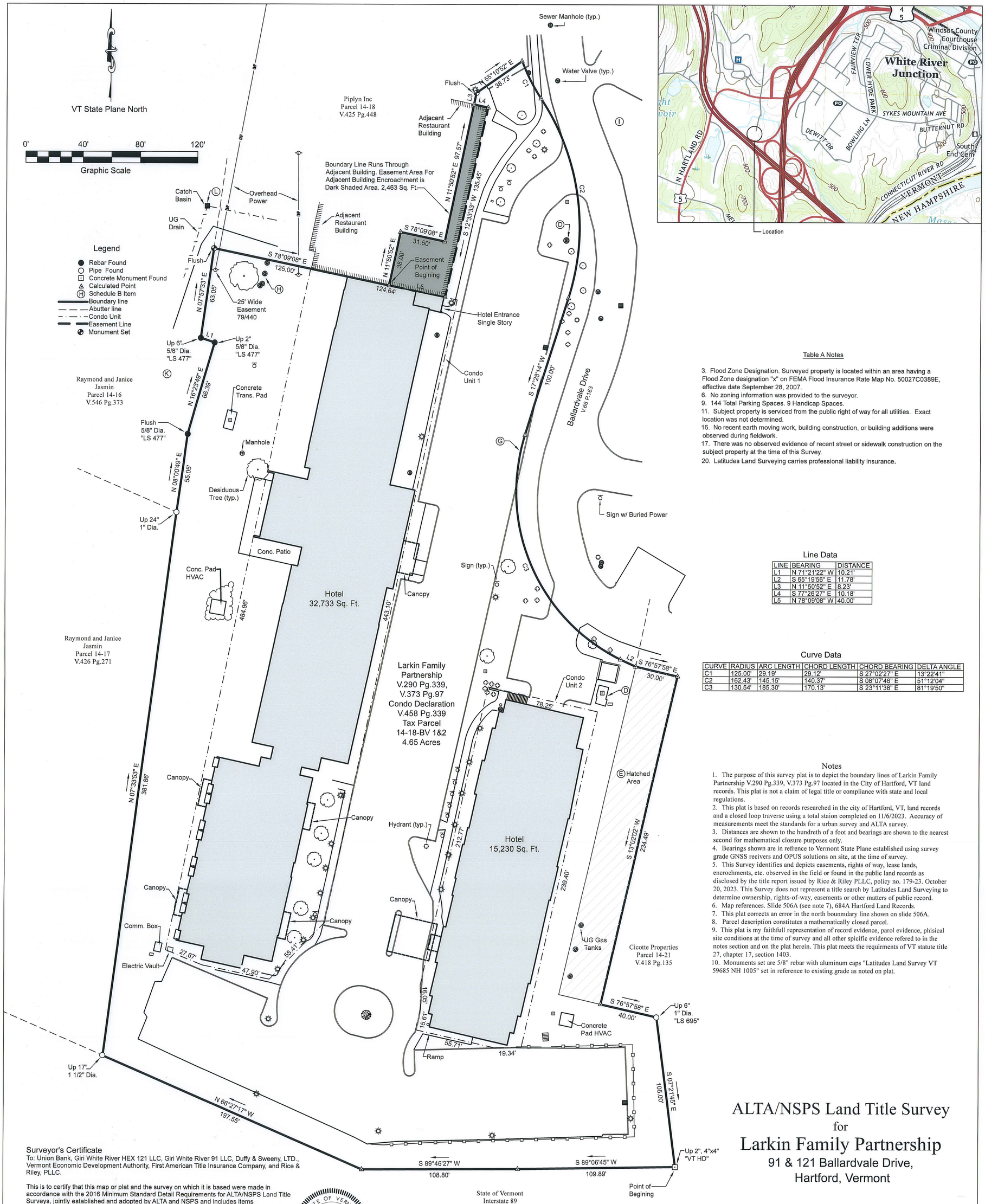


Table A Notes

3. Flood Zone Designation. Surveyed property is located within an area having a Flood Zone designation "x" on FEMA Flood Insurance Rate Map No. 50027C0389E, effective date September 28, 2007.
6. No zoning information was provided to the surveyor.
9. 144 Total Parking Spaces. 9 Handicap Spaces.
11. Subject property is serviced from the public right of way for all utilities. Exact location was not determined.
16. No recent earth moving work, building construction, or building additions were observed during fieldwork.
17. There was no observed evidence of recent street or sidewalk construction on the subject property at the time of this Survey.
20. Latitudes Land Surveying carries professional liability insurance.

Line Data

LINE	BEARING	DISTANCE
L1	N 71°21'22" W	10.21'
L2	S 65°19'56" E	11.78'
L3	N 11°50'52" E	8.23'
L4	S 77°26'27" E	10.18'
L5	N 78°09'08" W	40.00'

Curve Data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	29.19'	29.12'	S 27°02'27" E	13°22'41"
C2	162.43'	145.15'	140.37'	S 08°07'46" E	51°12'04"
C3	130.54'	185.30'	170.13'	S 23°11'38" E	81°19'50"

Notes

1. The purpose of this survey plat is to depict the boundary lines of Larkin Family Partnership V.290 Pg.339, V.373 Pg.97 located in the City of Hartford, VT land records. This plat is not a claim of legal title or compliance with state and local regulations.
2. This plat is based on records researched in the city of Hartford, VT, land records and a closed loop traverse using a total staion completed on 11/6/2023. Accuracy of measurements meet the standards for a urban survey and ALTA survey.
3. Distances are shown to the hundreth of a foot and bearings are shown to the nearest second for mathematical closure purposes only.
4. Bearings shown are in refrence to Vermont State Plane established using survey grade GNSS recivers and OPUS solutions on site, at the time of survey.
5. This Survey identifies and depicts easements, rights of way, lease lands, encrochments, etc. observed in the field or found in the public land records as disclosed by the title report issued by Rice & Riley PLLC, policy no. 179-23. October 20, 2023. This Survey does not represent a title search by Latitudes Land Surveying to determine ownership, rights-of-way, easements or other matters of public record.
6. Map references. Slide 506A (see note 7), 684A Hartford Land Records.
7. This plat corrects an error in the north bounmdary line shown on slide 506A.
8. Parcel description constitutes a mathematically closed parcel.
9. This plat is my faithfull representation of record evidence, parol evidence, phisical site conditions at the time of survey and all other spicific evidence refered to in the notes section and on the plat herein. This plat meets the requirments of VT statute title 27, chapter 17, section 1403.
10. Monuments set are 5/8" rebar with aluminum caps "Latitudes Land Survey VT 59685 NH 1005" set in reference to existing grade as noted on plat.

Surveyor's Certificate

To: Union Bank, Giri White River HEX 121 LLC, Giri White River 91 LLC, Duffy & Sweeny, LTD., Vermont Economic Development Authority, First American Title Insurance Company, and Rice & Riley, PLLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 2,3,4,6b,7(a),8,9,11,13,14,16,17, and 20 of Table A there of.
The field work was completed on 11/6/2023
Date of Plat or Map 3/8/2024

Nathan O. Yager VT LLS # 59685

STATE OF VERMONT · NATHAN O. YAGER No. 59685 · LAND LICENSED SURVEYOR

SCAN REFERENCE #

N703A20240308LarkinFamily Partnership

ALTA/NSPS Land Title Survey
for
Larkin Family Partnership
91 & 121 Ballardvale Drive,
Hartford, Vermont

LATITUDES Land Surveying
129B Spruce Street Burlington, VT
latitudeslandsurveying.com

Date 3/8/2024
Scale 1"=40'
Project #230101
Sheet 1 of 2

Received and Recorded March 26, 2024 @ 3:20 pm. Attest Mary Asbor Asst Town Clerk

N 703A

VT State Plane Grid North

0' 20' 40' 60'

Graphic Scale

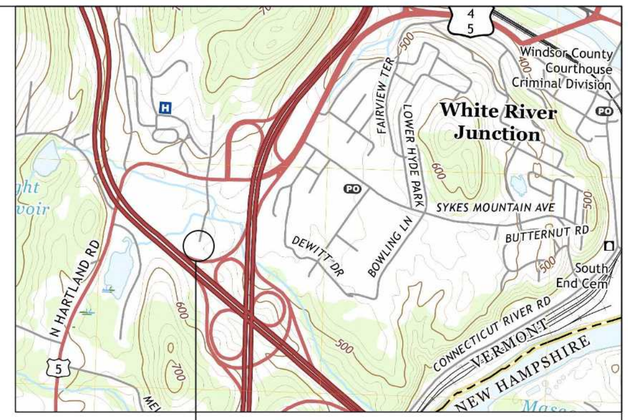
Line Data Table

LINE	BEARING	DISTANCE
L1	N 76°22'35" W	8.98'
L2	N 11°56'52" E	0.79'
L3	N 77°38'21" W	11.63'
L4	N 12°15'51" E	9.78'
L5	N 78°09'08" W	19.34'
L6	S 77°26'27" E	10.18'
L7	S 11°50'52" W	8.23'

This plat is approved subject to the Findings of Fact, Conclusions of Law, and Decision for this Boundary Adjustment a copy of which is on file in the Hartford Department of Planning and Development Services.

Approval No. _____ Hartford Planning Commission

Date _____ By _____
Chair/Vice Chair



Piplyn Inc.
V.425 Pg.448
Tax Parcel 14-18-1
Approximate Area Before Adjustment
1.4 Acres
Approximate Area After Adjustment
1.45 Acres

Legend

- Monument Set
- Rebar Found
- Pipe Found
- Calculated Point
- Boundary Line Before Adjustment
- Boundary Line After Adjustment
- Abutter line

Giri White River 91 LLC
V.619 Pg.650, V.619 Pg.654
Condo Declaration
V.458 Pg.339
Tax Parcel 14-18-BV 1&2
Area Before Adjustment
4.62 Acres
Area After Adjustment
4.57 Acres

Notes

1. The purpose of this boundary line adjustment plat is to depict a boundary line adjustment between lands of Giri White River 91 LLC V.619 Pg.650, V.619 Pg.654, and Piplyn Inc. V.425 Pg. 448 in the Town of Hartford, VT land records. This plat is not a claim of legal title or compliance with state and local regulations.
2. This plat is based on records researched in the Town of Hartford, VT, land records and a closed loop traverse using a total staion completed on 11/6/2023. Accuracy of measurements meet the standards for a urban survey and ALTA survey.
3. Distances are shown to the hundreth of a foot and bearings are shown to the nearest second for mathematical closure purposes only.
4. Bearings shown are in refrence to Vermont State Plane established using survey grade GNSS recivers and OPUS solutions on site, at the time of survey.
5. Map references. Slide 506A (see note 6), 684A Hartford Land Records.
6. This plat corrects an error in the north bounmdary line shown on slide 506A.
7. Monuments set are 5/8" rebar with aluminum caps "Latitudes Land Survey VT 59685 NH 1005" set in reference to existing grade as noted on plat.

This plat is my faithfull representation of record evidence, parol evidence, physical site conditions at the time of survey and all other spicific evidence refered to in the notes section and on the plat herein. This plat meets the requirments of VT statute title 27, chapter 17, section 1403.

Date 9/4/2024

Nathan O. Yager VT LLS # 59685

STATE OF VERMONT
NATHAN O. YAGER
No. 59685
LICENSED LAND SURVEYOR

Boundary Line Adjustment
for
Giri White River 91 LLC and Piplyn Inc.
Ballardvale Drive, Hartford, VT

LATITUDES Land Surveying
129 B Spruce Street, Burlington, VT
latitudeslandsurveying.com

Date 9/4/2024
Scale 1"=20'
Project #24018

PLAN REFERENCES

1. ALTA/NSPS LAND TITLE SURVEY FOR LARKIN FAMILY PARTNERSHIP DATED 11/7/2023
2. PARCELS OBTAINED FROM VERMONT.GOV PARCEL DATA DOWNLOAD

PARKING SUMMARY			
	EXISTING	HOLIDAY INN EXPRESS & SUITES	WHITE RIVER INN & SUITES
STANDARD (9' X 18')	152	62	90
ADA (8' X 18')	8	3	5
SUBSURFACE SPACES	38	38	0
TOTAL SPACES	198	103	95

DRAFT
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
PARKING EXHIBIT	PFH	7/16/2025

PARKING EXHIBIT

DRAWING NAME:

PROJECT NAME: HOLIDAY INN EXPRESS PARKING ANALYSIS
121 BALLARDVALE DRIVE, WHITE RIVER JUNCTION, VT 05001

CLIENT: GIRI WHITE RIVER 91 LLC
225 W SQUANTUM STREET, SUITE 200, QUINCY, MA 02171

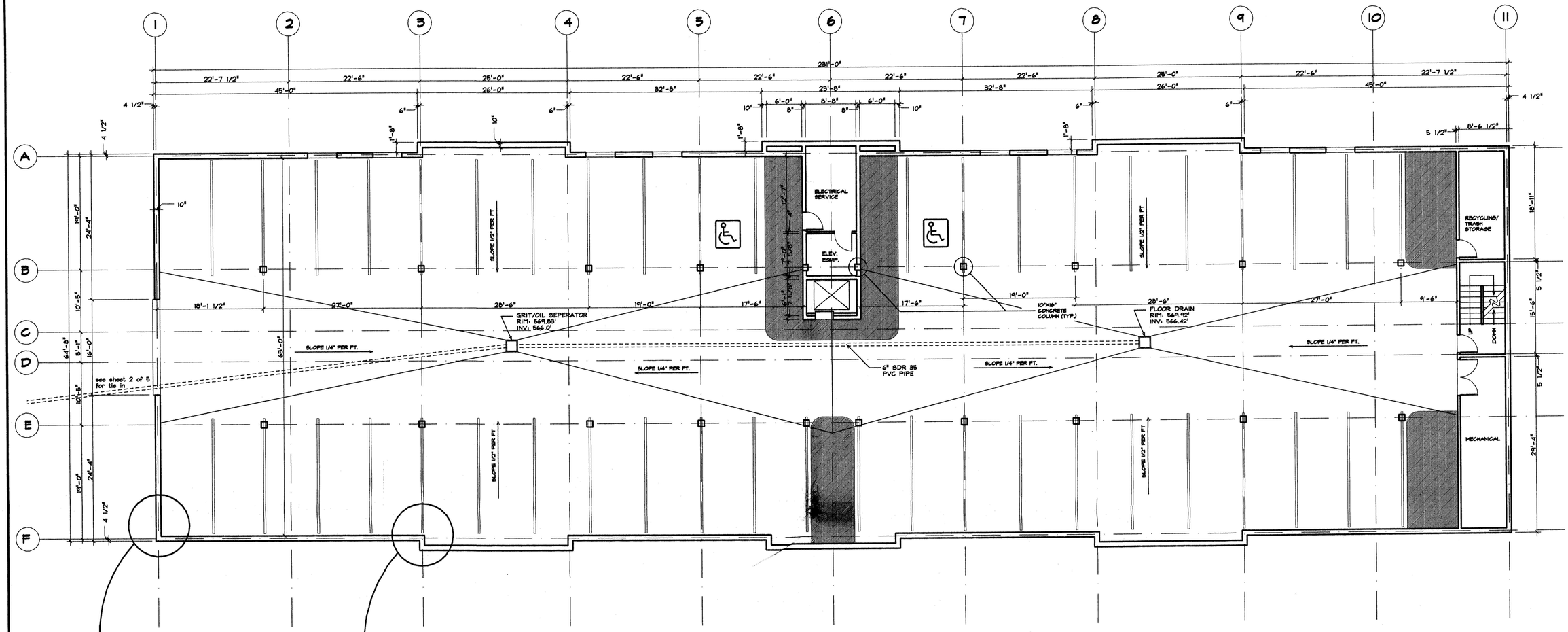
ACORN ENGINEERING, INC.

THESE PLANS SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS OR CHANGES MADE TO THESE PLANS BY ANY USER, RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

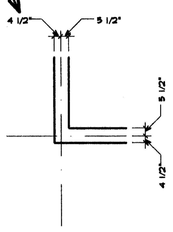
ACORN ENGINEERING, INC.
PO BOX 3372 - PORTLAND MAINE 04104
(207) 775-2655

FILE:	2.206_CIVIL
JN:	2.206
SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	DSH
CHECKED BY:	PFH

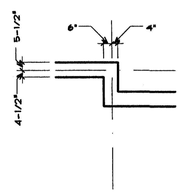
DRAWING NO.
C-10



GARAGE PLAN
SCALE: 1/8" = 1'-0"



GARAGE WALL DETAIL (CORNER)
SCALE: 1/4" = 1'-0"



GARAGE WALL DETAIL
SCALE: 1/4" = 1'-0"

Rabideau Architects, Inc.
299 College Street
Burlington, Vermont 05401
Tel: (802) 863-0222
Fax: (802) 863-6407

GARAGE PLAN
SCALE: 1/8" = 1'-0"

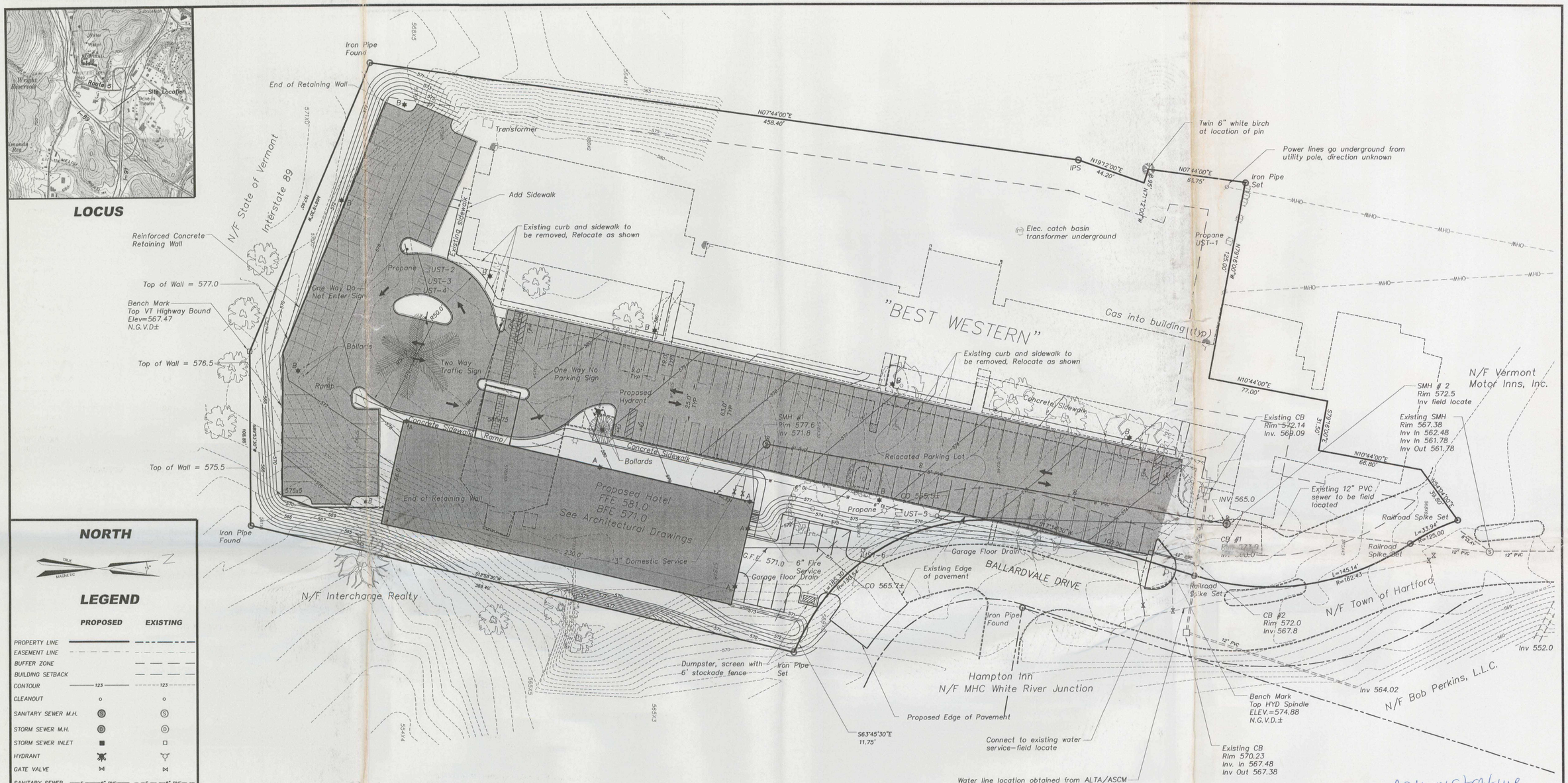
WHITE RIVER JUNCTION HOTEL
WRJ VERMONT

SHEET NUMBER
G-1

DATE: 1/30/2002

REVISIONS:	DATE:
INCREASED GARAGE WIDTH BY 24"	5/21/02

LOCUS



NORTH

TRUE / MAGNETIC

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE	———	———
EASEMENT LINE		
BUFFER ZONE		
BUILDING SETBACK		
CONTOUR	123	123
CLEANOUT	o	o
SANITARY SEWER M.H.	(S)	(S)
STORM SEWER M.H.	(D)	(D)
STORM SEWER INLET	■	□
HYDRANT		
GATE VALVE	⋈	⋈
SANITARY SEWER	—S— 8" PVC	—S— 8" PVC
STORM SEWER	—ST— 12" CMP	—ST— 12" CMP
WATER SUPPLY	—W— 8" DI	—W— 8" DI
FORCE MAIN	—FM— 2" PE	—FM— 2" PE
ELECTRIC POWER	—E—	—E—
OVERHEAD WIRE	—OHW—	—OHW—
NATURAL GAS	—G—	—G—
TELEPHONE	—T—	—T—
STOCKADE FENCE		
TREE LINE		
LUMINAIRE		
UTILITY POLE		
SIGN		

NO.	REVISIONS	DATE
5	Add Garage Floor Drain Sewer-See Note 11	6/7/02
4	Revised Notes to include impervious areas	12/20/01
3	Corrected existing building/proposed sewer	11/21/01
2	Revisions per October 4th memorandum	10/16/01
1	Grading Adjustments	10/12/01

THE USER SHALL CONFIRM THIS COPY CONTAINS THE LATEST REVISION

\\Server\PROJECTS\2001\2001030 Best Western\ACT 250 App\DWG\2001030100.dwg 06/13/2002 10:09:20 AM EDT

Notes

1. Owner of Record: Larkin Family Partnership LFP
   410 Shelburne Road
   South Burlington, Vermont 05403
2. Applicant: Larkin Family Partnership, LFP
   410 Shelburne Road
   South Burlington, Vermont 05403
3. Parcel: 4.25± acres
4. Perimeter property line information, buildings, utilities, grading, etc. from digital drawings by T & M Associates Incorporated Engineers & Surveyors, dated August 2001.
5. Existing number of units – 112
   Proposed number of units – 172 (both buildings)
6. Existing number of parking spaces – 101
   Proposed number of parking spaces – 172, including 6 handicapped spaces
7. Proposed Total Site Impervious Areas:

Buildings:	1.08 acres
Sidewalks:	0.11 acres
Pavement:	1.34 acres
TOTAL:	2.53 acres

8. Propane UST-Propane Underground storage tanks 1,2,3,4,5 and 6, located per survey, note 4 above. UST 2,3 and 4 to be removed by others. A tank, or tanks and propane distribution lines, valves, etc. to replace UST-2,3,and 4 and piping to be located, sized, designed, etc. by others.
9. UST-5 and 6 shall remain in service. Contractor to ensure these tanks, are not disturbed during construction.
10. Proposed Propane UST(s) to serve proposed extended stay hotel, by others.
11. Removed Garage Floor Sump Pump. Add Garage Floor Drain Sewer between grit/oil separator (in Garage) and SMH #2. (Revision date 6/7/02)

Luminaire Schedule

ID	QTY	Arrangement	Type
A	5	Single	Gardco EH14-1-FM-100 MH @ 10'
B	9	Single	Gardco EH14-1-Q-100 MH @ 15'

ADMINISTRATIVE Approval #2002-246

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

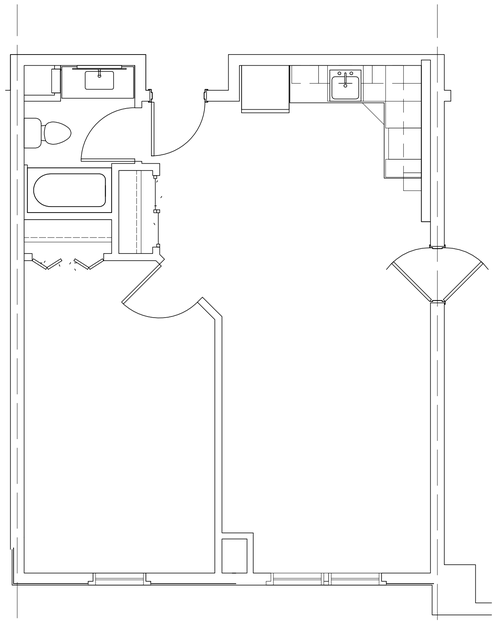
Best Western Hotel

Hartford Vermont

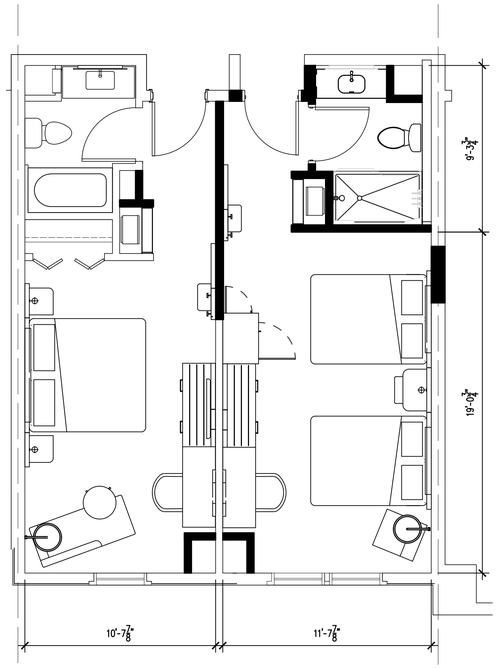
Site Plan

LLEWELLYN · HOWLEY
INCORPORATED
ENGINEERING · PERMITTING · CONSULTING SERVICES
4049 WILLISTON ROAD
SOUTH BURLINGTON
VERMONT 05403
F (802) 658-2882
T (802) 658-2100
llewellinc@aol.com

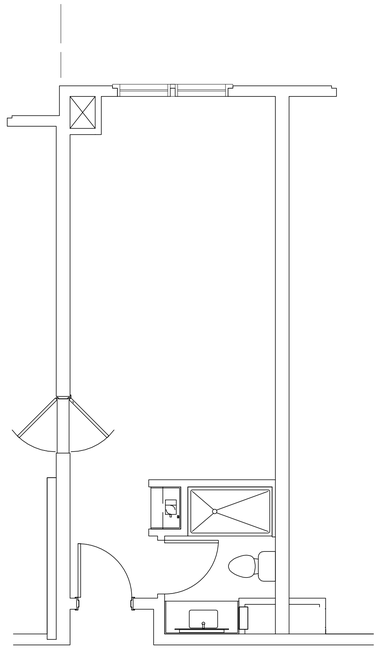
PROJECT:	2001030
DATE:	07/25/01
DRAWN BY:	LMM
DRAWING:	2001030100
SHEET:	2 of 5



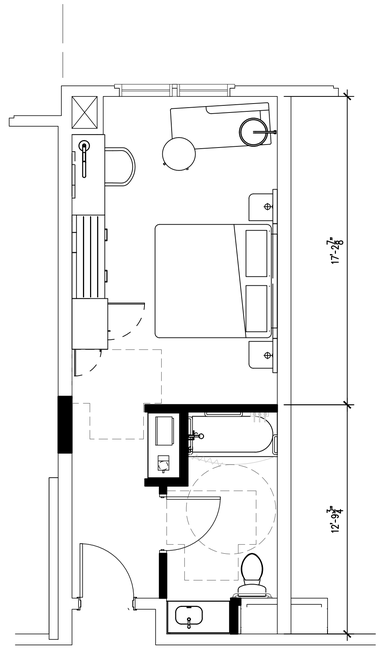
1A EXISTING K 1 BEDROOM
SCALE: 1/4" = 1'-0"



1B PROPOSED LAYOUT
SCALE: 1/4" = 1'-0"



2A EXISTING TYP. ROOM
SCALE: 1/4" = 1'-0"



2B PROPOSED H.C. LAYOUT
SCALE: 1/4" = 1'-0"

HIEX RENOVATION

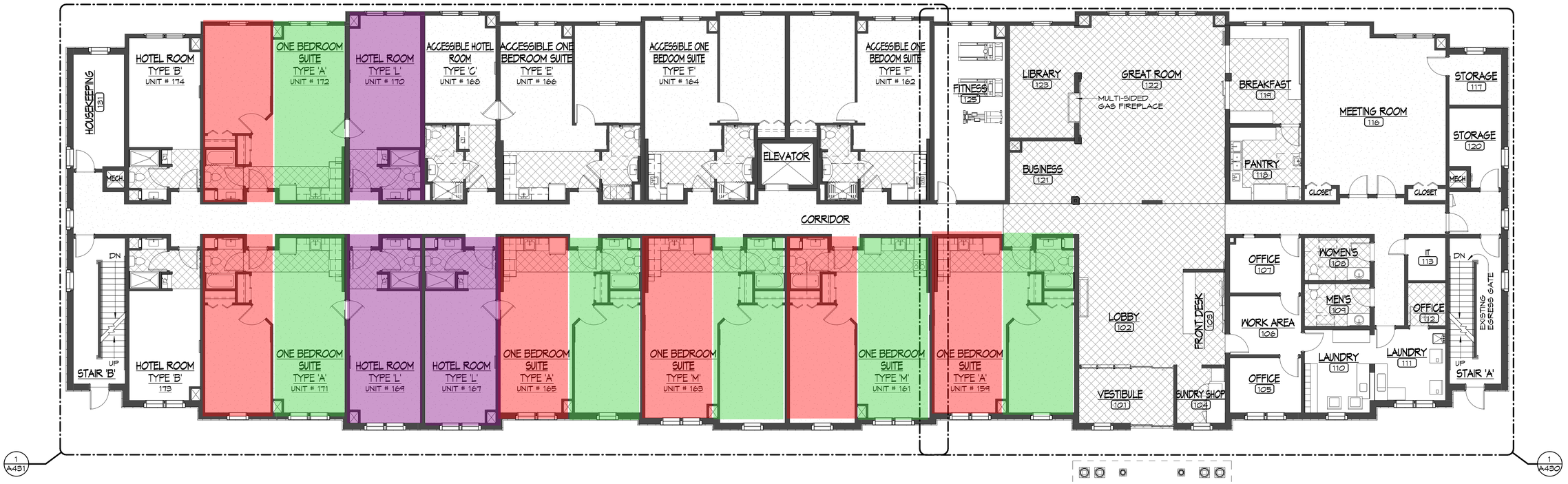
WHITE RIVER JUNCTION, VT

#224047
06-26-24

MUSSACHIO ARCHITECTS
30 NORTH FOREST RD.
WILLIAMSVILLE, NEW YORK 14221
(716) 631-9949T (716) 631-0521 F
www.MussachioArchitects.com

© 2024 MUSSACHIO ARCHITECTS P.C.

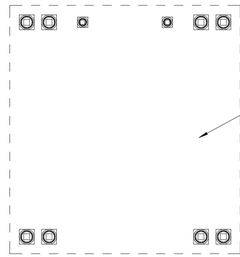
P:\2021-2025\2024\224047 HIEX Renovation, White River Junction, VT\Drafting\Schematics\224037 Scheme B.dwg, Scheme B, 6/26/2024 4:55:07 PM



23 GUESTROOMS

- NEW KING GUESTROOM
- NEW Q/Q GUESTROOM
- NEW H.C. GUESTROOM

TOTAL GUESTROOMS = 105
7 ACCESSIBLE (2 R.I.S.) REQUIRED



1 FIRST FLOOR PLAN - RENOVATION

1/8" = 1'-0"

Referenced From: NO PRINT

NOTES:

1. WHERE GYPSUM BOARD IS REMOVED FROM EXISTING RATED WALL ASSEMBLIES, IT MUST BE REPLACED WITH GYPSUM BOARD AS INDICATED ON SHEET A701.
   - UNIT SEPERATION WALLS - SEE WALL TYPE 4
   - CORRIDOR WALLS - SEE WALL TYPE 2
2. WHERE GYPSUM BOARD IS REMOVED FROM EXISTING RATED FLOOR/CEILING ASSEMBLIES, IT MUST BE REPLACED WITH GYPSUM BOARD AS INDICATED ON SHEE A702
   - UNIT CEILINGS - SEE ASSEMBLY 1
   - CORRIDOR CEILINGS - SEE ASSEMBLY 2
   - 1ST FLOOR COMMON AREAS W/ACOUSTICAL TILE CEILING - SEE ASSEMBLY 3
   - GREATROOM CEILING - SEE ASSEMBLY 4
3. VERIFY ALL DIMENSIONS

REVISIONS

No.	Description	Date
1	Revised per coordination with interior designer	12/18/2014
2	Fire Safety Submission	3/8/2016

FIRST FLOOR PLAN - RENOVATION
SCALE: As indicated

HOLIDAY INN AND SUITES RENOVATION
WHITE RIVER JUCTION, VERMONT

550 Hinesburg Road
Suite 101
South Burlington, VT 05403
802.863.4222
Rabideau-Architect.com
Rabideau Architects

© Rabideau Architects, Inc.

PROJECT #: 1416

SHEET NUMBER

A111

DATE: 01/01/2013

32 GUESTROOMS

1 SECOND FLOOR PLAN - RENOVATION

1/8" = 1'-0"

Referenced From: NO PRINT

NOTES:

1. WHERE GYPSUM BOARD IS REMOVED FROM EXISTING RATED WALL ASSEMBLIES, IT MUST BE REPLACED WITH GYPSUM BOARD AS INDICATED ON SHEET A701.
   - UNIT SEPERATION WALLS - SEE WALL TYPE 4
   - CORRIDOR WALLS - SEE WALL TYPE 2
2. WHERE GYPSUM BOARD IS REMOVED FROM EXISTING RATED FLOOR/CEILING ASSEMBLIES, IT MUST BE REPLACED WITH GYPSUM BOARD AS INDICATED ON SHEE A702
   - UNIT CEILINGS - SEE ASSEMBLY 1
   - CORRIDOR CEILINGS - SEE ASSEMBLY 2
   - 1ST FLOOR COMMON AREAS W/ACOUSTICAL TILE CEILING - SEE ASSEMBLY 3
   - GREATROOM CEILING - SEE ASSEMBLY 4
3. VERIFY ALL DIMENSIONS

REVISIONS

No.	Description	Date
1	Revised per coordination with interior designer	12/18/2014
2	Fire Safety Submission	3/8/2016

SECOND FLOOR PLAN - RENOVATION

SCALE:As indicated

HOLIDAY INN AND SUITES RENOVATION

WHITE RIVER JUCTION, VERMONT

559 Hinesburg Road
Suite 101
South Burlington, VT 05403
802.863.4022
Rabideau-Architects.com
RabideauArchitects

PROJECT #: 1416

SHEET NUMBER

A112

DATE: 01/01/2013

1 THIRD FLOOR PLAN - RENOVATION

1/8" = 1'-0"

Referenced From: NO PRINT

34 GUESTROOMS

NOTES:

1. WHERE GYPSUM BOARD IS REMOVED FROM EXISTING RATED WALL ASSEMBLIES, IT MUST BE REPLACED WITH GYPSUM BOARD AS INDICATED ON SHEET A701.
   - UNIT SEPERATION WALLS - SEE WALL TYPE 4
   - CORRIDOR WALLS - SEE WALL TYPE 2
2. WHERE GYPSUM BOARD IS REMOVED FROM EXISTING RATED FLOOR/CEILING ASSEMBLIES, IT MUST BE REPLACED WITH GYPSUM BOARD AS INDICATED ON SHEE A702
   - UNIT CEILINGS - SEE ASSEMBLY 1
   - CORRIDOR CEILINGS - SEE ASSEMBLY 2
   - 1ST FLOOR COMMON AREAS W/ACOUSTICAL TILE CEILING - SEE ASSEMBLY 3
   - GREATROOM CEILING - SEE ASSEMBLY 4
3. VERIFY ALL DIMENSIONS

REVISIONS

No.	Description	Date
1	Revised per coordination with interior designer	12/18/2014
2	Fire Safety Submission	3/8/2016

THIRD FLOOR PLAN - RENOVATION

SCALE: As indicated

HOLIDAY INN AND SUITES RENOVATION

WHITE RIVER JUCTION, VERMONT

550 Hinesburg Road
Suite 101
South Burlington, VT 05403
802.863.3222
Rabideau-Architects.com
RabideauArchitects

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PROJECT #: 1416

SHEET NUMBER

A113

DATE: 01/01/2013

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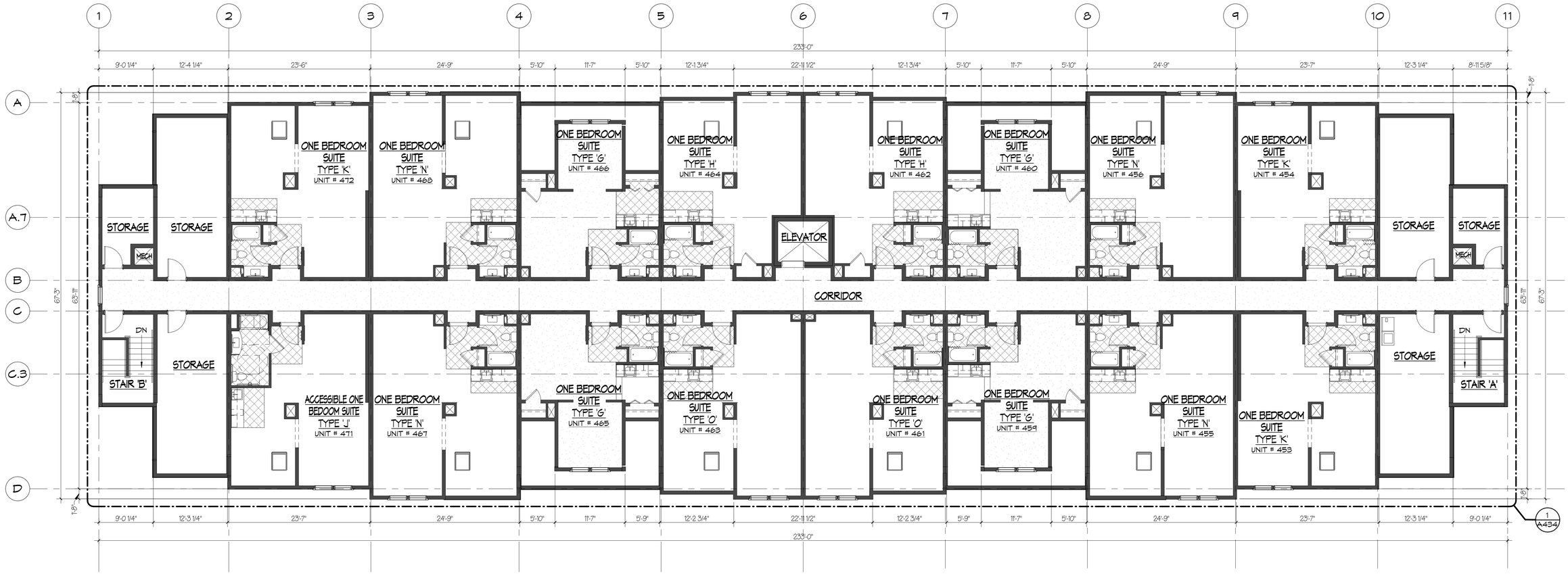

1 FOURTH FLOOR PLAN - RENOVATION

1/8" = 1'-0"

NOTES:

1. WHERE GYPSUM BOARD IS REMOVED FROM EXISTING RATED WALL ASSEMBLIES, IT MUST BE REPLACED WITH GYPSUM BOARD AS INDICATED ON SHEET A701;
   - UNIT SEPERATION WALLS - SEE WALL TYPE 4
   - CORRIDOR WALLS - SEE WALL TYPE 2
2. WHERE GYPSUM BOARD IS REMOVED FROM EXISTING RATED FLOOR/CEILING ASSEMBLIES, IT MUST BE REPLACED WITH GYPSUM BOARD AS INDICATED ON SHEE A702
   - UNIT CEILINGS - SEE ASSEMBLY 1
   - CORRIDOR CEILINGS - SEE ASSEMBLY 2
   - 1ST FLOOR COMMON AREAS W/ACOUSTICAL TILE CEILING - SEE ASSEMBLY 3
   - GREATROOM CEILING - SEE ASSEMBLY 4
3. VERIFY ALL DIMENSIONS

16 GUESTROOMS

REVISIONS

No.	Description	Date
1	Revised per coordination with interior designer	12/18/2014
2	Fire Safety Submission	3/8/2016

FOURTH FLOOR PLAN - RENOVATION

SCALE:As indicated

HOLIDAY INN AND SUITES RENOVATION

WHITE RIVER JUCTION, VERMONT

550 Hinesburg Road
Suite 101
South Burlington, VT 05403
802.853.4222
Rabideau-Architect.com

Rabideau Architects

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PROJECT #: 1416

SHEET NUMBER

A114

DATE: 01/01/2013

1. 25-09

DRAFT
FINDINGS OF FACT
CONCLUSIONS OF LAW
AND
DECISION

HARTFORD PLANNING COMMISSION

Application #25-09 by Crystal Howard
for the approval of a subdivision amendment
lot 03-0010-006, 2111 Wildlife Road
West Hartford, in a RL-5 zoning district

This decision pertains to application #25-09 by Crystal Howard (owner/applicant) for the approval of a subdivision amendment involving the removal of the requirement to install a sprinkler system in a new dwelling on lot 03-0010-006, 2111 Wildlife Road, West Hartford, in a RL-5 zoning district.

FINDINGS OF FACT

Based upon the information contained in the exhibits for this application (see attached list) and the evidence adduced at the Planning Commission meeting of March 31, 2025, the Hartford Planning Commission makes the following Findings of Fact:

1. The owner of record of lot 03-0010-006 is Crystal Howard who acquired the lot on 01-12-22. The deed is filed in volume 596, page 732 of the Hartford Land Records.

2. The lot is class three (3) lot, on-site water, and wastewater.

3. The lot is in a RL-5 zoning district.

This Application

4. In 2022, the Planning Commission approved application #22-28 by the applicant to amend the approved driveway location and building envelop for lot 03-0010-006.

   The Findings of Fact included the following statement:

   > "The applicant understands that the subdivision approval requires that any new dwelling be equipped with a residential sprinkler system in accordance with applicable NFPA standards."

   The sprinkler system requirement was part of application #07-36 approved by the Planning Commission in 2007 for the creation of lot 03-0010-006.

5. On November 26, 2001, the Planning Commission adopted a subdivision policy requiring the installation of a sprinkler system in a dwelling if there is not a municipal fire hydrant within 500' of the new lot. The design and installation of the system is required to be approved by the Fire Department.

   The Commission has consistently followed this policy since its adoption approximately 24 years ago with the exception of a waiver granted in 2021 (application #21-13) for a 502 sq. ft. dwelling by a vote of 4-3.

6. Zoning Permit #2022-210 was issued in 2022 to the applicant for the construction of a 720 sq. ft. dwelling and 108 sq. ft. open porch.

   The permit was issued on the condition that:

   - The dwelling must be equipped with a sprinkler system.
   - Plans for the sprinkler system must be submitted to the Hartford Fire Department for review and approval before installation commences.
   - Before a Certificate of Occupancy is issued, the sprinkler system must be inspected and approved by the Hartford Fire Department and written verification of the approval must be submitted to the Zoning Administrative Officer.

   (See exhibit #2)

7. In January of 2025, the applicant contacted the Zoning Administrator to request a Certificate of Occupancy related to Zoning Permit #2022-210.

   The Zoning Administrator requested a copy of the Fire Department's approval and was informed that the sprinkler system had not been installed. The applicant did not contact the Zoning Administrator to discuss removing the sprinkler system requirement from Zoning Permit #2022-210.

8. The applicant proposes to remove the requirement that the dwelling be equipped with a sprinkler system.

   The applicant has stated that:

   > "Building the log cabin at the address 2111 wildlife road has been extremely challenging and fatiguing experience. Initially the contractor I hired to build on the property false represented himself to be a builder, neglected the construction after I had paid him 20% ($53,000) which put a big dent on the project. I worked overtime for the last 2.5 years each week relentlessly and fatiguingly to come up with the legal fees to get some of the money back and to fight for fairness and justice as that was a big sum of money to just hand it away. Then the 2nd

contractor put the house together and it's a small 18X24 log cabin single family dwelling. I have tried very hard not to file for bankruptcy and endure and finish the construction. The septic is yet to be installed and I have been saving money for that as it's an expensive mound system/ pump system. While saving for this backbreaking septic I am financially incapable of any other expenses at this time. I m trying my utmost best to keep up with other payments such as bank interests, legal fees in fighting the unfair and injustice case with the first contractor, taxes, and other living expenses. My house so small that it also doesn't have adequate space to accommodate another water tank and pipes going up the wall. On one side of the cathedral ceiling is the fan and the other side has a wood-stove chimney pipe. Having to instill sprinkler system now after the fact that house is fully constructed would take up all the infrastructure and leave me with very little living space. My contractor who built the cabin said he has never instilled sprinkler systems in private residence. And the property was inspected by fire marshal and added to the 911 system and I didn't hear anything from them about needing sprinkler system."

(See Exhibit #3)

9. Tom Peltier, Hartford Fire Marshall recommends the installation of a fire protection sprinkler system that meets or exceeds the 2013 Edition of the NFPA 13D Standards. (See exhibit #5)

10. Section 200-24 of the Subdivision Regulations states:

Fire Protection

Adequate fire protection facilities within the subdivision shall be provided by the developer to the satisfaction of the Fire Chief or designee.

11. Section 200-30 of the Subdivision Regulations states:

Waiver Authority

To the full extent authorized by 24 V.S.A.§4418(2)(A), the Commission may waive or vary, subject to appropriate conditions, the provisions of any requirement under this Article if the Commission determines that:

A. the requirement is not requisite in the interest of public health, safety, and general welfare; or

B. the requirement is inappropriate due to the inadequacy or lack of connecting facilities adjacent to or in proximity to the subdivision; and

C. the waiver will not have the effect of nullifying the intent and purpose of these regulations, the Hartford Master Plan and/or other Town bylaws and ordinances in effect.

The request for waiver or modification shall be submitted in writing by the applicant with the application. It shall be the responsibility of the applicant to provide sufficient information to allow the Commission to justify the waiver or modification. In granting such a waiver or modification, the Commission may require such conditions that will, in its judgment, substantially meet the objectives of the requirements so waived or modified. Any waiver or modification that may be granted shall apply only to that particular application and may not be considered precedent for future applications.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Hartford Planning Commission concludes that the application meets Section 260-30 of the Subdivision Regulations, Waiver Authority.

DECISION

The Hartford Planning Commission, based upon the forgoing Findings of Fact and Conclusions of Law, hereby approves application #25-09 by Crystal Howard (owner/applicant) for the approval of a subdivision amendment involving the removal of the requirement to install a sprinkler system in a new dwelling on lot 03-0010-006, 2111 Wildlife Road, West Hartford, in a RL-5 zoning district on the condition that **before a Certificate of Occupancy can be issued, the septic system must be installed, and the applicant must apply for a Zoning Permit for any changes to Zoning Permit #2022-210.**

This decision is also subject to the condition that no modification or expansion shall be made to the project as described and limited in the above Findings of Fact and Conclusions of Law without the written approval of the Hartford Zoning Board of Adjustment and/or the Hartford Planning Commission. This decision may be revoked, and a new application or permit required if conditions and findings are violated or modified without written approval.

The applicant is responsible for insuring compliance with all applicable State and Federal regulations pertaining to this application.

Those in favor:

Those in opposition:

Those not participating:

Dated at Hartford, Vermont this ____ day of April 2025.

5. 25-09

HARTFORD PLANNING COMMISSION

By _____
Chairperson/Vice-Chairperson

Appeal Rights: An interested person who has participated in the proceeding related to this decision has the right to appeal this decision to the Vermont Environmental Court, pursuant to 24 V.S.A. s. 4471 and V.R.E.C.P.5, in writing, within 30 days of the date of this decision. If you fail to appeal this decision, your right to challenge this decision at some future time may be lost because you waited too long. You will be bound by this decision, pursuant to 24 V.S.A. s. 4472 (d) (exclusivity of remedy; finality).

EXHIBIT LIST

1. Application #25-09
2. Zoning Permit #2022-210
3. Email from Crystal Howard dated February 21, 2025
4. Property card and photograph
5. Memo from Tom Peltier, Fire Marshal, dated March 20, 2025

Town of Hartford

Planning Commission App # 25-09
Zoning Board of Adjustment App # NA

APPLICATION TO
PLANNING COMMISSION &/OR ZONING BOARD OF ADJUSTMENT

PLEASE COMPLETE ALL ITEMS APPLICABLE AND PROVIDE THE CORRECT NUMBER OF COPIES OF THIS APPLICATION AND THE SITE PLAN OR SUBDIVISION PLAT. ABUTTING LANDOWNERS WILL BE NOTIFIED BY THE PLANNING/ZONING OFFICE.

1. **NAME & ADDRESS OF RECORD OWNER(S)** Crystal Howard
   2111 Wildlife Rd. White River Junction, VT 05001
   Deed Recorded Book 596 Page 732-734 (Available at Town Clerk's Office)
   Telephone: Work _____ Cell 405-446-3044 Email Address: Crystal_howard@icloud.com
2. **NAME & ADDRESS OF APPLICANTS(S)** Crystal Howard
   2111 Wildlife Rd. White River Junction, VT 05001
   Telephone: Work _____ Cell 405-446-3044 Email Address: _____
3. **NAME & ADDRESS OF APPLICANTS' CONSULTANT** _____
   Telephone: Work _____ Cell _____ Email Address: _____
4. **PROJECT LOCATION** _____
5. **PRESENT USE OF PROPERTY** Single family home
6. **BRIEFLY DESCRIBE PROJECT** (in addition, a detailed narrative must be submitted)
   Waiver for sprinkler system in newly completed log cabin
7. **PROJECT SIZE IN SQ. FT OR ACREAGE** 18 x 24 log cabin on 5.2 acres
   Lot Width _____ Lot Depth _____
8. **IS PROJECT ON TOWN WATER/SEWER?** Yes _____ No ✓ If Yes, estimated
   Water Consumption/day _____ Amount of Sewer Flow Projected _____
   Size of Closest Lines Above (water) _____ (sewer) _____
9. **DESCRIBE LANDSCAPING PLAN** None
10. **IF A BUSINESS** - Present # of Employees _____
    Proposed Days & Hours of Operation _____
    Will you use the landfill & recycling center? Yes _____ No _____
    The main waste by-product of your business is: _____

11. **IF A RESTAURANT** - Present seating _____ Proposed _____

12. **PARKING SPACES** - Number to be provided _____

13. **SIGNAGE** - Free Standing _____ Attached _____

14. **FENCING** – Location _____ Height _____

15. **NEAREST WATER SUPPLY FOR FIRE PROTECTION** Dry Hydrant @ 2221 Wildlife Rd.

16. **ESTIMATED VALUE OF PROPOSED WORK** _____

17. **IS THERE AN EXISTING DRIVEWAY?** Yes

18. **IF A SUBDIVISION** - Number of New Lots to be Created _____

    Do you request that the Town consider taking over maintenance of – Roads _____

    Or Park/Open Space _____

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. (This certification must be signed by lot owners and applicants).

Applicant's Signature _____ Date 2/16/2025

Lot Owner's Signature _____ Date 2/16/2025

Co-Applicant's Signature _____ Date _____

Co-Owner's Signature _____ Date _____

The applicant retains the obligation to identify, apply for, and obtain any relevant local or state permits before any construction may commence. Please call 802-282-6488 to speak with the State Permit Specialist.

For Office Use Only		
Map/Lot #		
Fee Paid $:		Receipt #:
PC: Site Plan	Min. Sub.	Maj. Sub.
PD	PD Amend.	Other
ZBA: Conditional Use	Variance	Appeal
Other		
Zoning District (s)		Date Filed:
Official Submittal Date:		

Jo-Ann Ells

From: Crystal Howard <crystal_howard@icloud.com>
Sent: Friday, February 21, 2025 3:16 PM
To: Jo-Ann Ells
Subject: Re: Hi

[EXTERNAL EMAIL: DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good morning, building the log cabin at the address 2111 wildlife road has been extremely challenging and fatiguing experience. Initially the contractor I hired to build on the property false represented himself to be a builder, neglected the construction after I had paid him 20% ($53,000) which put a big dent on the project. I worked overtime for the last 2.5 years each week relentlessly and fatiguingly to come up with the legal fees to get some of the money back and to fight for fairness and justice as that was a big sum of money to just hand it away. Then the 2nd contractor put the house together and it's a small 18X24 log cabin single family dwelling. I have tried very hard not to file for bankruptcy and endure and finish the construction. The septic is yet to be installed and I have been saving money for that as it's an expensive mound system/ pump system. While saving for this backbreaking septic I am financially incapable of any other expenses at this time. I m trying my utmost best to keep up with other payments such as bank interests, legal fees in fighting the unfair and injustice case with the first contractor, taxes, and other living expenses. My house so small that it also doesn't have adequate space to accommodate another water tank and pipes going up the wall. On one side of the cathedral ceiling is the fan and the other side has a wood-stove chimney pipe. Having to instill sprinkler system now after the fact that house is fully constructed would take up all the infrastructure and leave me with very little living space. My contractor who built the cabin said he has never instilled sprinkler systems in private residence. And the property was inspected by fire marshal and added to the 911 system and I didn't hear anything from them about needing sprinkler system.
Thanks.

Sent from my iPhone

> On Jan 31, 2025, at 3:46 PM, Jo-Ann Ells <jells@hartford-vt.org> wrote:
>
> Hi Crystal,
>
> You will need to submit:
>
> The attached application
> A narrative describing your request
> Photographs of the home (if you deem appropriate)

> A check for 155 for the Hearing with the Planning Commission
>
> The next application deadline is noon, February 24, 2025 in order to be heard by the Planning Commission on March 31, 2025.
>
> I will need a hard copy and electronic copy (in a single email please) of the application materials listed above.
>
> Please let me know if you have any questions.
>
> Best,
>
> Jo-Ann
>
> Jo-Ann Ells
> Zoning Administrator
> Department of Planning & Development
> Town of Hartford, Vermont
> 171 Bridge Street
> White River Junction, VT 05001
> Office: 802-295-3075 Direct: 802-478-1117 Visit us at
> www.hartford-vt.org
>
> Please note that any response or reply to this electronic message may be subject to disclosure as a public record under the Vermont Public Records Act.
>
>
>
> -----Original Message-----
> From: Crystal Howard <crystal_howard@icloud.com>
> Sent: Friday, January 31, 2025 3:18 PM
> To: Jo-Ann Ells <jells@hartford-vt.org>
> Subject: Re: Hi
>
> [EXTERNAL EMAIL: DO NOT CLICK on links or open attachments unless you
> are sure the content is safe.]
>
> I am financially drained esp with the first contractor's faulty work and money involved there and me having legal fees. And with the house being 432 sq. Feet. There isn't any space to accommodate a tank needed for sprinkler system. I will fill out any paperwork for the waiver process.
> Thank you.
>
>
> Sent from my iPhone
>
>> On Jan 31, 2025, at 2:35 PM, Jo-Ann Ells <jells@hartford-vt.org> wrote:
>>

>> Hi Crystal,
>>
>> Just so you know, last time someone asked for a waiver, Tom recommended the installation of "a fire protection sprinkler system that meets or exceeds the 2013 Edition of the NFPA 13D Standards".
>>
>> Best,
>> Jo-Ann
>>
>> Jo-Ann Ells
>> Zoning Administrator
>> Department of Planning & Development
>> Town of Hartford, Vermont
>> 171 Bridge Street
>> White River Junction, VT 05001
>> Office: 802-295-3075 Direct: 802-478-1117 Visit us at
>> www.hartford-vt.org
>>
>> Please note that any response or reply to this electronic message may be subject to disclosure as a public record under the Vermont Public Records Act.
>>
>>
>>
>> -----Original Message-----
>> From: Crystal Howard <crystal_howard@icloud.com>
>> Sent: Thursday, January 30, 2025 2:12 PM
>> To: Jo-Ann Ells <jells@hartford-vt.org>
>> Subject: Re: Hi
>>
>> [EXTERNAL EMAIL: DO NOT CLICK on links or open attachments unless
>> you are sure the content is safe.]
>>
>> I have left a message to Tom(fire Marshall) regarding the waiver.
>>
>>
>> Sent from my iPhone
>>
>>>> On Jan 30, 2025, at 1:58 PM, Jo-Ann Ells <jells@hartford-vt.org> wrote:
>>>
>>> Hi Crystal,
>>>
>>> I received your email
>>>
>>> Jo-Ann
>>>
>>> Jo-Ann Ells
>>> Zoning Administrator
>>> Department of Planning & Development Town of Hartford, Vermont

>>> 171 Bridge Street
>>> White River Junction, VT 05001
>>> Office: 802-295-3075 Direct: 802-478-1117 Visit us at
>>> www.hartford-vt.org
>>>
>>> Please note that any response or reply to this electronic message may be subject to disclosure as a public record under the Vermont Public Records Act.
>>>
>>>
>>>
>>> -----Original Message-----
>>> From: Crystal Howard <crystal_howard@icloud.com>
>>> Sent: Thursday, January 30, 2025 1:56 PM
>>> To: Jo-Ann Ells <jells@hartford-vt.org>
>>> Subject: Hi
>>>
>>> [EXTERNAL EMAIL: DO NOT CLICK on links or open attachments unless
>>> you are sure the content is safe.]
>>>
>>> Hi Jo-Ann just sending an email to see if my emails are reaching out to you and vice versa. Really appreciate your phone call earlier.
>>>
>>>
>>> Sent from my iPhone
>>>
>>>
>>> Please note that any response or reply to this electronic message may be subject to disclosure as a public record under the Vermont Public Records Act.
>>
>>
>> Please note that any response or reply to this electronic message may be subject to disclosure as a public record under the Vermont Public Records Act.
>
>
> Please note that any response or reply to this electronic message may be subject to disclosure as a public record under the Vermont Public Records Act.
> <Application to Planning Commission and Zoning Board Fillable.pdf>
> <2025 Approved Schedule.xls>

TYPAR

Town of Hartford, VT

Owner

HOWARD CRYSTAL
132 SOUTH MAIN ST #405
WHITE RIV JCT, VT 05001

Summary

SPAN	28509016776
Parcel ID	3-10-6
Property Address	2111 WILDLIFE ROAD
Use Class/Description	101R 1 FAMILY
Map/Block/Lot/Unit	3/10/6/
Zoning	RL5
NBHD Code	101A
Acres	5.2
Utilities	
Is Homesteaded	True

View Map

Valuation

Assessed Year	**2024**	**2023**
Appraised Building Value	$66,400.00	$0.00
Appraised XF/OB Value	$0.00	$0.00
Appraised Land Value	$64,300.00	$64,300.00
Appraised Total Value	**$130,700.00**	**$64,300.00**
Assessed Building Value	$66,400.00	$0.00
Assessed XF/OB Value	$0.00	$0.00
Assessed Land Value	$64,300.00	$64,300.00
Assessed Total Value	**$130,700.00**	**$64,300.00**

Land

Building Number	1	**Land Units**	2 AC
Land Use	101R - 1 FAMILY	**Value**	95,800

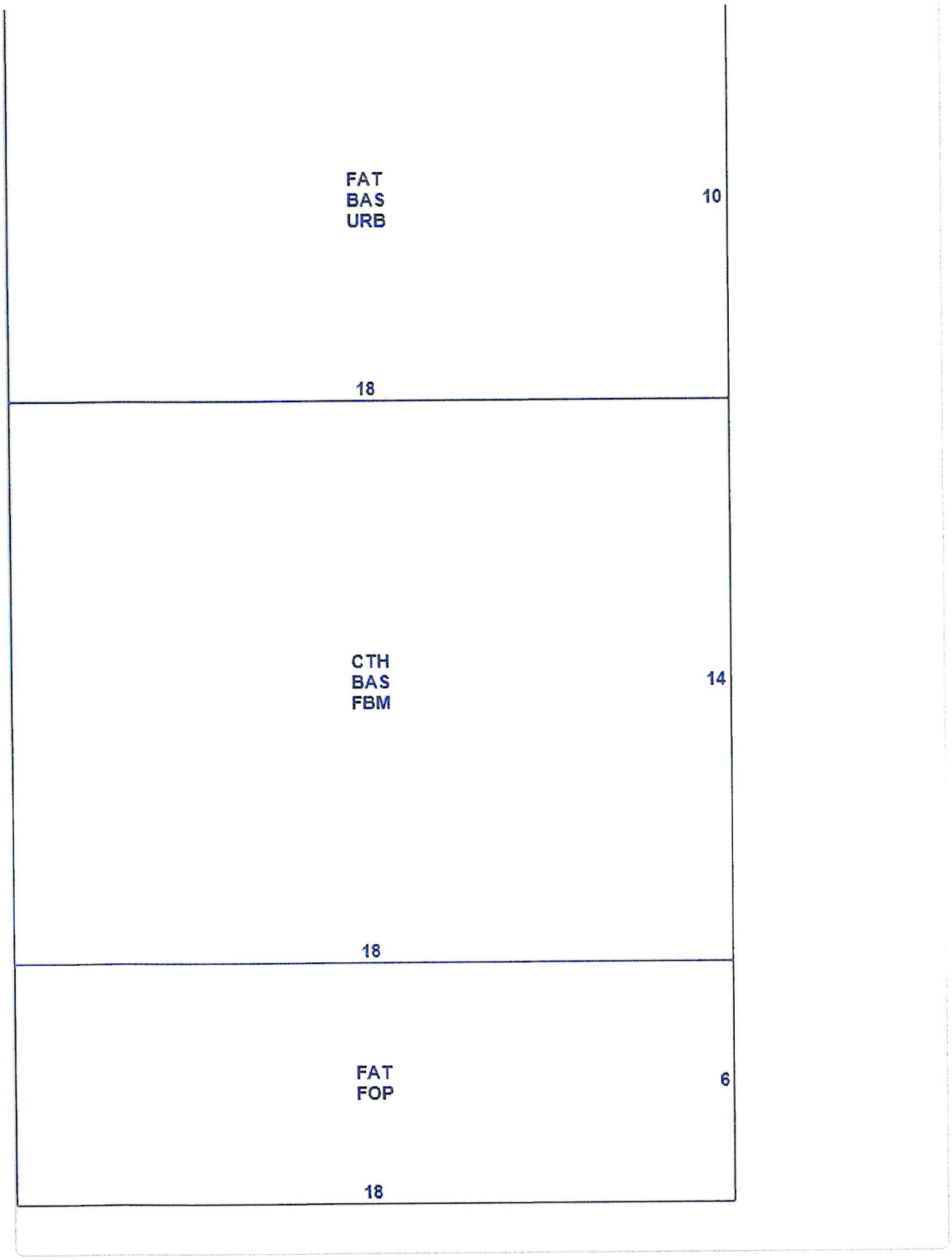
Building Number	1	**Land Units**	3.2 AC
Land Use	101R - 1 FAMILY	**Value**	10,700

Buildings

Building #	1	**Fireplaces**	
Style	Bungalow	**Roof Cover**	Standing Seam
Occupancy	1	**Roof Structure**	Gable
Actual Year Built	2024	**Floor Type**	Hardwood
Effective Year Built	2024	**Heat Type**	Forced Hot Air
Living Area	490	**Fuel Type**	Gas
Stories	1.5	**AC**	
Grade	C-	**Bdrms/Full Bth/Hlf Bth/Ttl Rm**	01/1/1/5
Condition	A	**Basement Finished Area**	252
Exterior Wall	Logs	**Basement Sq. Ft.**	432
Interior Wall	Log	**Depriciated Value**	68,700

Code	**Description**	**Living Area**	**Gross Area**
BAS	First Floor	432	432
CTH	Cathedral Area	0	252
FAT	Attic, Finished	58	288
FBM	Basement, Finished	0	252
FOP	Porch, Open	0	108
URB	Basement, Unfinished, Raised	0	180
	Totals	**490**	**1,512**

Sketches



Sales

Sales Date	Instrument Type	Grantor	Grantee	Book/Page
1/12/2022	Unknown	SHELDRICK TIMOTHY SHELDRICK JEAN L	HOWARD CRYSTAL	596-732
Sale Validity: U				
Amount: $52,000.00				
8/6/2004			SHELDRICK TIMOTHY SHELDRICK JEAN L	0377-0713

Recent Sales in Area

Sale date range:

From: 03/20/2022 **To:** 03/20/2025

Sales by Neighborhood

Distance: 1500 Feet Sales by Distance

No data available for the following modules: Out Buildings\Extra Features.

The Town of Hartford Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Contact Us

Developed by SCHNEIDER GEOSPATIAL

| User Privacy Policy | GDPR Privacy Notice

Last Data Upload: 3/20/2025, 1:43:10 AM

Town of Hartford

Application for Building or Zoning Permit

NOTICE: NO CONSTRUCTION MAY START before permit has taken effect.
Permit subject to 15-Day Appeal Period.
Structure cannot be used or occupied before the issuance of a Certificate of Occupancy.

NOTE: APPLICATION MUST BE COMPLETED IN INK. THANK YOU.

App. No: 2022-210
Impact Fees: —
Permit Fee: 206.40
Town Clerk Fee: $ 15.00
Receipt No: 30265

MAP/LOT: 03-2010-006

Location of Property: 1775 Wildlife Rd Lot #6 Hartford, VT 05084

Name of Owner: Crystal Howard Mailing Address: 132 So. Main St Apt 405

Phone / Day: 405-946-3044 Eve:

Email: Crystal-howard@icloud.com

Name of Applicant: Mailing Address: WRJ, VT 05001

Phone / Day: Eve:

Email:

Name of Contractor: Mailing Address:

ZONING DISTRICT

CB	[ ]	QII	[ ]	RC-2	[ ]	VB	[ ]
CBDR	[ ]	QLMP	[ ]	RL-1	[ ]	VR-1	[ ]
IC	[ ]	R-1	[ ]	RL-3	[ ]	VR-2	[ ]
PUD	[ ]	R-2	[ ]	RL-5	[X]	VR-C	[ ]
QG	[ ]	R-3	[ ]	RL-10	[ ]	FC	[ ]

CLASS 1 [ ] CLASS 2 [ ] CLASS 3 [ ]

IN THE SPACE BELOW OR ON AN ATTACHMENT, PLEASE PROVIDE SKETCH INCLUDING:
- DIMENSIONS OF LOT, INCLUDING ALL PROPERTY BOUNDRY LINES (P/L)
- EXISTING OR PROPOSED DRIVEWAY
- ABUTTING STREETS/SURFACE WATER IDENTIFIED ON MOST RECENT EDITION OF HARTFORD G.I.S. NATURAL RESOURCES MAP
- ALL EXISTING AND PROPOSED STRUCTURES, INCLUDING DIMENSIONS OF EACH AND DISTANCE FROM PROPERTY LINES
- NORTH ARROW

ALL INFORMATION MUST BE PROVIDED OR APPLICATION WILL BE DEEMED INCOMPLETE.

Type of Work Proposed: 18x24 Residential Log Home 1-Bed Room

Category: SF No. of Units 1

LOT SIZE: 5.2A % of Coverage

UTILITIES: *IF MUNICIPAL SEE REVERSE

SEWER: Town [ ] Septic Tank [X]
WATER: Town [ ] Well [X]

IS DRIVEWAY BEING CREATED OR ALT [X] Yes [ ] No [ ]

TOTAL SQ. FOOTAGE OF PROJECT: 828
(Must Include ALL Construction)

HEATED SQ. FOOTAGE OF PROJECT: 720

ESTIMATED VALUE OF WORK: $ 250K

BREAKDOWN OF APPLICABLE PROJECT ONLY:

BLDG: Number of Stories
Finished Height
Number of Rooms
Number of Baths
Bedrooms

GARAGE: Stories X
Dimensions: x
Attached [ ] Detached [ ]

DECKS/PORCHES: 6x18

See attached

(X) SEE ATTACHED CONDITIONS regarding Sprinkler System

It is understood and agreed that I will abide by the Hartford Zoning Regulations as adopted by the Town of Hartford on January 27, 1975 or as hereinafter from time to time amended. The permit is voided in the event of misrepresentation or failure to undertake construction within the time period prescribed.

This property [ ] is [X] is not in a Flood Plain area.
This property [ ] is [X] is not near surface water

Landowner's Signature: Date: 12/6/22

Applicant's Signature Date:

FOR USE BY ADMINISTRATIVE OFFICER ONLY

Application No. 2022-210 Date Received: 12/6/2022

Minimum Setback Requirements: Front 40 Side 50 Side 50 Rear 50

Approved: ✓ (*) Denied: Effective Date: 12.28.22

Reason for Denial:

Signed: Administrative Officer Date: 12-13-22 Approved/Denied

The applicant retains the obligation to identify, apply for and obtain any relevant local or state permits. Please call 802-279-4747 to speak with the State Permit Specialist, Springfield Office.

TOWN OF HARTFORD, VERMONT
ZONING/BUILDING PERMIT FEE SCHEDULE

	Fixed Fee	Sq. Ft. Fee[1]
Single Family Dwelling	$165	.05 sq. ft. new space
Two Family Dwelling	$315.	.05 sq. ft. new space
Multi-Family Dwelling	$365.	.05 sq. ft. new space
Commercial Structure/Use	$365.	.05 sq. ft. new space
Accessory Structure	$ 50.	.05 sq. ft. new space
Residential Addition/Alteration	$100.	.05 sq. ft. new space
Commercial Addition/Alteration	$150.	.05 sq. ft. new space
Signs (new or refacing)	$ 35.	.05 sq. ft. new space
WRJ Design Review (Administrative)	$ 35.	
Minimum Fee for all other applications	$ 35.	

Town Clerk Filing Fee

All Zoning/Building Permits/Certificate of Occupancy $ 15. (7/1/19)

Applications to Design Review Committee/Planning Commission/Zoning Board of Adjustment

All Zoning Board of Adjustment Applications	$155.
Site Development Plan Approval	$155. plus .05 sq. ft. new space
Lot Line Adjustment Between Existing Lots	$155.
One Step Subdivision	$155. plus $50. per new lot
Two Step Subdivision	$310. plus $50. per new lot
Planned Development Amendment	$155.
WRJ Design Review Committee	$ 65.
Regulation/Ordinance Amendment	$725.
Re-Application within one year of approval	$155.

Municipal Water, Sewer & Driveways

All applicants utilizing municipal water and/or sewer, or requiring driveway information must see the Department of Public Works located at 173 Airport Road, White River Junction, prior to submitting application to Planning & Development to obtain required allocation. They may be reached at 802-295-3622.

FOR USE BY STAFF ONLY

		CALCULATION
TYPE OF PROJECT	SF	
PROJECT SIZE (SQ. FT.)	828	
HEATED AREA (SQ. FT.)	720	
FIXED FEE	165	
PER UNIT FEE	41.40	828 x .05 = 41.40
PERMIT FEE	206.40	
FILING FEE	$ 15.00	ALL PERMITS
TOTAL DUE	221.40	

221.40

[1] Waived if paid during Site Development Plan Approval

Effective 07/01/19

Zoning Permit #2022-210

Crystal Howard

Conditions

- The dwelling must be equipped with a sprinkler system.

- Plans for the sprinkler system must be submitted to the Hartford Fire Department for review and approval for before installation commences.

- Before a Certificate of Occupancy is issued, the sprinkler system must be inspected and approved by the Hartford Fire Department and written verification of the approval must be submitted to the Zoning Administrative Officer.

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Our past. Your future.

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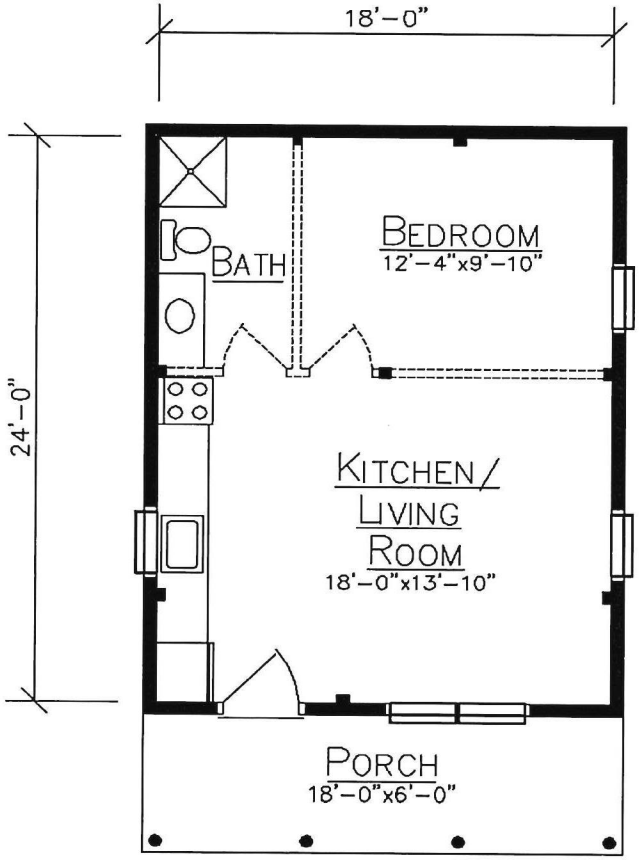
Houlton, ME 04730
800-341-1566
www.wardcedarloghomes.com

BASKAHEGAN



FLOOR PLAN

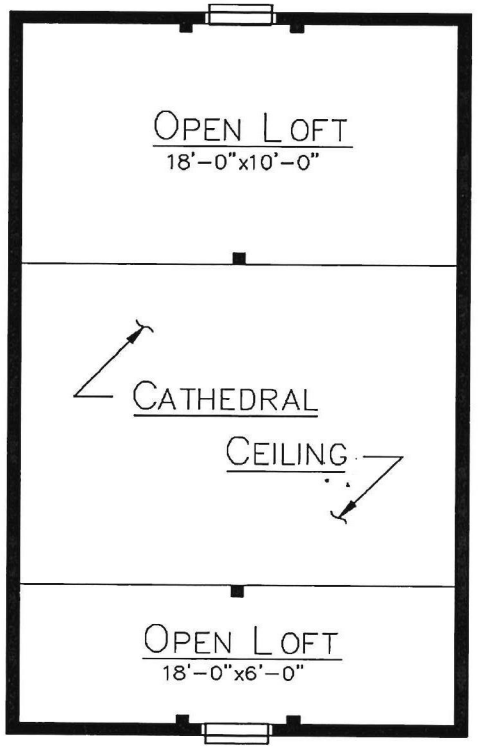
First Floor
432 Sq. Ft.

Loft
288 Sq. Ft.

3720

porch 168

828 total



LOFT PLAN

© 2018 Ward Cedar Log Homes. Artist's rendering. Actual homes may vary.

Town of Hartford — Application for Building or Zoning Permit

NOTICE: NO CONSTRUCTION MAY START before permit has taken effect.
Permit subject to 15-Day Appeal Period.
Structure cannot be used or occupied before the issuance of a Certificate of Occupancy.

NOTE: APPLICATION MUST BE COMPLETED IN INK. THANK YOU.

App. No: 2022-209
Impact Fees: —
Permit Fee: 60.00
Town Clerk Fee: $ 15.00
Receipt No: 30264

MAP/LOT: 03-0010-0006

Location of Property: 1775 Wildlife Refuge Rd Lot #6 Hartford, VT 05084

Name of Owner: Crystal Howard — Mailing Address: 132 So. Main St. #405 White River Jct, VT 05001

Phone / Day: 405-446-3044 Eve: —

Email: crystal-howard@icloud.com

Name of Applicant: — Mailing Address: —

Phone / Day: — Eve: —

Email: —

Name of Contractor: — Mailing Address: —

ZONING DISTRICT

CB	[ ]	QII	[ ]	RC-2	[ ]	VB	[ ]
CBDR	[ ]	QLMP	[ ]	RL-1	[ ]	VR-1	[ ]
IC	[ ]	R-1	[ ]	RL-3	[ ]	VR-2	[ ]
PUD	[ ]	R-2	[ ]	RL-5	[X]	VR-C	[ ]
QG	[ ]	R-3	[ ]	RL-10	[ ]	FC	[ ]

CLASS 1 [ ] CLASS 2 [ ] CLASS 3 [X]

IN THE SPACE BELOW OR ON AN ATTACHMENT, PLEASE PROVIDE SKETCH INCLUDING:
- DIMENSIONS OF LOT, INCLUDING ALL PROPERTY BOUNDRY LINES (P/L)
- EXISTING OR PROPOSED DRIVEWAY
- ABUTTING STREETS/SURFACE WATER IDENTIFIED ON MOST RECENT EDITION OF HARTFORD G.I.S. NATURAL RESOURCES MAP
- ALL EXISTING AND PROPOSED STRUCTURES, INCLUDING DIMENSIONS OF EACH AND DISTANCE FROM PROPERTY LINES
- NORTH ARROW

ALL INFORMATION MUST BE PROVIDED OR APPLICATION WILL BE DEEMED INCOMPLETE.

Type of Work Proposed: Subdivision Amendment

Category: SD — No. of Units —

LOT SIZE: — % of Coverage —

UTILITIES: *IF MUNICIPAL SEE REVERSE

SEWER: Town [ ] Septic Tank [X]
WATER: Town [ ] Well [X]

IS DRIVEWAY BEING CREATED OR ALTERED? Yes [X] No [ ]

TOTAL SQ. FOOTAGE OF PROJECT: —
(Must Include ALL Construction)

HEATED SQ. FOOTAGE OF PROJECT: —

ESTIMATED VALUE OF WORK: $ —

BREAKDOWN OF APPLICABLE PROJECT ONLY:

BLDG: Number of Stories —
Finished Height —
Number of Rooms —
Number of Baths —
Bedrooms —
GARAGE: Stories —
Dimensions: — x —
Attached [ ] Detached [ ]

DECKS/PORCHES: —

TOWN OF HARTFORD
[X] PC [ ] DRC [ ] ZBA
Name HOWARD
Application # 22-28
Exhibit # 3
Approval Date 11.15.22
SUBDIVISION AMENDMENT

It is understood and agreed that I will abide by the Hartford Zoning Regulations as adopted by the Town of Hartford on January 27, 1975 or as hereinafter from time to time amended. The permit is voided in the event of misrepresentation or failure to undertake construction within the time period prescribed.

This property [ ] is [X] is not in a Flood Plain area.
This property [ ] is [X] is not near surface water

Landowner's Signature: [signature] Date: 12/6/22

Applicant's Signature — Date: —

FOR USE BY ADMINISTRATIVE OFFICER ONLY

Application No. 2022-209 — Date Received: 12/6/22

Minimum Setback Requirements: Front — Side — Side — Rear —

Approved: ✓ Denied: — Effective Date: 12.28.22

Reason for Denial: —

Signed: [signature] Administrative Officer — Date: 12/13/22 Approved/Denied

The applicant retains the obligation to identify, apply for and obtain any relevant local or state permits. Please call 802-279-4747 to speak with the State Permit Specialist, Springfield Office.

TOWN OF HARTFORD, VERMONT
ZONING/BUILDING PERMIT FEE SCHEDULE

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Two Family Dwelling	$315.	.05 sq. ft. new space
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WRJ Design Review (Administrative)	$ 35.	
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WRJ Design Review Committee	$ 65.
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FOR USE BY STAFF ONLY

		CALCULATION
TYPE OF PROJECT	SB	SUB AMD
PROJECT SIZE (SQ. FT.)		
HEATED AREA (SQ. FT.)		
FIXED FEE	35	
PER UNIT FEE		
PERMIT FEE		
FILING FEE	$ 15.00	ALL PERMITS
	25.	Mylar
TOTAL DUE	75	

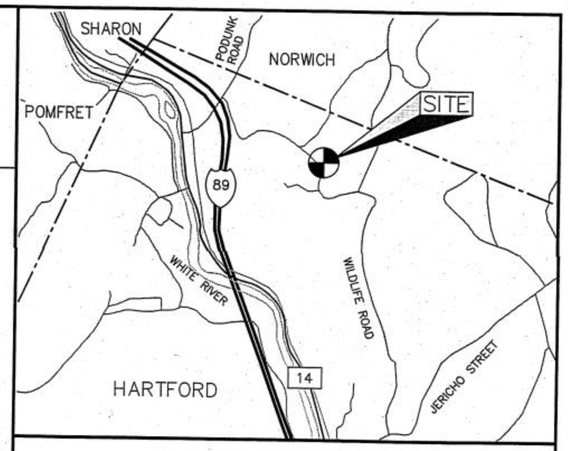
[1] Waived if paid during Site Development Plan Approval

Effective 07/01/19

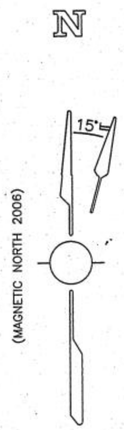
THIS PLAT IS APPROVED SUBJECT TO THE FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION FOR THIS SUBDIVISION, A COPY OF WHICH IS ON FILE IN THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES.

APPROVAL NO. 22-28 HARTFORD PLANNING COMMISSION

DATED: 12/9/22 BY: John Reid CHAIRPERSON/VICECHAIRPERSON

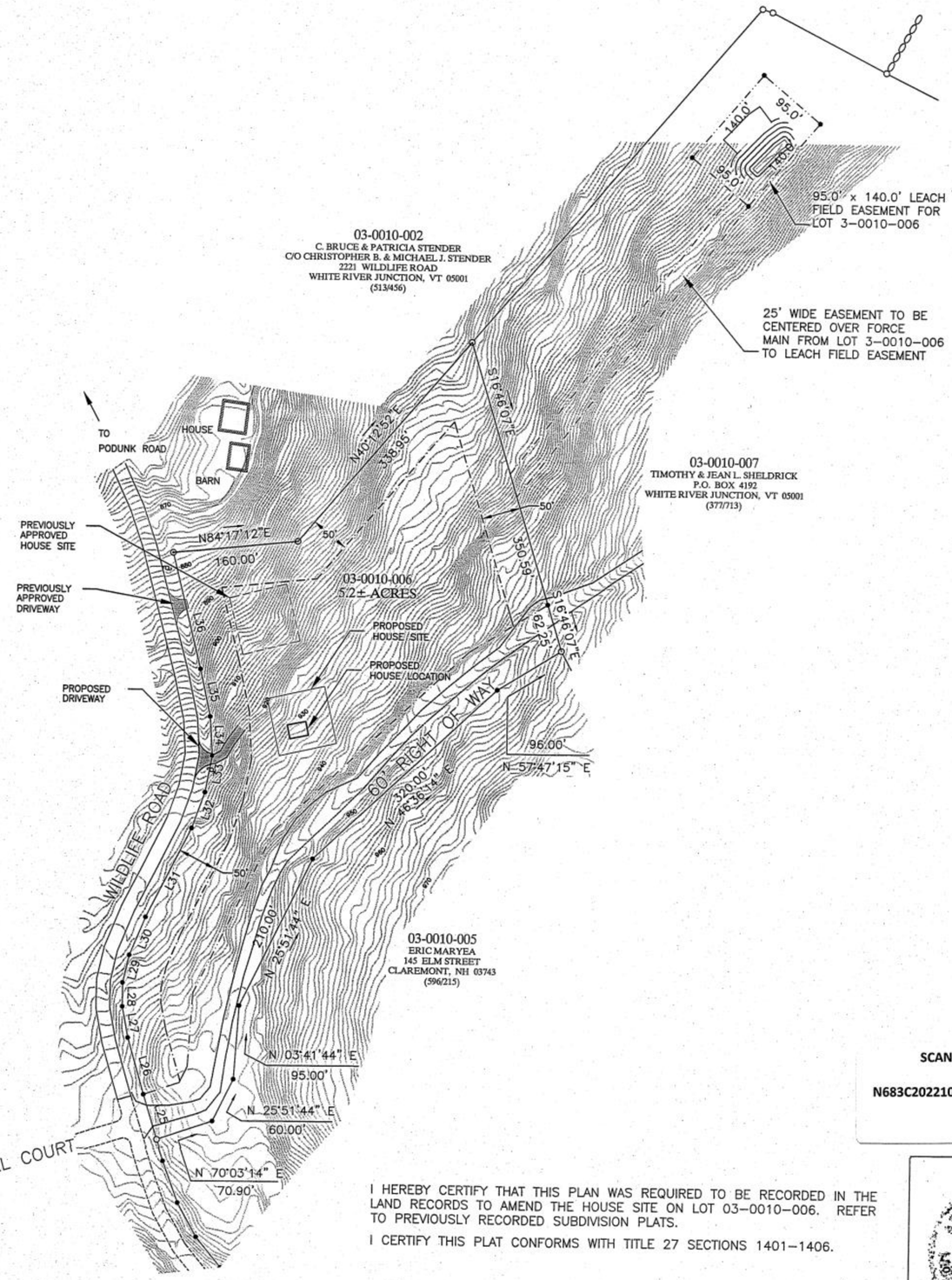


SITE LOCATION PLAN



BOUNDARY LINE TABLE
LOT 3–0010–006

LINE	BEARING	DISTANCE
L25	N16°07'06"W	75.91'
L26	N10°59'28"W	40.68'
L27	N00°14'56"E	30.66'
L28	N12°52'21"E	36.45'
L29	N22°31'11"E	52.98'
L30	N17°28'27"W	60.03'
L31	N26°47'45"E	128.60'
L32	N19°16'05"E	49.32'
L33	N10°22'23"E	47.52'
L34	N03°29'12"W	50.58'
L35	N12°11'48"W	62.37'
L36	N13°53'58"W	153.60'



NOTES

1. REFERENCE IS MADE TO THE FOLLOWING PLANS OF REFERENCE: RECORDS FOR THE TOWN OF HARTFORD:

A) "ROGER V. AND BEVERLY J. POTWIN"
PROJ. NO. 73–49, DATED JANUARY 12, 1976
PREPARED BY MICHAEL ENGINEERING COMPANY

B) "ROGER V. AND BEVERLY J. POTWIN"
PROJ. NO. 12581, DATED OCTOBER 28, 1981
PREPARED BY HATHORN SURVEYS'

C) "ROGER POTWIN"
PROJ. NO. 87693, DATED JANUARY 28, 1984
PREPARED BY HATHORN SURVEYS'

D) "APPALACHIAN NATINAL SCENIC TRAIL"
SEGMENT 202 & 203, SHEET 2 OF 7
PROJ. NO. 91–08035, DATED JANUARY 18, 1992
PREPARED BY HATHORN SURVEYS'

2. EXTERIOR BOUNDARIES WERE TAKEN FROM PLAN OF REFERENCE:

A) "BOUNDARY LINE SURVEY FOR TIMOTHY M. & JEAN L. SHELDRICK" WILDLIFE ROAD & GRIGGS MOUNTAIN ROAD, TOWN OF HARTFORD, WINDSOR COUNTY, VERMONT, DATED: 10/4/06, SCALE: 1" =100', PROJECT NO. 206306, HATHORN SURVEYS, INC.

3. THE PROPERTY SHOWN HEREIN IS SUBJECT TO AND\OR BENIFITED BY ALL EXISTING EASEMENTS AND RIGHTS OF WAYS OF RECORD.

4. BEARINGS ARE REFERENCED TO MAGNETIC NORTH 2006 AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS BETWEEN THE COURSES SHOWN.

4. RURAL LANDS FIVE ZONING STANDARDS

MINIMUM AREA (ACRES)			MINIMUM DIMENSIONS (FEET)		SETBACKS (FEET)		
CLASS	DWELLING UNIT	LOT	WIDTH	DEPTH	FRONT	SIDE	REAR
ANY	5	5	300'	300'	50'	50'	50'

RECORD OWNER: CRYSTAL HOWARD
132 SOUTH MAIN STREET #405
WHITE RIVER JUNCTION, VERMONT 05001

DEED REFERENCE: BOOK 596, PAGE 732

LEGEND:

5/8" SET CAPPED REBAR "HATHORN SURVEYS NH 618 – VT 537"	○ AS NOTED
EXISTING IRON PIPE/REBAR	○ AS NOTED
COMPUTED POINT	●
EDGE OF GRAVEL	----------
EDGE OF ASPHALT	————
EASEMENT/ RIGHT OF WAY	—·—·—·—
SETBACK	—·—·—·—
STONE WALL	○○○○○○○○

SCAN REFERENCE #

N683C20221027HowardCrystalSDA

I HEREBY CERTIFY THAT THIS PLAN WAS REQUIRED TO BE RECORDED IN THE LAND RECORDS TO AMEND THE HOUSE SITE ON LOT 03–0010–006. REFER TO PREVIOUSLY RECORDED SUBDIVISION PLATS.

I CERTIFY THIS PLAT CONFORMS WITH TITLE 27 SECTIONS 1401–1406.

NOVEMBER 29, 2022
DATE

J. E. Nalette
JOSEPH E. NALETTE, LLS 63501

STATE OF VERMONT JOSEPH E. NALETTE No. 63501 LICENSED LAND SURVEYOR

Date	Revision	By

SUBDIVISION AMENDMENT FOR

LOT 03-0010-006

WILDLIFE ROAD, HARTFORD, VERMONT

0 120 240 360 480 500

OCTOBER 27, 2022 SCALE: 1"= 120' PROJ. NO.11423–01

PATHWAYS CONSULTING, LLC
240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766

Received & Recorded December 9, 2022 @ 3:45 p.m. Attest Sherry Asher Asst Town Clerk

N683C

Town of Hartford

REQUEST FOR SIX-MONTH ZONING PERMIT EXTENSION

Map/Lot #: 03-0010-0006 **Location:** Wildlife Road

Applicant's Name and Mailing Address: Crystal Howard
132 S. Main St. #405 WRJ, VT 05001

I, the undersigned, request:

A. A six (6) month extension to the time period by which activities authorized by zoning permit # 2022-210, which became effective on 12/28/22, shall be started. This work will not be started within the time limit and an extension is needed because:

OR

B. A six (6) month extension to the time period by which activities authorized by zoning permit # _____, which became effective on _____, and is due to expire on _____ shall be completed. This work will not be completed within the time limit and an extension is needed because:

Crystal Howard — Property Owner Name
Property Owner Signature — Date: 4/13/23

Crystal Howard — Applicant Name
Applicant Signature — Date: 4/13/23

This request is approved/denied under Section 260-4 (C) of the Hartford Zoning Regulations and activities authorized by the above referenced zoning permit must now be started/completed by

12/28/23.

John Reid — 4/17/23

Planning Commission Chair Signature — Date

TOWN OF HARTFORD
FIRE DEPARTMENT
Fire Prevention Division

Thomas Peltier, Fire Marshal
tpeltier@hartford-vt.org

812 VA Cutoff Rd., White River Junction, VT 05001
Telephone: 802-295-3232 ~ Fax: 802-295-5143

March 20, 2025

TO: Town of Hartford Planning & Development Department

FROM: Thomas Peltier, Fire Marshal

RE: Sprinkler System Condition Change Request 2111 Wildlife Road - Town of Hartford

To Whom It May Concern,

I was contacted by The Town of Hartford's Zoning Administrator Jo-Ann Ells on February 27, 2025 in regards to the new single-family dwelling project (Permit #2022-210). I discussed the situation with Jo-Ann Ells via phone about the property owner's objections of having to install a fire protection sprinkler system in the structure. The sprinkler system installation in this single-family home is a requirement through the Hartford Planning Commission and is one that was enacted by the town in 2001. The Hartford Fire Department's involvement in this requirement & policy is to review and give approval of the required designs and systems. This can be found in the Town of Hartford's Subdivision Regulations:

§ 200-24. Fire Protection.
Adequate fire protection facilities within the subdivision shall be provided by the developer to the satisfaction of the Fire Chief or designee.

I want to explain the benefits of having a sprinkler system in this residential use structure and how it works for both the purposes of **Life Safety** and also **Property Preservation**. Fire sprinklers offer the highest degree of fire protection and are critical in saving lives and property. While fire sprinklers save thousands of properties throughout the country in a year, they are not as common in residential buildings as they are in commercial. With that being said, most fire related deaths occur in the very place where we feel safest – our own homes. The National Fire Protection Association reports that 80% of America's fire deaths happen at home. The National Fire Protection Association also reports that people with smoke alarms in their homes have a 50% better chance of surviving a fire. Adding sprinklers to your smoke alarms increases your chances of surviving a fire by over 97%. Home fire sprinklers are of the quick-response type which means they are designed to save lives. Since they control fires so quickly, they also reduce damage to the property and other valuables. Fire reports nationwide show that property damage is nine times lower in sprinklered homes. All these factors are important to take into

consideration especially in a town like Hartford where we have many rural areas. Two important factors we face when responding to a rural area are response times and also water supply. Fires can spread rapidly through you home, leaving you as little as ONE to TWO MINUTES to escape safely once the smoke alarm notifies an occupant. Thankfully, our town is served with a fire department with a full-time staff of Firefighters, but even with that said our response time to Wildlife Road can be over 15 minutes (weather dependent). When arriving on scene to a fire incident, establishing a water supply for fire suppression efforts is critical. Our apparatus do hold a limited amount of water but will have to be supplemented by additional tanker type fire apparatus which will have to shuttle water from a water source such as a pond/river to the scene. That water supply process takes time and additional resources (other mutual aid towns) which a residential sprinkler system would alleviate.

The question of a traditional residential sprinkler system being able to be installed or be practical in a structure of this size and type is one that has been raised in the past. The technological advances in fire protection systems have created some alternative designs and systems that could possibly serve the needs of this project. An example used was the Uponor Sprinkler System which we have multiple installed around town. It is a multipurpose residential fire sprinkler system which integrates the fire sprinkler system with a home's cold-water plumbing. It is easy to install because it uses the same tubing, fittings and tools as an Uponor plumbing system. Another example would be the Plumis Automist System which we also have installed in town. This system has been proven to achieve the same fire performance as residential sprinkler systems, whilst running off a standard domestic feed and using 90% less water. The Plumis Automist system meets the system requirements set forth by NFPA 13D: Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes system (2013 Edition).

The Hartford Fire Department is charged with the authority to ensure life safety, property preservation, and public education for the Town of Hartford, Vermont. Even though this specific situation is out of our general authority since it involves an owner-occupied single-family home we still are advocates for safety in any building in our town. With that being said, we want to provide as many of our citizens with safe living conditions either through public fire & life safety education or required code enforcement (Fire and or Zoning). This possible regulation variance could be of concern due to the fact that this decision will leave a home at a lower level of protection and possibly more moving forward. The Town of Hartford has required this safe-guard of fire protection requirements for over twenty years with no variances approved. It has been this way for a reason and that reason is for the life safety of our citizens in areas without proper water infrastructure and or in a location with longer response times. Our recommendation would be to require the installation of a fire protection sprinkler system and or equivalent that meets or exceeds the 2013 Edition of NFPA 13D Standard. I leave you with a link to a video that is undeniable proof of the critical life saving benefits of a sprinkler system.

Thank you,

Tom Peltier, Fire Marshal

TOWN OF HARTFORD
FIRE DEPARTMENT
Fire Prevention Division

Thomas Peltier, Fire Marshal
tpeltier@hartford-vt.org

812 VA Cutoff Rd., White River Junction, VT 05001
Telephone: 802-295-3232 ~ Fax: 802-295-5143

Vermont Division of Fire Safety
Side By Side Sprinkler Demo - NASFM & Vermont Division of Fire Safety

https://youtu.be/6sBIg-fxMlc?si=H8MQffN_89VAge-P

Spokane Fire
Residential Fire Sprinkler Side by Side Demonstration

https://www.youtube.com/watch?v=YRD9-IJvDY0