

HARTFORD PLANNING COMMISSION

August 11, 2025

Meeting Notice and Agenda

The Hartford Planning Commission will meet on Monday, August 11, 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: 215 204 243 319 7

Passcode: dT79Jd7N

Dial in by phone

[+1 802-377-3677](tel:+18023773677), [131174205](tel:+131174205)# United States, Middlebury

(802) 377-3677

Phone conference ID: 131 174 205#

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. Discuss Redevelopment of 80 North Main Street. 3. Minutes. 4. Administrative Permits. 5. Act 250 Applications. 6. Town Plan Steering Committee update. 7. Regional Planning Commission update/Land Use Plan. 8. Climate Action Plan update. 9. Availability for the next Public Hearing.

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

1. Application #25-12 by the Linda C. Brown Revocable Trust and Chickadee Mountain Properties, LLC (owners/applicants) for approval of a lot line adjustment between lots 14-0027-001 and 14-0027-003, Wellington Drive and Remick Road, Hartford, in R-3 and FC zoning districts.

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
August 11, 2025**

1. Public Comment
2. Discuss Redevelopment of 80 North Main Street
3. Minutes of July 14, 2025
4. Administrative Permits
 - Junction Fiber Mill, Maple Street, Renovate upstairs for offices
 - Coop Kitchen, A Street, Commissary Kitchen
 - Hartford PD, VA Cutoff, widen parking spaces
 - Northern Stage, Gates Street, folly structure and fencing/screening
5. Act 250 Applications
 - None
6. Town Plan Steering Committee update (Bruce)
7. Regional Planning Commission update/Land Use Plan (Bruce)
8. Climate Action Plan update (John R.)
9. Availability for the next Public Hearing (October 6th)

Hi, Jo-Ann

We are proposing to amend the existing office building located at 80 N. Main St by adding one to two floors to the current footprint structure. The proposed construction includes interior renovations to the existing structure to accommodate additional office space and creation of two new 1–2-bedroom apartments, ensuring compliance with all applicable building codes and zoning regulations. The additional square footage would bring the bring it to 3712 sq/ft of office space and 1856 sq/ft of residential space.

Additionally, to accommodate the increased occupancy, we plan to add three additional parking spaces, through reconfiguration of existing parking, for a total of eight.

We are seeking the Planning Commission's guidance on any potential issues or concerns they foresee with this development plan, so we can ensure all necessary approvals and modifications are addressed efficiently. We believe this project will enhance the property's functionality while maintaining the community's standards.

Thank you for your consideration, and we look forward to your feedback.

Mike Welch

Whitney Pension Associates, Inc.

80 N. Main Street

White River Junction, VT 05001

(802) 296-6500

www.whitnypension.com



Whitney Pension
Associates, Inc.

**DRAFT
Minutes
Hartford Planning Commission
July 14 , 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, Colin Butler, John Heath, and Jo-Ann Ells, Zoning Administrator

Absent: Dillon Bianchi, Dylan Kreis, and Brandon Smith, Selectboard Liaison

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

Administrative Matters

1. Public Comment

None

2. Minutes

Colin Butler moved to approve the minutes of June 9, 2025. John Heath seconded, and the motion passed unanimously.

3. Administrative Permits

Jo-Ann Ells reviewed the following projects that had been granted administrative approval:

- Vreeland Clinic VA Cutoff Road
- QLLA, relocate golf bag room
- QLLA, new T-bar “shack”

4. Act 250 Applications

- QLLA, golf cart barn

5. Town Plan Steering Committee update

No update.

6. Regional Planning Commission update/Land Use Plan

2. 07-14-25

No update.

7. Climate Action Plan update

No update.

8. Availability for the next Public Hearing

All Commissioners anticipated being available for the August 11, 2025 Hearing.

9. Bliss Road Replacement Tower - Status

Jo-Ann Ells stated that the applicant is discussing the “fall zone” with the abutting landowner.

Public Hearing

John Reid opened the Public Hearing, administered the oath, and explained the Interested Party Rule.

1. Application #25-11 by Hartford Community Restorative Justice Center, Inc. (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for additional dwelling units and meeting space, lot 46-0006-000, 113 Maple Street, White River Junction, in a CB-2 zoning district.

Martha McLafferty Restorative Justice Center Director, Kevin O’Hara Restorative Justice Center President, and Brett Mayfield Restorative Justice Center Vice President, were present in person, and Jonathan Tutill, Restorative Justice Center, Assistant Director was present remotely.

Jo-Ann Ells gave a brief description of the application.

Kevin O’Hara explained that the Restorative Justice Center has worked with an engineer and architect to develop a coherent proposal to add two dwelling units and meeting space to the existing structure.

Per Colin Butler’s request, Martha McLafferty gave an overview of the Restorative Justice Center’s mission. She explained that the Center is a 501 C 3 organization that receives grant unending from the Vermont Department of Corrections to support people to participate in a restorative justice process. She noted that they provide programs and transitional housing including the existing units at 113 Maple Street. Brett Mayfield added that residents are supervised.

It was noted that the property lines depicted on the applicant’s site plan were based on the applicant’s knowledge from the previous property owner and the description in the deed.

It was noted that the site plan would be amended to include an accessible parking space.

The use of the meeting space was reviewed and is reflected in Finding #7 of the Commission's Decision.

Martha McLafferty noted that the meeting space would have a ½ bath, mini refrigerator, and sink.

Brett Mayfield noted that a bike rack and EV charger would be provided.

It was noted that a new exterior stairway would lead up to a landing and entrance doors for the new units.

After some discussion, it was agreed that the site plan needed to be amended to include downlit wall light fixtures at the entrances to the building, and adequate lighting for the parking area including an alternative plan if off site lighting is being considered.

Toby Dayman noted that the applicant needed to do some grading in the parking area to address an area that puddles.

It was noted that the dumpster is emptied in the morning.

Bruce Riddle noted that the site plan needed to be amended to include landscaping in the front of the building.

There was no public comment.

Bruce Riddle moved to close the Public Hearing. Colin Butler seconded, and the Public Hearing was closed.

Jo-Ann Ells reviewed changes to the Findings of Fact.

Bruce Riddle moved to approve the application with the noted changes. Colin Butler seconded, and the motion passed unanimously.

Adjournment

At 7:15 p.m., Colin Butler moved to adjourn. John Heath 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

**DRAFT
FINDINGS OF FACT
CONCLUSIONS OF LAW
AND
DECISION**

HARTFORD PLANNING COMMISSION

**Application #25-12 by the Linda C. Brown Revocable Trust and
Chickadee Mountain Properties, LLC
for approval of a lot line adjustment between lots 14-0027-001 and 14-0027-003
Wellington Drive and Remick Road
Hartford, in R-3 and FC zoning districts**

This decision pertains to application #25-12 by the Linda C. Brown Revocable Trust and Chickadee Mountain Properties, LLC (owners/applicants) for approval of a lot line adjustment between lots 14-0027-001 and 14-0027-003, Wellington Drive and Remick Road, Hartford, in R-3 and FC zoning districts.

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 August 11, 2025, the Hartford Planning Commission makes the following Findings of Fact:

1. The owner of record of lots 14-0027-001 and 14-0027-003 is by the Linda C. Brown Revocable Trust who acquired the lots on 05-27-10. The deed is recorded in volume 451, page 354 of the Hartford Land Records.
2. The lots are located at 0 Wellington Drive and 0 Remick Road.
3. The lots are in R-3 and FC zoning districts.
4. Lot 14-0027-001 is developed with an accessory structure. Lot 14-0027-003 is undeveloped.
5. Lot 14-0027-001 is approximately 2.74 acres. Lot 14-0027-003 is approximately 56.6 acres.
6. The lots are class three (on-site water and sewer).

2. 25-12

This Application

7. The applicant proposes to annex 2 acres from lot 14-0027-003 to lot 14-0027-001.
8. Minimum Area and Dimensional Standards for a class three lot in an R-3 zoning district are:

Area (square feet)		Lot Dimensions (feet)		Setbacks		
Per Dwelling	Per Lot	Width	Depth	Front	Side	Rear
Unit						
1 acre	1 acre	125	100	25	15	20

Minimum Area and Dimensional Standards for any class in the FC zoning district are:

Area (acres)		Lot Size	Lot Dimensions (feet)		Setbacks		
Per Dwelling	Per Lot		Width	Depth	Front	Side	Rear
Unit							
28 acres	28 acres	28 acres	600	600	50	50	50

9. After the subdivision:

Lot 14-0027-001 will be approximately 4.74 acres

Lot 14-0027-003 will be approximately 54.6 acres.

The lots will meet the minimum area and dimensional requirements for their respective zoning districts. (See exhibit #4 for additional details)

10. Lot 14-0027-001 is accessed via Wellington Drive, an existing 50' right-of-way serving lot 14-0036-000.

Lot 14-0027-003 is access via Remick Road.

No change to access is proposed.

11. The applicants are requesting a waiver from a full boundary survey for lot 14-0027-003. This lot's perimeters were surveyed in 2007. The survey is recorded in Hartford's Land Records, hanging map 882A. (See exhibit #3)

3. 25-12

12. The applicants are requesting a waiver from depicting building envelopes with contours and natural resources for the lots and propose that development be dictated by the setbacks because no new lots are being created.
13. Section 200-30 of the Subdivision Regulations authorizes the Planning Commission 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.

14. The application is a “One-step” application under section 203-C 2 of the Subdivision Regulations.
15. The applicants understand that they retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project.
16. 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.

The applicants understand a complete application includes:

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

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

5. 25-12

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 application #25-12 by the Linda C. Brown Revocable Trust and Chickadee Mountain Properties, LLC (owners/applicants) for approval of a lot line adjustment between lots 14-0027-001 and 14-0027-003, Wellington Drive and Remick Road, Hartford, in R-3 and FC zoning districts **on the condition that:**

- **The Mylar reflects the correct owners of the lots at the time of recording.**
- **Before a zoning permit is issued to finalize this Decision, the 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.**

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 August 2025.

HARTFORD PLANNING COMMISSION

By _____
Chairperson/Vice-Chairperson

6. 25-12

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 #25-12
2. Survey entitled “Annexation Plat for Linda Brown C. Revocable Trust and Chickadee Mountain Properties, LLC Wellington Drive and Remick Road, Hartford, Vermont
3. Letter from Tim Rockwood dated July 17, 2025
4. Memo from Tim Rockwood dated July 17, 2025
5. Memo from Jo-Ann Ells dated July 16, 2025
6. Map entitled “VT Interactive Map Viewer Brown Lands”
7. Survey entitled “Subdivision for David C. and Linda C. Brown, US Route No. 5, Hartford, Vermont”
8. Survey entitled “Survey Plan for David C. and Linda C. Brown, US Route 5 and Remick Road, Hartford, Vermont”
9. Orthophoto entitled “Natural Resources Atlas”

Rockwood Land Services LLC

24 Cobb Hill Road
Hartland, Vermont 05048

802-299-0042
rockls@vermontel.net

July 17, 2025

Jo-Ann Ells, Zoning Administrative Officer
Town of Hartford
171 Bridge Street
White River Jct., VT 05001

Dear Jo-Ann:

I am providing you the following project narrative in support of the 2 acre Minor Line Adjustment from Linda Brown to Chickadee Mountain Properties (CMP). The Linda Brown Lands are Map 14, Lot 0027-003 which is currently a 56.6 acre tract located in both the FC and R3 Zones. The 2 acre lot, identified as Parcel A, is within the R3 Zone. Following approval of the submitted Minor Lot Line Adjustment and a recorded Deed the remaining Brown lands will be 54.6 acres. Parcel A is to be annexed to Lot 14-0027-001 which is a 2.74 acre tract. CMP is buying this tract from Linda C. Brown at this current time. When complete CMP Lot 14-0027-001 will be 4.74 acres.

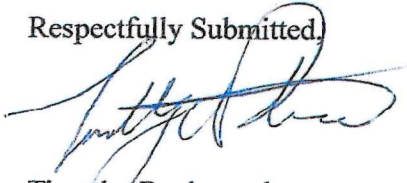
Lot 14-0027-001 is occupied with a Garage and attached shed. The only utility on the tract is the power line. This Lot is accessed over Wellington Drive, a Private 50 ft wide ROW. The ROW serves Lot 14-0036-000 which is currently owned by CMP d/b/a Merchand Brothers Garage. Wellington Drive is a part of Lot 14-0027-001. 14-0027-001 was approved under Application 97-72 with the Mylar filed on November 18, 1997 and recorded as Plan 349A.

Parcel A is currently a field surrounded by woods. There are no improvements on this 2 acre tract.

Following the annexation Lots 14-0027-001 and 14-0027-003 will continue to conform to the Town's Zoning Regulations.

Please let me know if you would like me to expand or clarify any of this information.

Respectfully Submitted,



Timothy Rockwood,
Licensed Land Surveyor

Memorandum Response

To: Jo-Ann
Cc: Justin Merchand, Mike Merchant and Linda Brown
From: Tim Rockwood
Date: July 17, 2025
Re: 2 Acre Lot Line Adjustment

Responses to the questions following each question in italics.

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.
It is understood the owner is responsible for permitting. No State Permit was found for Lot 27-0027-001. This lot is being purchased with the Deferral of Permit language in the deed. The annexation of 2 acres only requires a notice to the State with their Boundary Line Adjustment Form.
2. Zoning Permit Application:
We understand this Application must be complete and submitted within 180 days of the Commission's approval.
3. Please confirm your understanding. It is understood corner monuments will need to be set and a letter submitted.
I will provide a written verification certifying that monuments were placed in accordance with the Survey Plat.
4. Amending the Application form, Survey Plat and Narrative.
These items are amended and submitted with this Memo.
5. R-3 and FC Zones:
The current 14-0027-001 2.74 acre lot was approved on Nov. 3, 1997 under application 97-72. To the best of my knowledge this Lot is in compliance with the permit. The 2 acre lot (Parcel A) is entirely within the R-3 zone. Application for a Storage Shed was made with application 2008-41 and approved on March 19, 2008. This is the building on the current Lot. Parcel 14-0027-001 will be a 4.74 acre lot Class 3 after the annexation is complete. The southerly boundary line follows the

abutting boundaries. The northerly line follows the physical features or a field line. The southwest boundary crosses the field to create 2 acres. The results are a width of 560 ft and depth of 300 ft which both comply with this Zone. Setback limits are shown on the Survey.

The remaining lands or 54.6 acres are both in the R-3 zoning along Remick Road and in the FC zone beyond the 1000 ft Rt 5 offset. The current 56.6 acre lot is irregular shaped as a result of two previous subdivisions. A 3 acre lot was approved under 98-5 in 1998 which is now Lot 14-0027-000. A 14.2 acre lot was approved under 07-50 in 2008 which is now 14-0027-002. Both of these lots are internal to 14-0027-003 and create the irregular lot shape.

Parcel A does not contribute to this irregular shape and leave 14-0027-003 as usable as it currently is. The lands northerly of Remick road include a width of 380 ft and a depth of 450 to the new Parcel A boundary line. The portion R-3 lands northwest of Parcel A remain continuous with the lands along Remick Road. A 100 feet wide space is provided between Parcel A and the McClellan's northeast boundary corner.

6. Waiver Requests:

A Waiver for a full survey is requested for the remaining 54.6 acres. This lots perimeter boundaries were survey and recorded as Plan 882A. A second plan recorded as Plan 882C shows the 14.3 acre lot 14-0027-002. These 2 plans define the current 56.6 acres. Additional survey will not provide further data.

A Waiver is required for a Development Envelopment. This is simply an expansion of an existing lot and does not create a new parcel. There are no development plans and any such plans will require a Zoning Permit.

A Waiver is requested to provide contours. No development it planned and no additional lots are created.

A Waiver is requestetd for location of Natural Rescources. No development it planned and no additional lots are created.

Granting these Waivers will not affect the interest of the public health, safety or general welfare, there is also sufficient data provided, no new Lots are created and does not nullify the intent or purpose of these regulations or other Town regulations.

7. ANR Permits:

No State WW permit was found for 14-0027-001. A State permit is needed for any construction requiring the use of water.

8. An orthophoto is provided.

9. An email with all materials is provided.

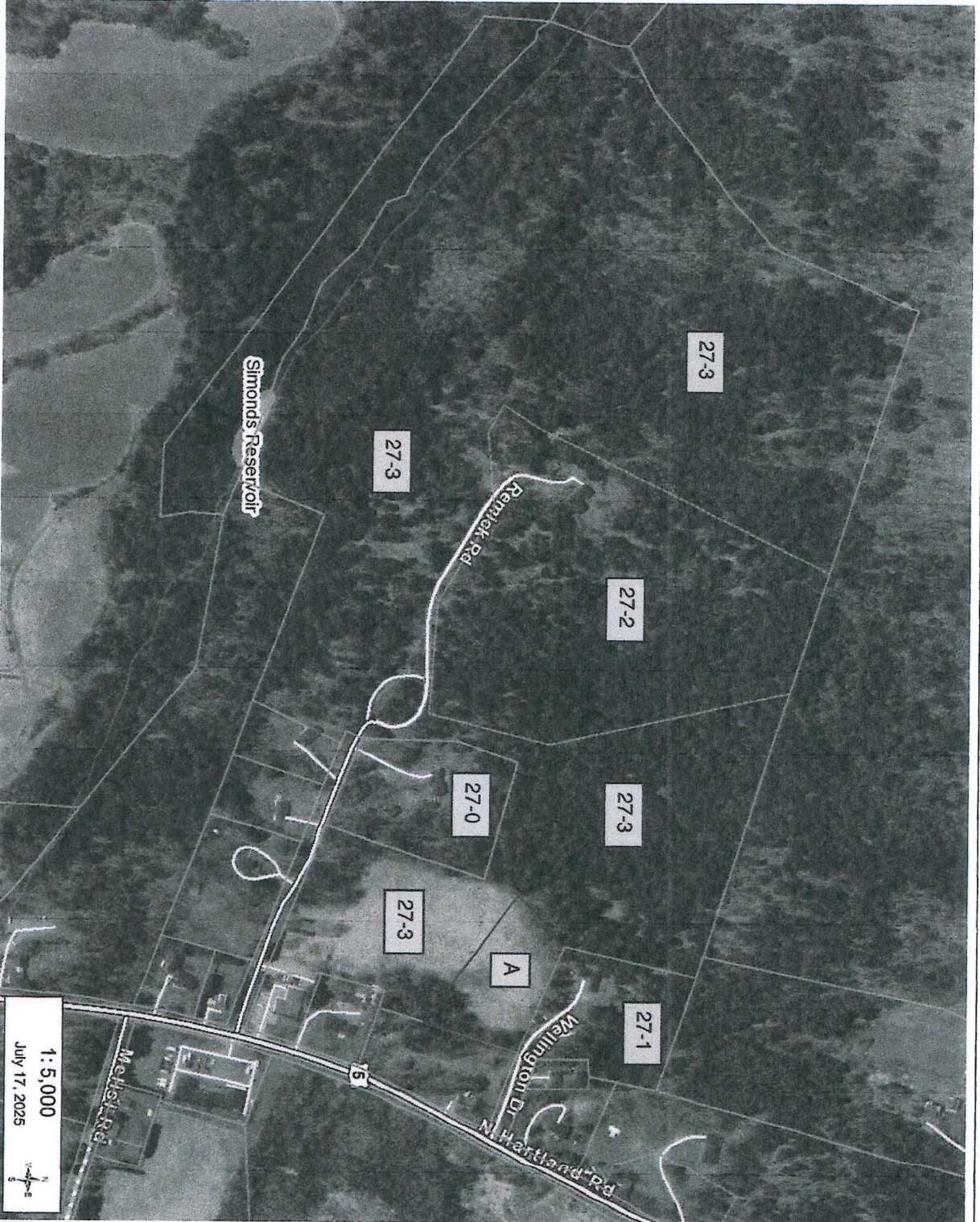
10. 8 sets of the application package are provided.



VT Interactive Map Viewer Brown Lands

Vermont Center for Geographic Information

vermont.gov



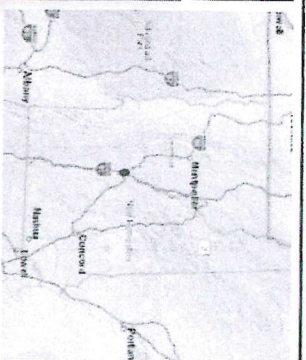
0.16 0 0.08 0.16 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Center For Geographic Information

1" = 417 Ft 1cm = 50 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. VCGI and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

1:5,000
July 17, 2025



LEGEND

- Building footprints
- Parcel polygons
- Inactive parcels
- Airports
- Mountains and Hills
- US Highways
- State Highways
- Roads - Public (VTrans)
- Interstate Highway
- US Highway
- State Highway
- Local road
- Other road
- Legal trail
- Roads - Private (E911)
- Driveways
- Rail Lines
- Town Boundaries
- County Boundaries



NOTES

This map was created with the VT Interactive Map Viewer.

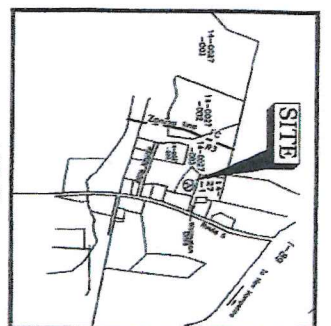
14-0023-000

14-0027-003
Linda C. Brown
Revocable Trust
Book 451, Page 354
Plan 682A
54.6± Acres after Annexation

14-0027-001
Linda C. Brown Revocable Trust
or Chickadee Mountain Properties, LLC
see Plan 349A
4.74 Acres after Annexation of parcel A

14-0038-000
Lewis Revocable
Trust

LOCUS
n.t.s.



2.00 Acres
87,200 sq.ft
vacant land

14-0027-003
Linda C. Brown
Revocable Trust
Book 451, Page 354
Plan 882A
54.5± Acres after Annexation

14-0035-000
Myra Poland,
Steve Landon and
Katie Gilbert
Book 519, Page 675

Map 14, Lot 0027-001
Chickadee Mountain Properties, LLC

White River Jct., VT
Book, Page Pending
Plan No. 349A

Map 14, Lot 0027-003
Linda C. Brown Revocable Trust
dated May 21, 2010
307 Remick Road
White River Jct, VT 05001
Deed Reference: Book 451, Page 354
Plan References: Plans No 882A and 883B

Annexation Plat for

**Linda Brown C. Revocable Trust
and
Chickadee Mountain Properties, LLC**
Wellington Drive and Beechwood Valley Way

Project No. 1735
Score: 1 = 80
Date: July 10, 2025
Rockwood Land Services, LLC
24 Cobb Hill Road
Portland, VT 05048
rocksls@vermontel.net
(802)299-0042

Found Not Pile or Rebar	○ or described
Set Capped Rebar	○ as described
Computer Boundary Point	●
Boundary Line	—
Wire Fence	—+—
Edge of Pavement	—+—+—
Setback Limits	—+—+—+—
Utility Pole	—+—+—+—+—
Deed Reference	◇
Orange Plastic Rebar	Book, Page
Cap Stamped	7M, ROWARD
	537 NM 616

I hereby certify that to the best of my belief and knowledge a Vermont Rural Class Survey was completed on the acre parcels of Harford Lot 14-00027 000, as shown on this plat, in accordance with the requirements of 27 VSA 1409(b)-(8) and, except as noted, are consistent with the noted deeds and plans, which are the basis for this surveyor's opinion of the boundary line locations.

In addition I hereby certify the Survey meets the requirements of 27 VSA 1403(b)-(8).

TIMOTHY W. ROCKWOOD
LLS NO. 537



Revised July 17, 2025 - zoning, labels, lot numbers

Project No. 1735
Score: 1 = 80
Date: July 10, 2025
Rockwood Land Services, LLC
24 Cobb Hill Road
Portland, VT 05048
(802)299-0042
rocksls@vermontel.net

THIS PLAT IS APPROVED SUBJECT TO THE FINDINGS OF FACT
 & CONCLUSIONS OF LAW AND DECISION FOR THE SUBDIVISION
 APPROVAL NO. 11-18-97-30
 RECEIVED FOR RECORD
 HARTFORD TOWN CLERK'S OFFICE
 DATED 11-18-97 BY: [Signature]
 ATTACHED TO MAP NO. 113697
 ATTACHED TO MAP NO. 113697
 ATTACHED TO MAP NO. 113697

REMAINING LANDS
 BROWN
 LOT 14-0027-000
 75 ACRES (DEED)
 PRESUMPTIVE METHOD
 (NO SOURCES OF CONTRADICTION
 KNOWN, WHEN LOTS)

LOT 14-0007-001
 DAVID & SUSAN LAURIN
 P.O. BOX 1382
 W.R.L. VT. 05601
 VOL. 103, PG. 27

LOT 14-0027-001
 2.74 ACRES
 OR
 119,555 SQ. FT.
 SERVED BY R-O-W

LOT 14-0036-000
 WILLIAM LEWIS
 235 NORTH HARTLAND RD.
 W.R.L. VT. 05601
 VOL. 93, PG. 494

LOT 14-0037-000
 MICHAELE & TABATHA A. MANLEY
 P.O. BOX 342
 QUECHEE, VT. 05059
 VOL. 166, PG. 58

LOT 14-0036-000
 ROBERT C. MERRILL
 & LAWRENCE E. MERRILL
 9 CHANDLER FARM ROAD
 W.R.L. VT. 05601
 VOL. 79, PG. 590
 SERVED BY R-O-W

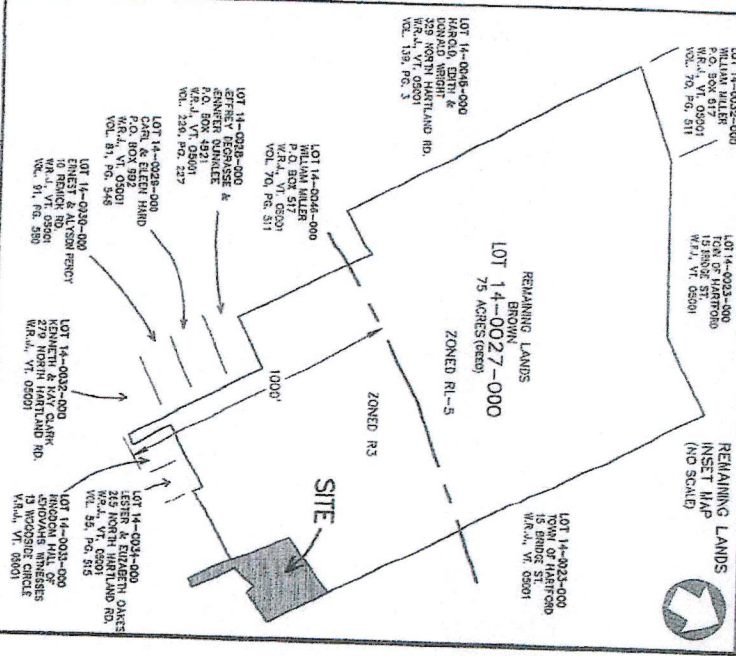
LOT 14-0037-000
 MICHAEL E. & TABATHA A. MANLEY
 P.O. BOX 342
 QUECHEE, VT. 05059
 VOL. 166, PG. 58

OWNERS OF RECORD
 DAVID C. & LINDA C. BROWN
 24 CRANE ROAD
 QUECHEE, VT. 05059
 VOL. 91, PG. 352

NOTES:
 1. BEARINGS REFERENCED TO MAGNETIC NORTH 1997.
 2. ELEVATIONS ARE FROM AN ASSUMED DATUM.

PLANS OF REFERENCE:
 1. SURVEY PLAT PREPARED FOR
 ROBERT C. MERRILL & LAWRENCE E. MERRILL
 ROUTE 5, HARTFORD, VT.
 DATED 7/20/97 BY: [Signature]
 2. SURVEY FOR
 ROBERT C. MERRILL & LAWRENCE E. MERRILL
 DATED 10/17/92 BY: [Signature]
 PROJ. NO. 45387

GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft.



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

349A19970818BrownDavidLinda

LEGEND
 Δ TRAVERSE POINT
 ○ AS INDICATED
 ○ 5/8" CAPPED REBAR TO BE SET
 ○ TEST PIT
 ○ PROPOSED DRILLED WELL

REMAINING LANDS
 BROWN
 LOT 14-0027-000
 75 ACRES (DEED)
 SERVED BY R-O-W

LOT 14-0036-000
 THOMAS & MARE ROBINS
 259 NORTH HARTLAND ROAD
 W.R.L. VT. 05601
 VOL. 78, PG. 590

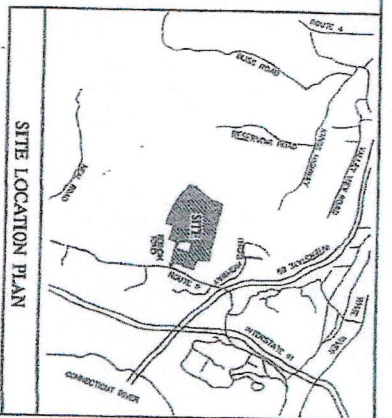
RECEIVED 10/10/97 C.M.H.
 HATHORN SURVEYS
 P.O. BOX 533
 WILDER, VERMONT 05088
 (802) 392-5101

DAVID C. & LINDA C. BROWN
 FOR
 U.S. ROUTE NO. 5
 HARTFORD, VERMONT
 SCALE: 1" = 40'
 DATE: 8/18/97 PREPARED BY: C.D. HOLZWARTH
 PROJECT NO. 113697 HATHORN SURVEYS

REC'D 12/18/97 at 2:50 PM

Attest: Thomas E. Conover, Asst. Town Clerk

349A



1. REFERENCE IS MADE TO THE FOLLOWING PLANS RECORDED IN THE HARTFORD VESSELS TONNAGE REPORTS

- [illegible]

DAVID C. & LINDA C. BROWN

US ROUTE 5 AND REMICK ROAD -- HAIRFORD, VERMONT

SCALE: 1"=200'

HATHORN SURVEYS
3050 HATFIELD AVENUE HATFIELD, MA 01833

(P.O. BOX 1942, WILDER, VERMONT 05086)

How Town Clerk 8821