



# Application for Boundary Line Adjustment

VERMONT

APPLICANT: David + Janet VanAlstyn e  
 MAILING ADDRESS: 924 Grafton RD Chester VT  
 PHONE: 802-875-3782 EMAIL: Janet.vanAlstyn e@gmail.com  
 PROPERTY LOCATION: 760 Grafton Road And 255 Linden way Ches  
 NUMBER OF LOTS TO BE AFFECTED BY BOUNDARY LINE ADJUSTMENT: \_\_\_\_\_  
 NAME AND MAILING ADDRESS OF ADDITIONAL PROPERTY OWNERS AFFECTED:

ACREAGE OF EACH LOT BEFORE AND AFTER ADJUSTMENT: \_\_\_\_\_  
3.29 Linden way will become 2.00 + -  
LOT 15-5-1 760 Grafton RD 2.32 acres  
To become 4.54 acres with new owner

- This application shall be submitted to the Zoning Administrator with the following: OF RIGHT OF WA
- A fee of \$200 payable to the Town of Chester.
  - A short narrative describing the subdivision
  - Authorization of applicant's representative (if appropriate).
  - 7 copies of a plot plan by a licensed surveyor containing the required information under Article 4.12.F (Required Submissions) and Article 4.13 (Boundary Line Adjustments) of the Chester Unified Development Bylaws.
  - A PDF of the plot plan.

A hearing before the Development Review Board will not be scheduled until the Zoning Administrator deems the application to be complete.

The undersigned authorizes the Zoning Administrator access, at reasonable times, to the property covered by this application, for the purposes of reviewing the application and ascertaining compliance with any permit issued.

APPLICANT SIGNATURE: David Van Alstyn DATE: 5-15-24

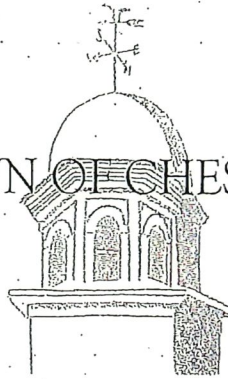
\*\*TO BE COMPLETED BY THE ZONING ADMINISTRATOR\*\*

PARCEL MAP #:	<u>42-20-15.5-1</u>	ZONING DISTRICT:	<u>R40</u>	FEE:	<u>\$200</u>	DRB CASE #:	<u>606</u>
	<u>42-20-15.800</u>	APPLICATION DEEMED COMPLETE:	<u>P. Bristow</u>			DATE:	<u>5/15/24</u>
			Zoning Administrator				

**THIS IS NOT A PERMIT. A PERMIT, IF GRANTED, WILL BE ISSUED SEPARATELY**

# EXHIBIT B

## TOWN OF CHESTER



PLANNING & ZONING  
556 Elm Street  
P.O. Box 370  
Chester, VT 05143

(802) 875-2173 office  
(802) 875-2237 fax  
[zoning@chestervt.gov](mailto:zoning@chestervt.gov)  
[www.chestervt.gov](http://www.chestervt.gov)

### TOWN OF CHESTER NOTICE OF HEARING FOR BOUNDARY LINE ADJUSTMENT

David and Janet Van Alstyne have applied for a Boundary Line Adjustment of their properties located at 924 Grafton Road and 121 Linden Way in the Town of Chester. The proposed Boundary Line Adjustment will reduce the land owned by Leslie Viets at 255 Linden Way by 1.29 acres and increase the lands owned by David and Janet Van Alstyne by 1.29 acres. No new parcel will be created.

The Town of Chester Development Review Board will meet at 924 Grafton Road at 4:45 PM on Monday, June 10, 2024, to conduct a site visit, and will hold a hearing on this application at 6:00 PM on Monday, June 10, 2023, at the Chester Town Hall at 556 Elm Street in Chester. A copy of the application and additional information may be obtained from the Zoning Administrator. Participation in this hearing in person, via Zoom videoconference, or in writing is a prerequisite to the right to take any subsequent appeal.

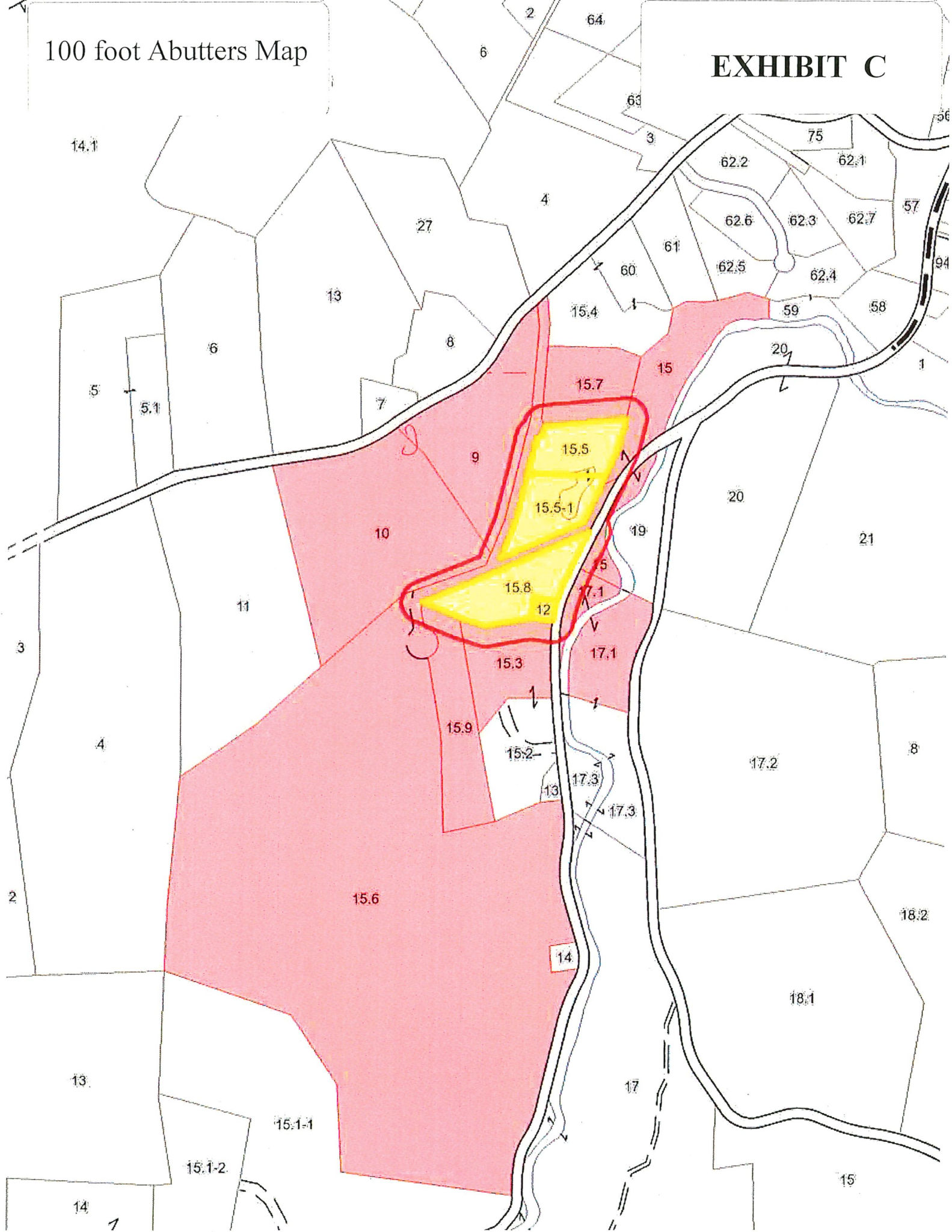
A link to participate in this hearing via Zoom videoconference may be found on the Town of Chester website home page at [www.chestervt.gov](http://www.chestervt.gov).

Dated at Chester, Vermont this 16<sup>th</sup> day of May 2024.

Preston Bristow  
Zoning Administrator  
(802) 875-2173  
[zoning@chestervt.gov](mailto:zoning@chestervt.gov)

100 foot Abutters Map

EXHIBIT C





# 100 foot Abutters List Report

Chester, VT  
May 21, 2024

MAILED 5/22/24

## EXHIBIT D

### Subject Properties:

Parcel Number: 422012  
CAMA Number: 422012  
Property Address: 924 GRAFTON ROAD

Mailing Address: VANALSTYNE, DAVID & JANET  
924 GRAFTON ROAD  
CHESTER, VT 05143

Parcel Number: 422015800  
CAMA Number: 422015800  
Property Address: 0 GRAFTON ROAD

Mailing Address: VIETS, LESLIE  
17 WILLIAMS TERRACE  
ROCKINGHAM, VT 05101

### Abutters:

Parcel Number: 422009  
CAMA Number: 422009  
Property Address: 523 DODGE ROAD

Mailing Address: BELLIN LIFE ESTATE, GEORGE J &  
DIANE M  
P O BOX 42 523 DODGE RD  
CHESTER, VT 05143

Parcel Number: 422010  
CAMA Number: 422010  
Property Address: 631 DODGE ROAD

Mailing Address: TAYLOR, BRANDON S HARRIS,  
KATRINA L  
631 DODGE ROAD  
CHESTER, VT 05143

Parcel Number: 422015  
CAMA Number: 422015  
Property Address: 0 GRAFTON ROAD

Mailing Address: MOORE, ANDREW  
742 GRAFTON ROAD  
CHESTER, VT 05143

Parcel Number: 422015300  
CAMA Number: 422015300  
Property Address: 1072 GRAFTON ROAD

Mailing Address: THOMPSON WOODMONT REALTY LLC  
12 COOLIDGE DRIVE  
ACTON, MA 01720

Parcel Number: 422015600  
CAMA Number: 422015600  
Property Address: 1258 GRAFTON ROAD

Mailing Address: MANASEK, JARED CAREY, KASTEN  
870 RIVERSIDE DRIVE  
NEW YORK, NY 10032

Parcel Number: 422015700  
CAMA Number: 422015700  
Property Address: 83 LINDEN WAY

Mailing Address: PARKER, GARY JOHN & WILMA LOUISE  
17 DODGE ROAD  
CHESTER, VT 05143

Parcel Number: 422015900  
CAMA Number: 422015900  
Property Address: 0 DODGE ROAD

Mailing Address: SPANGLER, TODD A & ELIZABETH  
36 STRAITSVILLE RD  
PROSPECT, CT 06712-1525

Parcel Number: 432017100  
CAMA Number: 432017100  
Property Address: 292 QUARRY ROAD

Mailing Address: WARRINGTON, DUSTIN R & JILLIAN L  
ALLISON  
292 QUARRY ROAD  
CHESTER, VT 05143



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

5/21/2024

# EXHIBIT E

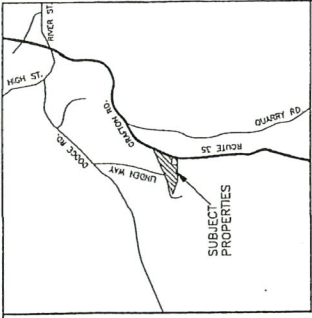
Van Alstyne – Viets Boundary Line Adjustment

Zoning District R40

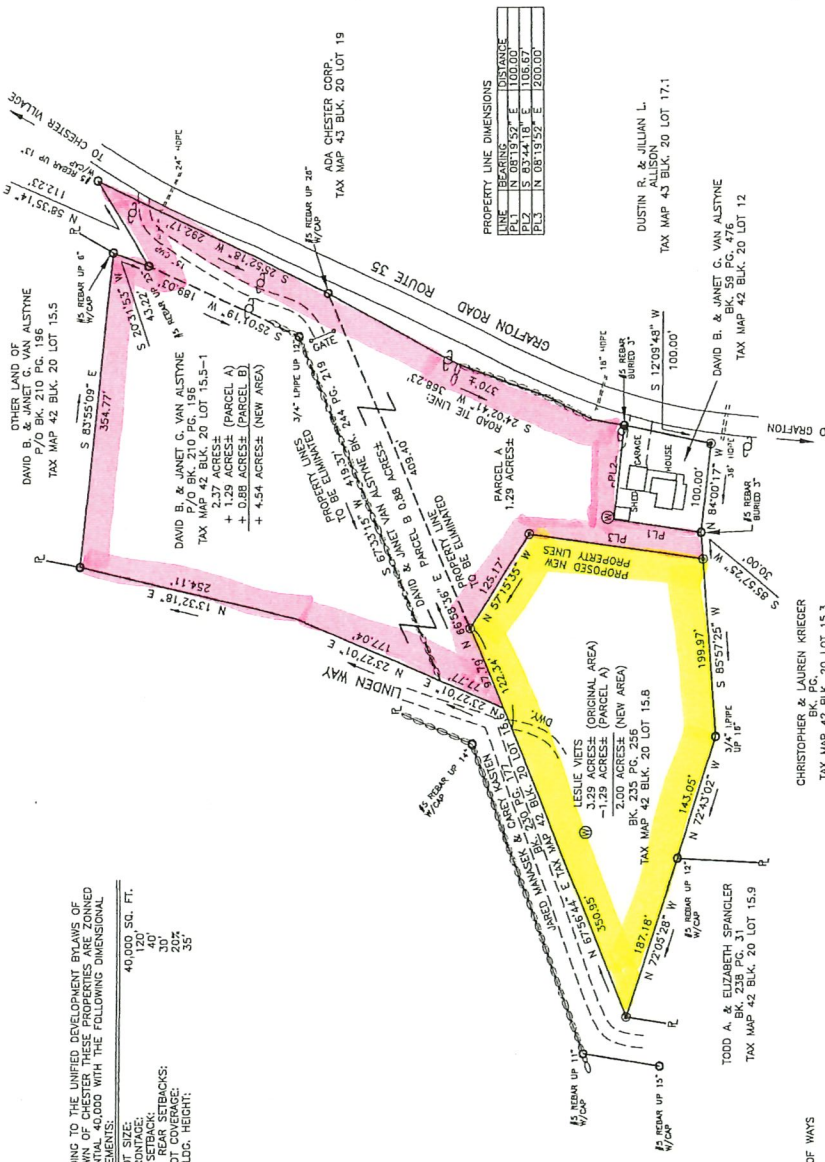
Minimum Lot Size: 40,000 square feet or 0.92 acres

<b>Owner</b>	<b>Parcel ID</b>	<b>Original Area</b>	<b>Area Change</b>	<b>New Area</b>
Leslie Viets	42-20-15.800	3.29 Acres	- 1.29 acres	2.00 Acres
Van Alstyne ROW (formerly Manasek & Carey)	none	0.88 acres	- 0.88 acres	0
David & Janet Van Alstyne	42-20-15.5-1	2.37 Ares	+ 1.17 acres	4.54 Acres

# EXHIBIT F



LOCATION MAP



PROPERTY LINE DIMENSIONS

LINE	BEARING	DISTANCE
PL1	N 08°19'52" E	100.00
PL2	S 83°44'18" E	106.67
PL3	N 08°19'52" E	200.00

### NOTES

- METHOD OF SURVEY: OPUS ADJUSTED R.T.K. G.P.S.
- BEARINGS ARE IN RELATION TO VERMONT GRID NORTH.
- ALL PROPERTIES MAY BE SUBJECT TO EASEMENTS OR RIGHTS OF WAYS
- THE PURPOSE OF THIS PLAN IS TO ADJUST THE BOUNDARIES BETWEEN PROPERTIES OF VIETS AND VAN ALSTYNE AND TO ANNEX PARCEL A & B TO TAX MAP 42 BLK. 20 LOT 15.3-1 (VAN ALSTYNE).

### REFERENCE PLAN

- PLAN SHOWING SUBDIVISION OF LOTS 15.5 & BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 15.5 & 15.7.2 & BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 15.2, 15.3, 15.6 & 15.9 PROPERTY OF ADA CHESTER CORP., DODGE RD. & ROUTE 35, CHESTER, VT., DATED 10/10/2007, REV. DATE 5/27/2008, DWG. NO. 2550-6, PREPARED BY GREENWEG ASSOC.

### CHESTER DEVELOPMENT REVIEW BOARD APPROVAL

APPROVED BY THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF CHESTER, VERMONT, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID APPROVAL.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ ON BEHALF OF THE CHESTER DEVELOPMENT REVIEW BOARD.

### LEGEND

- REBAR TO I
- IRON PIN FOUND
- STONE WALL
- UTILITY POLE
- HIGHWAY R.O.W. LIMITS
- PRIVATE R.O.W. LIMITS
- PROPERTY LINE
- DEED REFERENCE
- PROPERTY LINE
- PART OF
- DRILLED WELL



PLAN SHOWING A BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OF

DAVID B. & JANET G. VAN ALSTYNE  
924 GRAFTON ROAD  
AND PROPERTY OF  
LESLIE VIETS

### CERTIFICATION

IN MY OPINION AND TO THE BEST OF MY KNOWLEDGE THIS PLAN IS CORRECT AND ACCURATE AND I HAVE ABSTRACTED FROM THE TOWN OF CHESTER LAND RECORDS AND PHYSICAL EVIDENCE FOUND IN THE FIELD.

*Christopher T. Paton*

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

CHESTER, VERMONT

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

DATE: 5/27/24 SCALE: 1"=100'  
DRAWN BY: JMC CK'D BY: CTP  
SURVEYED BY: CP, JC

PROJECT NO. 2024-049



# Application for Subdivision

VERMONT

APPLICANT: LINDA K. SMITH

MAILING ADDRESS: 379 COACH RD. CHESTER, VT. 05143

PHONE: 802.376.4657 EMAIL: PRINTSRUS@VERMONTTEL.NET

PROPERTY LOCATION: 379 COACH RD.

PROPERTY OWNER (if different from applicant): \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

TOTAL ACRES OF PROPERTY BEFORE SUBDIVISION: No Change

TOTAL NUMBER OF LOTS AND ACRES OF EACH LOT AFTER SUBDIVISION: \_\_\_\_\_  
Relocation of Right of Way.

This application shall be submitted to the Zoning Administrator with the following:

- A fee of \$200 plus \$25 per lot payable to the Town of Chester.
- A short narrative describing the subdivision
- Authorization of applicant's representative (if appropriate).
- 7 copies of a plot plan by a licensed surveyor containing the required information under Article 4.12.F (Subdivision Review Procedures: Required Submissions) and Article 5 (Subdivision Review Standards) of the Chester Unified Development Bylaws.
- A PDF of the plot plan.
- Driveway access permit(s) for any new driveways.
- Wastewater and Water Supply permits for each new lot.

A hearing before the Development Review Board will not be scheduled until the Zoning Administrator deems the application to be complete.

The undersigned authorizes the Zoning Administrator access, at reasonable times, to the property covered by this application, for the purposes of reviewing the application and ascertaining compliance with any permit issued.

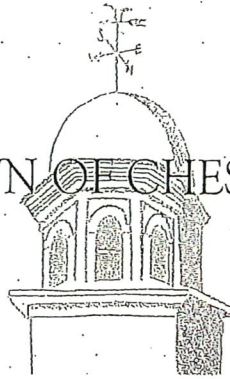
APPLICANT SIGNATURE: Linda K. Smith DATE: 5/14/24

**\*\*TO BE COMPLETED BY THE ZONING ADMINISTRATOR\*\***

PARCEL MAP #: <u>57-50-01.100</u>	ZONING DISTRICT: <u>R40</u>	FEE: <u>\$200</u>	DRB CASE #: <u>607</u>
APPLICATION DEEMED COMPLETE: <u>P. Brewster</u>		DATE: <u>5/14/24</u>	
Zoning Administrator			

**THIS IS NOT A PERMIT. A PERMIT, IF GRANTED, WILL BE ISSUED SEPARATELY**

## TOWN OF CHESTER



PLANNING & ZONING  
556 Elm Street  
P.O. Box 370  
Chester, VT 05143

(802) 875-2173 office  
(802) 875-2237 fax  
[zoning@chestervt.gov](mailto:zoning@chestervt.gov)  
[www.chestervt.gov](http://www.chestervt.gov)

### TOWN OF CHESTER NOTICE OF HEARING FOR SUBDIVISION PERMIT

Linda Smith has applied to amend a Subdivision Permit for a property located at 379 Coach Road in the Town of Chester. The proposed subdivision amendment will relocate a driveway right-of-way across an approved lot of 13.53 to access an approved lot of 12.51 acres.

The Town of Chester Development Review Board will conduct a site visit at 5:15 PM on Monday, June 10, 2024, at 379 Coach Road and will hold a hearing on this application at 6:00 PM on Monday, June 10, 2024, at the Chester Town Hall at 556 Elm Street in Chester. A copy of the application and additional information may be obtained from the Zoning Administrator. Participation in this hearing is a prerequisite to the right to take any subsequent appeal.

A link to participate in this hearing via Zoom videoconference may be found on the Town of Chester website home page at [www.chestervt.gov](http://www.chestervt.gov).

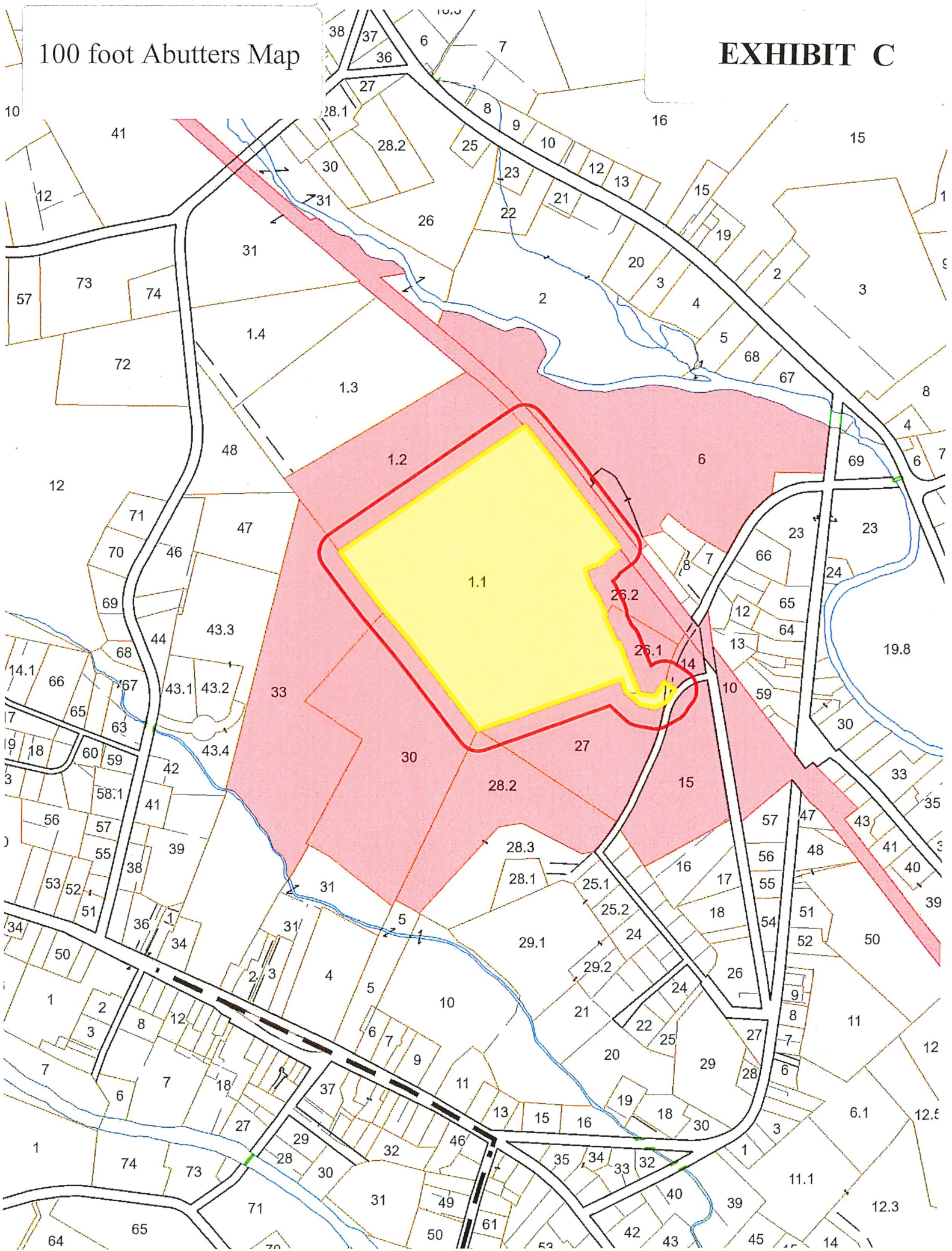
Dated at Chester, Vermont this 16<sup>th</sup> day of May 2024.

Preston Bristow  
Zoning Administrator  
(802) 875-2173  
[zoning@chestervt.gov](mailto:zoning@chestervt.gov)



100 foot Abutters Map

EXHIBIT C





# 100 foot Abutters List Report

Chester, VT  
May 21, 2024

# EXHIBIT D

MAILED 5/22/24

### Subject Property:

Parcel Number: 575001100  
CAMA Number: 575001100  
Property Address: 379 COACH ROAD

Mailing Address: SMITH LIFE ESTATE, LINDA K & OMAR  
AUSTIN (1/2 LE)  
379 COACH ROAD  
CHESTER, VT 05143

### Abutters:

Parcel Number: 575001200  
CAMA Number: 575001200  
Property Address: 135 STONEHEDGE LANE

Mailing Address: DACUNTO HEATHER M  
23 CHAMBERLAIN COURT  
CHESHIRE, CT 06410-3580

Parcel Number: 575006  
CAMA Number: 575006  
Property Address: 475 FIRST AVENUE

Mailing Address: CURRAN, MARK J STRAUB, MARGARET  
M  
475 FIRST AVENUE  
CHESTER, VT 05143

Parcel Number: 575014  
CAMA Number: 575014  
Property Address: 418 COACH ROAD

Mailing Address: RUDMAN, MITCHELL J  
P O BOX 359  
CHESTER, VT 05143

Parcel Number: 575015  
CAMA Number: 575015  
Property Address: 300 COACH ROAD

Mailing Address: PIERCE, LAWRENCE LIPTON, CHERYL  
JOY  
300 COACH ROAD  
CHESTER, VT 05143

Parcel Number: 575026100  
CAMA Number: 575026100  
Property Address: 403 COACH ROAD

Mailing Address: COLE, JAMES  
403 COACH ROAD  
CHESTER, VT 05143

Parcel Number: 575026200  
CAMA Number: 575026200  
Property Address: 419 COACH ROAD

Mailing Address: WHITE, STEVEN F  
290 WILBERT ROAD  
STAR, NC 27356

Parcel Number: 575027  
CAMA Number: 575027  
Property Address: 251 COACH ROAD

Mailing Address: LAUREN LIFE ESTATE, KARL & KELLEY  
251 COACH ROAD  
CHESTER, VT 05143-8990

Parcel Number: 575028200  
CAMA Number: 575028200  
Property Address: 223 COACH ROAD

Mailing Address: CONZELMANN, KEVIN R  
P O BOX 649  
CHESTER, VT 05143

Parcel Number: 575030  
CAMA Number: 575030  
Property Address: 0 MAIN STREET

Mailing Address: CHESTER TOWN  
P O BOX 370  
CHESTER, VT 05143

Parcel Number: 575033  
CAMA Number: 575033  
Property Address: 308 MAIN STREET

Mailing Address: STEWART III, HUZON J & GAIL R  
P O BOX 465  
CHESTER, VT 05143



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

## EXHIBIT E

We seek to relocate the right-of-way for a driveway to provide access to our newly created Lot 1 which was approved by the DRB in 2023. Both Lot 1 (for sale) and Lot 2 (to be retained) will remain the same.

We request approval to relocate the approximately 200-foot long by 50-foot-wide right-of-way as previously approved following a woods road to an approximately 200-foot long by 50-foot-wide right-of-way following our existing driveway and to add an additional 185.83-foot long by 50-foot-wide right-of-way.

The reason for this change is for the ease and cost of construction of the driveway to access the newly created Lot 1.

Linda Smith & Omar Austin

5/14/24

\*APPROVED BY THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF CHESTER, VERMONT AS PER FINDINGS OF FACT,  
 DATED \_\_\_\_\_ DAY OF \_\_\_\_\_ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID FINDINGS.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BY \_\_\_\_\_

DEVELOPMENT REVIEW BOARD\*

N/F  
 HEATHER MARIE DACUNTO  
 135 STONEHEDGE LANE  
 TAX MAP ID 57-50-01.2  
 B 208, P 85

N/F  
 HUZON & GAIL ROUSE STEWART  
 308 MAIN ST  
 TAX MAP ID 57-50-33  
 B 99, P 103

N/F  
 TOWN OF CHESTER  
 TAX MAP ID 57-50-30  
 B 37, P 228

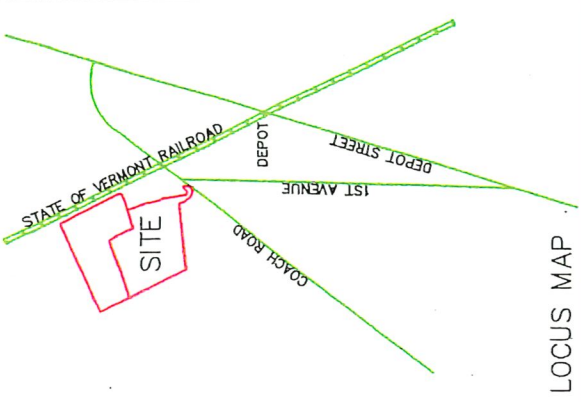
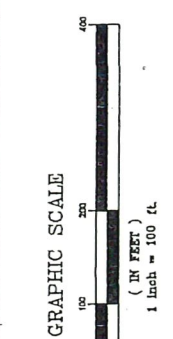
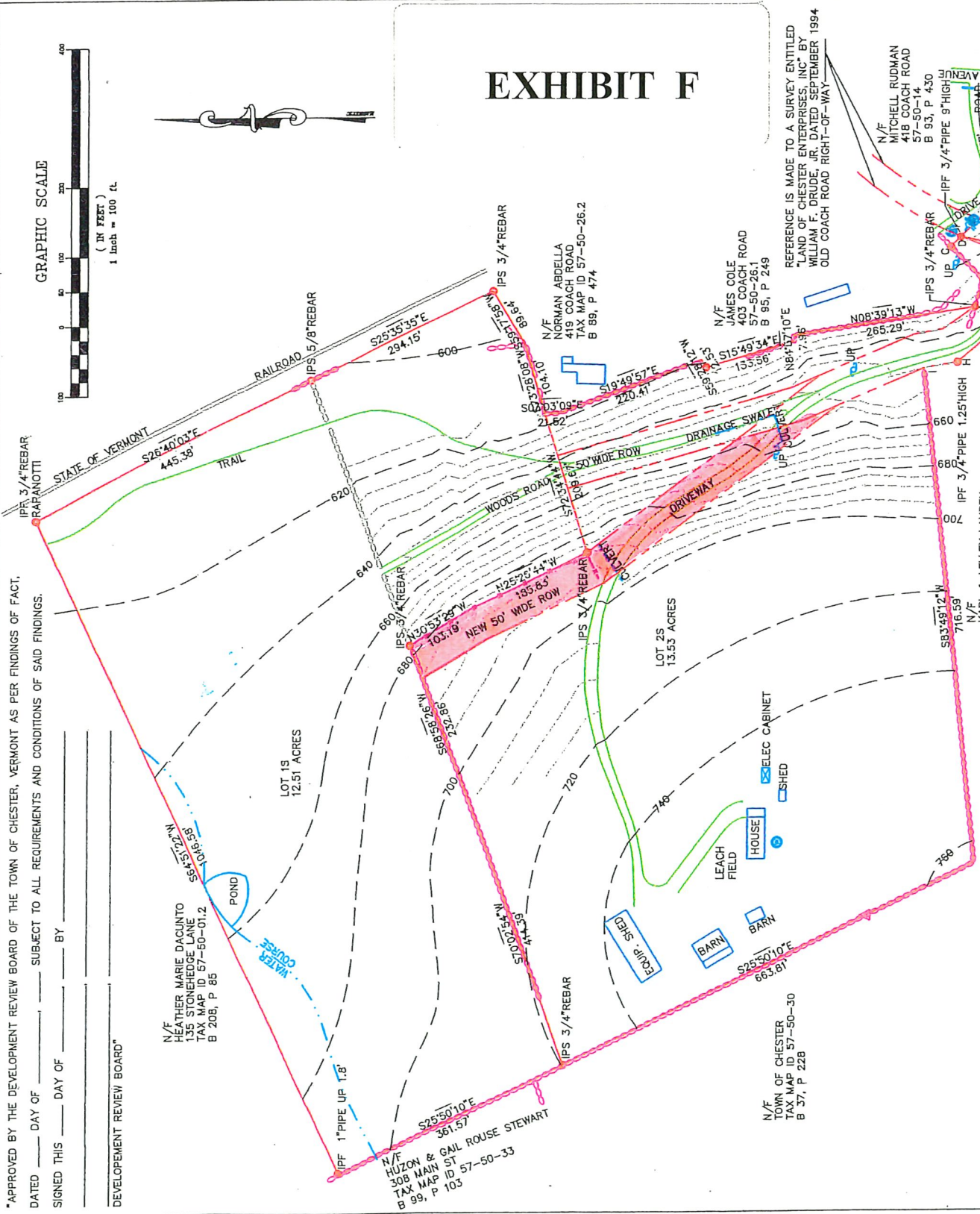
N/F  
 KARL & KELLEY LAUREN  
 251 COACH ROAD  
 TAX MAP ID 57-50-27  
 B 229, P 241

N/F  
 MITCHELL RUDMAN  
 418 COACH ROAD  
 57-50-14  
 B 93, P 430

REFERENCE IS MADE TO A SURVEY ENTITLED  
 "LAND OF CHESTER ENTERPRISES, INC." BY  
 WILLIAM F. DRUDE, JR., DATED SEPTEMBER 1994  
 OLD COACH ROAD RIGHT-OF-WAY

NOTES:  
 1. PROPERTY IS LOCATED IN THE RESIDENTIAL 40,000 (R40) DISTRICT WHICH REQUIRES A MINIMUM LOT SIZE OF 40,000 SQUARE FEET,  
 A MINIMUM LOT FRONTAGE OF 120 FT., AND A MINIMUM FRONT SETBACK IS 40 FT., AND MINIMUM SIDE AND REAR SETBACK OF 30 FT.  
 2. PROPOSED ROW DOES NOT EXCEED A GRADE OF 15%  
 3. IF LOT IS CONVERTED WITHOUT A VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT THE DEED SHALL CONTAIN THE FOLLOWING LANGUAGE:  
 "NOTICE OF PERMIT REQUIREMENTS: IN ORDER TO COMPLY WITH APPLICABLE STATE RULES CONCERNING POTABLE WATER SUPPLIES AND WASTEWATER SYSTEMS, A PERSON SHALL  
 NOT CONSTRUCT OR ERECT ANY STRUCTURE OR BUILDING ON THE LOT OF LAND DESCRIBED IN THIS DEED IF THE USE OR USEFUL OCCUPANCY OF THAT STRUCTURE OR BUILDING  
 WILL REQUIRE THE INSTALLATION OR CONNECTION TO A POTABLE WATER SUPPLY OF WASTEWATER SYSTEM, WITHOUT FIRST COMPLYING WITH THE APPLICABLE RULES AND OBTAINING  
 ANY REQUIRED PERMIT. ANY PERSON WHO OWNS THIS PROPERTY ACKNOWLEDGES THAT THIS LOT MAY NOT BE ABLE TO MEET STATE STANDARDS FOR A POTABLE WATER SUPPLY  
 OR WASTEWATER SYSTEM AND THEREFORE THIS LOT MAY NOT BE ABLE TO BE IMPROVED."

# EXHIBIT F



## LOCUS MAP

LEGEND

	BOUNDARY LINE
	STONE WALL
	IRON PIN FOUND
	IRON SET 5/8" REBAR
	UP
	UTILITY POLE
	OHW
	OVERHEAD WIRE
	HYDRANT
	WATER MANHOLE/GATE VALVE

## CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE AND BELIEF,  
 THIS PLAN MEETS THE REQUIREMENTS AS SET  
 FORTH IN TITLE 27, CHAPTER 17, §§1403, V.S.A.

## NOTES:

- BEARINGS SHOWN HEREON ARE MAGNETIC.
- THIS PLAN IS BASED IN PART ON AN ELECTRONIC DISTANCE MEASURE TOTAL STATION SURVEY.
- DEED REFERENCE FOR SUBJECT PARCEL B 230.P 76
- \*OMAR AUSTIN\* DATED: JUNE 9, 1987 D.W.C.
- TOTAL ACREAGE TO BE SUBDIVIDED IS 26.04 ACRES

PROPOSED SUBDIVISION OF LAND  
 JODIE UNDERWOOD & JAYSON SMITH  
 (LINDA SMITH & OMAR AUSTIN,  
 ENHANCED LIFE ESTATE)  
 379 COACH ROAD  
 CHESTER, VERMONT  
 TAX MAP ID 57-50-01.1

COLEMAN SURVEYS, INC.  
 630 SKITCHEWAUG TRAIL  
 SPRINGFIELD, VERMONT 05156  
 TEL. (802) 885-9526  
 DWG. NO. 2022-924  
 SCALE: 1" = 100'  
 DATE: APRIL 11, 2023  
 REV: MAY 5, 2023 PER DRB CHECKLIST

5/15/24



# Application for Subdivision

VERMONT

APPLICANT: BETSY HART

MAILING ADDRESS: 69 WILLARD RD., CHESTER, VT 05143

PHONE: 832-330-3611 EMAIL: KRUZ1015@yahoo.com

PROPERTY LOCATION: 69 WILLARD RD., CHESTER

PROPERTY OWNER (if different from applicant): SAME AS ABOVE

MAILING ADDRESS: SAME

PHONE: SAME EMAIL: SAME

TOTAL ACRES OF PROPERTY BEFORE SUBDIVISION: 9±

TOTAL NUMBER OF LOTS AND ACRES OF EACH LOT AFTER SUBDIVISION: \_\_\_\_\_

2 LOTS  
1 LOT 3± ACRES ; 1 LOT 6± ACRES

This application shall be submitted to the Zoning Administrator with the following:

- A fee of \$200 plus \$25 per lot payable to the Town of Chester.
- A short narrative describing the subdivision
- Authorization of applicant's representative (if appropriate).
- 7 copies of a plot plan by a licensed surveyor containing the required information under Article 4.12.F (Subdivision Review Procedures: Required Submissions) and Article 5 (Subdivision Review Standards) of the Chester Unified Development Bylaws.
- A PDF of the plot plan.
- Driveway access permit(s) for any new driveways.
- Wastewater and Water Supply permits for each new lot.

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The undersigned authorizes the Zoning Administrator access, at reasonable times, to the property covered by this application, for the purposes of reviewing the application and ascertaining compliance with any permit issued.

APPLICANT SIGNATURE: Betsy Hart DATE: 5/15/2024

\*\*TO BE COMPLETED BY THE ZONING ADMINISTRATOR\*\*

PARCEL MAP #: <u>28-20-11</u>	ZONING DISTRICT: <u>R120</u>	FEE: <u>\$250</u>	DRB CASE #: <u>608</u>
APPLICATION DEEMED COMPLETE: <u>P. Bristow</u>		DATE: <u>5/24/24</u>	
Zoning Administrator			

**THIS IS NOT A PERMIT. A PERMIT, IF GRANTED, WILL BE ISSUED SEPARATELY**

## EXHIBIT B

PLANNING & ZONING  
556 Elm Street  
P.O. Box 370  
Chester, VT 05143



(802) 875-2173 office  
(802) 875-2237 fax  
[zoning@chestervt.gov](mailto:zoning@chestervt.gov)  
[www.chestervt.gov](http://www.chestervt.gov)

### TOWN OF CHESTER NOTICE OF HEARING FOR SUBDIVISION PERMIT

Betsy Hart has applied for a Subdivision Permit for a property located at 69 Willard Road in the Town of Chester. The proposed minor subdivision will divide an existing parcel of 8.78 acres into two lots of 3.02 and 5.76 acres.

The Town of Chester Development Review Board will conduct a site visit at 5:35 PM on Monday, June 10, 2024, at 69 Willard Road and will hold a hearing on this application at 6:00 PM on Monday, June 10, 2024, at the Chester Town Hall at 556 Elm Street in Chester. A copy of the application and additional information may be obtained from the Zoning Administrator. Participation in this hearing is a prerequisite to the right to take any subsequent appeal.

A link to participate in this hearing via Zoom videoconference may be found on the Town of Chester website home page at [www.chestervt.gov](http://www.chestervt.gov).

Dated at Chester, Vermont this 16<sup>th</sup> day of May 2024.

Preston Bristow  
Zoning Administrator  
(802) 875-2173  
[zoning@chestervt.gov](mailto:zoning@chestervt.gov)



# 100 foot Abutters List Report

Chester, VT  
May 21, 2024

MAILED 5/22/24

## EXHIBIT C

### Subject Property:

Parcel Number: 282011  
CAMA Number: 282011  
Property Address: 69 WILLARD ROAD

Mailing Address: OLSON, BETSY L  
69 WILLARD ROAD  
CHESTER, VT 05143-9409

### Abutters:

Parcel Number: 282005  
CAMA Number: 282005  
Property Address: 28 BAILEYS MILLS ROAD

Mailing Address: RUSHTON, MARK & SUSAN  
1440 ROUTE 121 E  
GRAFTON, VT 05146

Parcel Number: 282008100  
CAMA Number: 282008100  
Property Address: 1324 VT RT 103 NORTH

Mailing Address: LABARGE, SUSAN C  
1324 VT RT 103 NORTH  
CHESTER, VT 05143

Parcel Number: 282010  
CAMA Number: 282010  
Property Address: 23 WILLARD ROAD

Mailing Address: SIMKO, JOHN JAMES C/O WESTON  
KITCHENS  
62 BLOSSOM LANE  
GROTON, MA 01450

Parcel Number: 282012  
CAMA Number: 282012  
Property Address: 85 BAILEYS MILLS ROAD

Mailing Address: COLE, DENNIS O  
85 BAILEYS MILLS ROAD  
CHESTER, VT 05143

Parcel Number: 525009200  
CAMA Number: 525009200  
Property Address: 0 COLBURN ROAD

Mailing Address: CHESTER, TOWN  
P O BOX 370  
CHESTER, VT 05143

Parcel Number: 525009300  
CAMA Number: 525009300  
Property Address: 32 COLBURN ROAD

Mailing Address: ROBERTSON, TIMOTHY  
PO BOX 884  
CHESTER, VT 05143

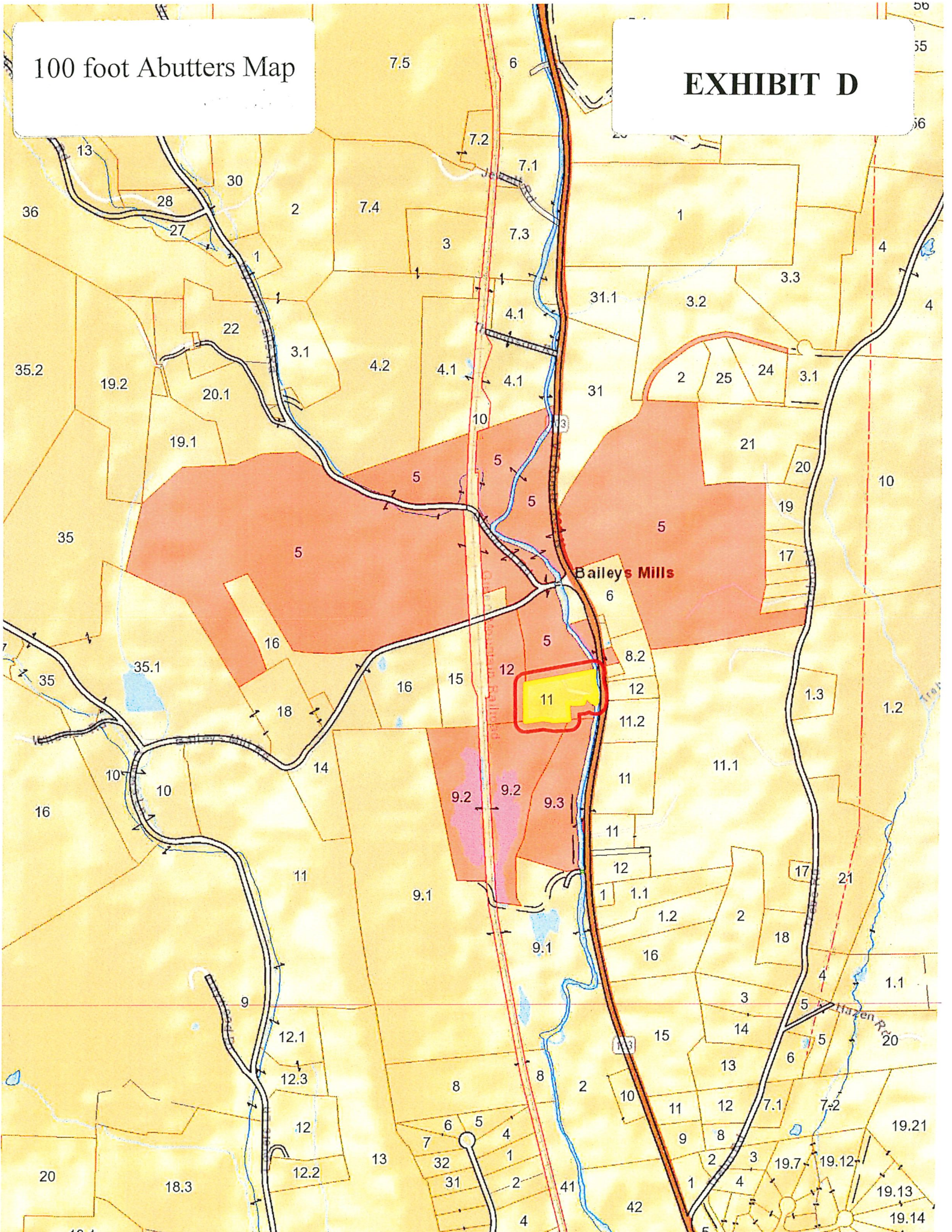


www.cai-tech.com

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100 foot Abutters Map

EXHIBIT D





# EXHIBIT E

I would like to subdivide my 9± acre property at 69 Willard Road into Lot 1 of 3+ acres with my existing primary dwelling and Lot 2 of 6± acres with my existing guest house.

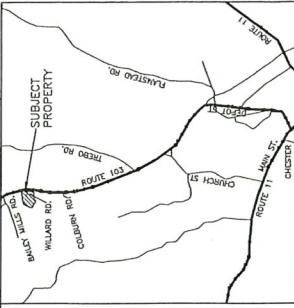
My property is accessed by Willard Road, Town Highway #118, and my surveyor has indicated where the town road ends on my property. According to the survey, Lot 1 would have 110 feet of frontage on Willard Road and Lot 2 would have 116 feet of frontage.

The R120 zoning district where my property is located requires a minimum lot frontage of 200 feet. I am requesting a waiver of that requirement because of the special circumstance that driveways to the primary dwelling and guest house already exist and the purposes for the 200 feet of frontage (to guarantee adequate driveway access and to lower density by spreading houses out) are being met.

I am aware that I may need a state subdivision permit and that my septic permit may need to be amended.

Betsy Hart

5/15/24



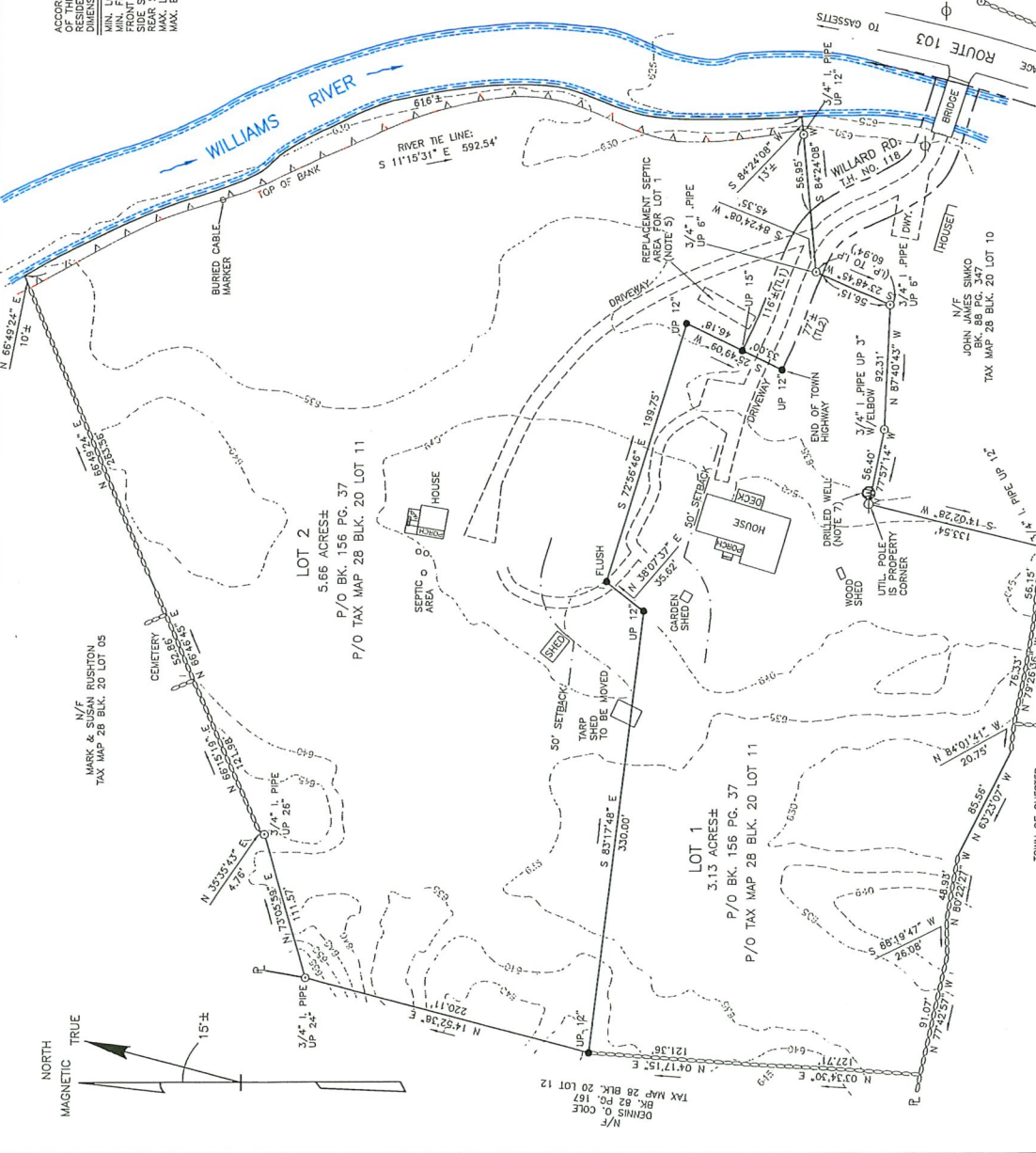
— LOCATION MAP —  
BOUNDARIES BASED ON DEEDS OF RECORD, MONUMENTATION FOUND, AND SURVEY PLANS REFERENCED HEREON.

1. BOUNDARIES BASED ON DEEDS OF RECORD, MONUMENTATION FOUND, AND SURVEY PLANS REFERENCED HEREON.  
 2. REFERENCE IS MADE TO THE FOLLOWING SURVEY PLANS:  
 A.) "PROPERTY OF ROY E. & LEOLA M. WILLARD, CHESTER, VT." DATED 6/15/1972, PREPARED BY SOUTHERN VERMONT SURVEYS, VT., PORTION OF THE LAND OF ROY & LEOLA WILLARD, CHESTER, VT." DATED 12/7/1979, PREPARED BY WILLIAM F. DRUDE, JR., L.S., "PROPERTY OF HERBERT D. & JOSEPHINE L. ADAMS, CHESTER, VT." DATED 11/7/86, REV. DATE 11/28/88, DWG. NO. 1821-86, PREPARED BY SOUTHERN VERMONT SURVEYS.  
 3. SURVEY COMPLETED BY A CLOSED AND ADJUSTED TOTAL STATION TRAVERSE.  
 4. BEARINGS ARE IN RELATION TO A 5/1/2024 MAGNETIC OBSERVATION.  
 5. LOT 1 SHALL INCLUDE AND LOT 2 SHALL BE SUBJECT TO AN EASEMENT FOR A REPLACEMENT SEPTIC AREA FOR THE HOUSE ON LOT 1.  
 6. LOT 1 SHALL BE SUBJECT TO AND LOT 2 SHALL INCLUDE WATER RIGHTS TO THE DRILLED WELL ON LOT 1.  
 7. THIS PROPERTY IS SUBJECT TO A 50' WIDE UTILITY EASEMENT DEEDED TO C.V.P.S.C. IN BK. 47 PG. 7.  
 8. LOT 1 IS SUBJECT TO AND THE PROPERTY OF SIMKO INCLUDES THE RIGHT TO THE SHARED WELL AS AGREED TO IN BK. 77 PG. 74.  
 9. A STATE OF VERMONT AGENCY OF NATURAL RESOURCES WATER/WASTE WATER PERMIT HAS BEEN ISSUED FOR THIS PROPERTY SEE PERMIT #WV-2-6316.  
 10. FOR SITE, SEPTIC AND WELL DETAILS SEE WATER/WASTE WATER PLANS PREPARED BY RAPANOTTI SEPTIC DESIGN PROJ. NO. 20-605.  
 11. THE APPROXIMATE 5 FT. CONTOUR INTERVALS SHOWN HEREON WERE TAKEN FROM THE V.G.C.I. WEBSITE.  
 12. THESE PROPERTIES TOTAL 8.78 ACRES± PRIOR SUBDIVISION.

ACCORDING TO THE UNITED DEVELOPMENT BYLAWS OF THE TOWN OF CHESTER, THIS PROPERTY IS ZONED RESIDENTIAL 200.00 (R100) WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:

MIN. LOT SIZE:	3 ACRES
MIN. FRONTAGE:	200'
FRONT SETBACK:	50'
REAR SETBACK:	50'
MAX. LOT COVERAGE:	10%
MAX. BLDG. HEIGHT:	35'

LINE	BEARING	DISTANCE
T.L.1	N 63°51'48" W	114.97'
T.L.2	S 67°07'54" E	76.51'



DEVELOPMENT REVIEW BOARD

GRAPHIC SCALE: 60' 0' 60' 120' 180' 240'

APPROVED BY THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF CHESTER, VERMONT AS PER FINDINGS-OF-FACT, DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID FINDINGS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

DBS SURVEYS, INC.  
39 MAPLE STREET  
MOUNTAIN SPRINGFIELD  
VERMONT 05150-9749  
802-886-2369

SUBDIVISION OF PROPERTY OF  
**BETSY L. HART**  
69 WILLARD ROAD

CHESTER,	VERMONT
DATE: 6/5/2024	SCALE: 1"=60'
SURVEY CHIEF: D.B.S.	DRAWN BY: J.W.C.
CHECKED BY: D.B.S.	DWG. NO. 24-1414

- LEGEND —
- EXISTING IRON PIN OR PIPE
  - IRON PIN SET (#5 REBAR W/CAP)
  - STONE WALL
  - R.O.W.
  - RIGHT-OF-WAY
  - HIGHWAY R.O.W. - LIMITS
  - BK. 156 PG. 37 LAND RECORD REFERENCE
  - N/F OR FORMERLY
  - UTILITY POLE
  - DRILLED WELL
  - PROPERTY LINE
  - TOP OF BANK
  - SETBACK LIMITS
  - APPROX. 5 FT. CONTOUR INTERVAL

I CERTIFY THIS PLAN TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AS NOTED.

VT. L.L.S. NO. 623