



VERMONT

Application for Boundary Line Adjustment

APPLICANT: DiBernardo Associates, LLC

MAILING ADDRESS: PO Box 52 BELLows FALLS, VT 05101

PHONE: 802-376-9009 EMAIL: joe.dibo@comcast.net

PROPERTY LOCATION: CORNER OF CHURCH ST. & MEADOW Rd.

NUMBER OF LOTS TO BE AFFECTED BY BOUNDARY LINE ADJUSTMENT: 3

NAME AND MAILING ADDRESS OF ADDITIONAL PROPERTY OWNERS AFFECTED:
JOSHUA A. GORHAM 230 SOUTH CAROLINA AVENUE SE WASHINGTON, DC 20003
NICHOLAS & BEVERLY BOKE 50 MEADOW Rd. CHESTER, VT 05143
ANDREW & ELIZABETH BROTHERS 70 MEADOW Rd. CHESTER, VT 05143

ACREAGE OF EACH LOT BEFORE AND AFTER ADJUSTMENT:
LOT 63 = ^{0.7} 2.04 EXISTING ^{1.34} 1.12 Proposed. (57-50-63)
LOT 64 = 0.40 EXISTING 0.54 Proposed. (57-50-64)
LOT 65 = 0.48 EXISTING 0.56 Proposed (57-50-65)

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

- 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.

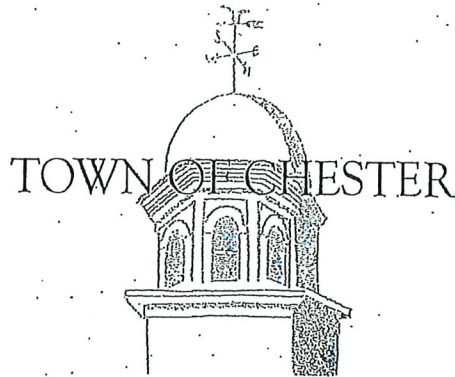
The undersigned authorizes the Zoning Administrator access, at reasonable times, to the property covered by this application, for the purposes of reviewing the application and ascertaining compliance with any permit issued.

APPLICANT SIGNATURE: [Signature] DATE: 6/2/22

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

PARCEL MAP #: <u>57-50-64/65/67</u>	ZONING DISTRICT: <u>VC & R40</u>	FEE: <u>\$200</u>	DRB CASE #: <u>580</u>
APPLICATION DEEMED COMPLETE: <u>P. Bristow</u>		DATE: <u>6/13/22</u>	
Zoning Administrator			

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



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

(802) 875-2173 office
(802) 875-2237 fax
zoning@chestervt.gov
www.chestervt.gov

TOWN OF CHESTER
NOTICE OF HEARING FOR BOUNDARY LINE ADJUSTMENT

Joshua Gorham has applied for a Boundary Line Adjustment for a property located at 187 Church Street in the Town of Chester. The proposed Boundary Line Adjustment will result in the property owned by Joshua Gorham being reduced by 0.22 acres, the property of Nicholas and Beverly Boke located at 50 Meadow Road increasing by 0.14 acres, and the property of Andrew and Elizabeth Brothers located at 70 Meadow Road increasing by 0.08 acres.

The Town of Chester Development Review Board will conduct a site visit at 5:30 PM on Monday, July 11, 2022, at 187 Church Street and will hold a hearing on this application at 6:00 PM on Monday, July 11, 2022, 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.

Dated at Chester, Vermont this 22nd day of June 2022.

Preston Bristow
Zoning Administrator
(802) 875-2173
zoning@chestervt.gov

Project Narrative

Nicholas & Beverly Boke (TM #575064) are proposing to expand their property by purchasing 0.14 acres from Joshua Gorham (TM #575067). Joshua Gorham owns two adjoining parcels. Tax Map Parcel 575063 is shown on the plan but is not changing. Lot #63 is shown for reference only. The adjustment is only on Lot 67.

In addition, Andrew & Elizabeth Brothers (TM #575065) are proposing to expand their property by purchasing 0.08 acres from Joshua Gorham (TM #575067).

Both parcels are located northerly of the northern boundary of both the Boke's and Brothers' and the new proposed boundary is the centerline of Lovers Lane Brook.

Date: June 1, 2022

To: Chester DRB

From: Joshua A. Gorham

RE: Representation at DRB Meeting

Dear DRB Members:

We Joshua A. Gorham authorize Joe DiBernardo from DiBernardo Associates to represent us at the DRB meeting regarding our Boundary Line Adjustment with Joshua Gorham located off Meadow Road in Chester, Vermont.

GORHAM.JOSHUA.AUST
IN.1012615724

Digitally signed by
GORHAM.JOSHUA.AUSTIN.1012615724
Date: 2022.06.07 14:57:19 -04'00'

Joshua A. Gorham

Date: June 1, 2022


To: Chester DRB


From: Nicholas F. & Beverly M. Boke

RE: Representation at DRB Meeting

Dear DRB Members:

We Nicholas & Beverly Boke authorize Joe DiBernardo from DiBernardo Associates to represent us at the DRB meeting regarding our Boundary Line Adjustment with Joshua Gorham located off Meadow Road in Chester, Vermont.


Nicholas F. Boke


Beverly M. Boke

Date: June 1, 2022

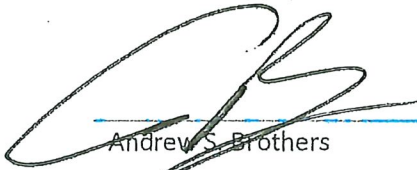
To: Chester DRB

From: Andrew & Elizabeth Brothers

RE: Representation at DRB Meeting

Dear DRB Members:

We Andrew & Elizabeth Brothers authorize Joe DiBernardo from DiBernardo Associates to represent us at the DRB meeting regarding our Boundary Line Adjustment with Joshua Gorham located off Meadow Road in Chester, Vermont.



Andrew S. Brothers



Elizabeth A. Brothers

Boundary Line Adjustment Exemption Form

Exemption 1-304(9) - Wastewater System and Potable Water Supply Rules

Step 1: Please provide the following information:

Landowner 1 - Name(s): JOSHUA A. GORHAM		Landowner 2 - Name(s): NICHOLAS F. & BEVERLY M. BOKE	
Landowner 1 - Mailing Address: 230 SOUTH CAROLINA AVENUE SE WASHINGTON, DC 20003		Landowner 2 - Mailing Address: 50 MEADOW RD CHESTER, VT 05143	
Property 911 Address, if different than Mailing Address:		Property 911 Address, if different than Mailing Address: SAME	
Landowner 1 - Email: gorhamj@gmail.com		Landowner 2 - Email: mike.boke@gmail.com	
Landowner 1 - Phone Number:		Landowner 2 - Phone Number: 607-339-1464	
Landowner 1 - Current Acreage: 2.04 1.34	Landowner 1 - New Acreage: 1.79 1.12	Landowner 2 - Current Acreage: 0.40	Landowner 2 - New Acreage: 0.54
Town(s): CHESTER	Previous State Permit #'s (if any):	Lot Number(s) (if any): 575063 & 575064	

*please note: 27 V.S.A § 341- requires a survey plat for a boundary line change **67**

Step 2: Please check the box or boxes that apply to the lot line adjustment and attach any requested supporting information.

Check the boxes that apply to this land conveyance:

- (i) a lot being reduced in size is being reduced by no more than two percent, please include calculations showing percent of lot size reduction. Example: 5.9 acres take away 0.1 acres = 0.1 divided by 5.9 = 0.017 = 1.7 % reduction.); or
- (ii) a lot is increased in size:
- (iii) the boundary line being adjusted is located, after adjustment, at least 500 feet from the footprint of the building or structure on an improved lot (Please include the footprint of all buildings -except storage buildings- on the diagram that shows the original and the new proposed property lines and show the distance from the building(s) to the new proposed property line.)
- (iv) the Secretary, on a case-by-case basis, makes a written determination that the proposed adjustment will not have an adverse effect on any existing potable water supply or wastewater system on the affected lots.

NOT NEEDED
PARCEL IS
VACANT
(JD)

Step 3A: For adjustments that meet (i) - (iii) above, please complete this form and submit this form with a plan showing the existing and proposed boundaries to the Regional Office and to the town for recording and indexing in the Town land records. When this is complete, you are exempt, and no written confirmation is required.

Step 3B: For adjustments being submitted for review under (iv) above, please complete this form and submit the form and a plan showing the existing and proposed boundaries and the location of all buildings and existing water supplies and septic systems on the affected lot(s) to the appropriate Regional Office. The Secretary will provide a written determination whether condition iv applies. If the Secretary determines that condition (iv) applies, deliver the written determination and plan to the town for recording and indexing in the town land records. **If the Secretary determines Exemption §1-304(9)(A)(iv) does not apply, a Wastewater System and Potable Water Supply permit will be required prior to adjusting the boundary line(s).**

By signing this form, the landowner is certifying the boundary line adjustment meets the exemption in section §1-304(9) (A) of the Wastewater System and Potable Water Supply Rules, effective April 12, 2019.

GORHAM.JOSHUA.AUSTIN.10
12615724

Digitally signed by
GORHAM.JOSHUA.AUSTIN.1012615724
Date: 2022.06.07 15:02:41 -04'00'

Landowner 1 Signature(s)

Date

Nicholas F. Boker Beverly M. Boker

Landowner 2 Signature(s)

6/2/22
Date

Form Date: March 27, 2020

Boundary Line Adjustment Exemption Form

Exemption 1-304(9) - Wastewater System and Potable Water Supply Rules

Step 1: Please provide the following information:

Landowner 1 - Name(s): JOSHUA A GORHAM		Landowner 2 - Name(s): ANDREWS & ELIZABETH BROTHERS	
Landowner 1 - Mailing Address: 230 SOUTH CAROLINA AVENUE SE WASHINGTON, DC 20003		Landowner 2 - Mailing Address: 70 MEADOW RD. CHESTER, VT 05143	
Property 911 Address, if different than Mailing Address:		Property 911 Address, if different than Mailing Address:	
Landowner 1 - Email: gorham.j@gmail.com		Landowner 2 - Email: abrother51pd@yahoo.com	
Landowner 1 - Phone Number:		Landowner 2 - Phone Number:	
Landowner 1 - Current Acreage: 2.01 1.34	Landowner 1 - New Acreage: 1.19 1.12	Landowner 2 - Current Acreage: 0.48	Landowner 2 - New Acreage: 0.56
Town(s): CHESTER	Previous State Permit #'s (if any):	Lot Number(s) (if any): 575063 & 575065	

*please note: 27 V.S.A § 341- requires a survey plat for a boundary line change

Step 2: Please check the box or boxes that apply to the lot line adjustment and attach any requested supporting information.

Check the boxes that apply to this land conveyance:

- (i) a lot being reduced in size is being reduced by no more than two percent, please include calculations showing percent of lot size reduction. Example: 5.9 acres take away 0.1 acres = 0.1 divided by 5.9 = 0.017 = 1.7 % reduction.; or
- (ii) a lot is increased in size;
- (iii) the boundary line being adjusted is located, after adjustment, at least 500 feet from the footprint of the building or structure on an improved lot (Please include the footprint of all buildings –except storage buildings- on the diagram that shows the original and the new proposed property lines and show the distance from the building(s) to the new proposed property line.)
- (iv) the Secretary, on a case-by-case basis, makes a written determination that the proposed adjustment will not have an adverse effect on any existing potable water supply or wastewater system on the affected lots.

*NOT NEEDED
TABLE IS
VACANT
(JD)*

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By signing this form, the landowner is certifying the boundary line adjustment meets the exemption in section §1-304(9) (A) of the Wastewater System and Potable Water Supply Rules, effective April 12, 2019.

GORHAM.JOSHUA.AUSTIN.1012615724 Digitally signed by
724 GORHAM.JOSHUA.AUSTIN.1012615724
Date: 2022.06.07 15:04:24 -04'00'

Landowner 1 Signature(s)

Date

[Handwritten Signature]

6/1/22

Landowner 2 Signature(s)

Date



100 foot Abutters List Report

Chester, VT
June 23, 2022

mailed 6/23/22

Subject Property:

Parcel Number: 575063
CAMA Number: 575063
Property Address: 187 CHURCH STREET

Mailing Address: GORHAM, JOSHUA A
230 SOUTH CAROLINA AVENUE SE
WASHINGTON, DC 20003

Abutters:

Parcel Number: 565012
CAMA Number: 565012
Property Address: 616 MAIN STREET

Mailing Address: FERRUOLO TRUST AGREEMENT, JOHN A
141 SCOTT DRIVE
SOUTH WINDSOR, CT 06074

Parcel Number: 575042
CAMA Number: 575042
Property Address: 160 CHURCH STREET

Mailing Address: MOREY, JOAN & DONALD MOREY,
ANGELA & MICHELE
1139 HILLTOP ROAD
ANDOVER, VT 05143

Parcel Number: 575043100
CAMA Number: 575043100
Property Address: 222 CHURCH STREET

Mailing Address: HOUGHTON LIFE ESTATE, JOAN &
HENRY
222 CHURCH STREET
CHESTER, VT 05143

Parcel Number: 575043400
CAMA Number: 575043400
Property Address: 204 CHURCH STREET

Mailing Address: BROOKE SPATER TRUST
20 CANDLEWOOD DRIVE
TOPSFIELD, MA 01983

Parcel Number: 575044
CAMA Number: 575044
Property Address: 278 CHURCH STREET

Mailing Address: CONWAY, CHRIS G & KAREN A
P O BOX 964
CHESTER, VT 05143

Parcel Number: 575059
CAMA Number: 575059
Property Address: 15 MEADOW ROAD

Mailing Address: CONGREGATIONAL CHURCH
P O BOX 462
CHESTER, VT 05143

Parcel Number: 575060
CAMA Number: 575060
Property Address: 17 ORCUTT DRIVE

Mailing Address: SWENSON, JENNIFER
17 ORCUTT DRIVE
CHESTER, VT 05143-9226

Parcel Number: 575062
CAMA Number: 575062
Property Address: 77 MEADOW ROAD

Mailing Address: CAREY, OLGA M & CHAD G
77 MEADOW ROAD
CHESTER, VT 05143

Parcel Number: 575066
CAMA Number: 575066
Property Address: 104 MEADOW ROAD

Mailing Address: CLARK, JEFF & REBECCA
104 MEADOW ROAD
CHESTER, VT 05143

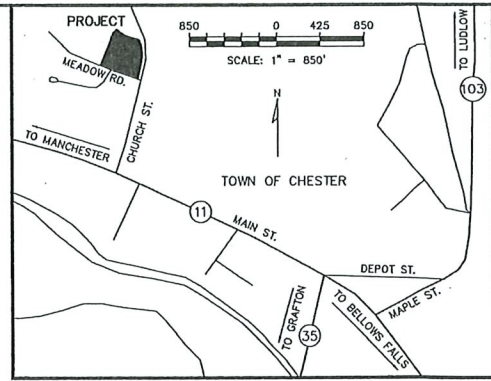
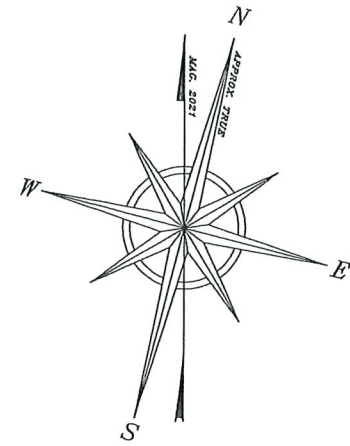
Parcel Number: 575068
CAMA Number: 575068
Property Address: 265 CHURCH STREET

Mailing Address: MCLAUGHLIN, SARAH
P O BOX 307
CHESTER, VT 05143



www.cai-tech.com

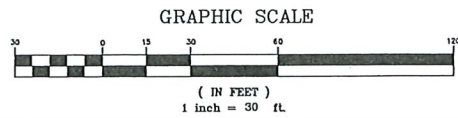
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



~ LOCATION MAP ~

~ LEGEND ~

- PROPERTY LINE
- - - RIGHT OF WAY LINE
- · - · FORMER PROPERTY LINE OR THE LINE, SEE LABEL
- CONCRETE/STONE BOUND FOUND SEE LABEL
- IRON PIN FOUND
- ⊙ 5/8" # IRON ROD SET
- · — · STONE WALL
- · — · STOCKADE FENCE
- · — · UTILITY POLE
- · — · BROOK
- · — · FIRE HYDRANT
- · — · SEWER MANHOLE
- · — · WATER GATE VALVE
- · — · GUY ANCHOR
- · — · GUARDRAIL
- · — · BUILDING SETBACKS
- · — · SANITARY SEWER LINE
- · — · WATER LINE



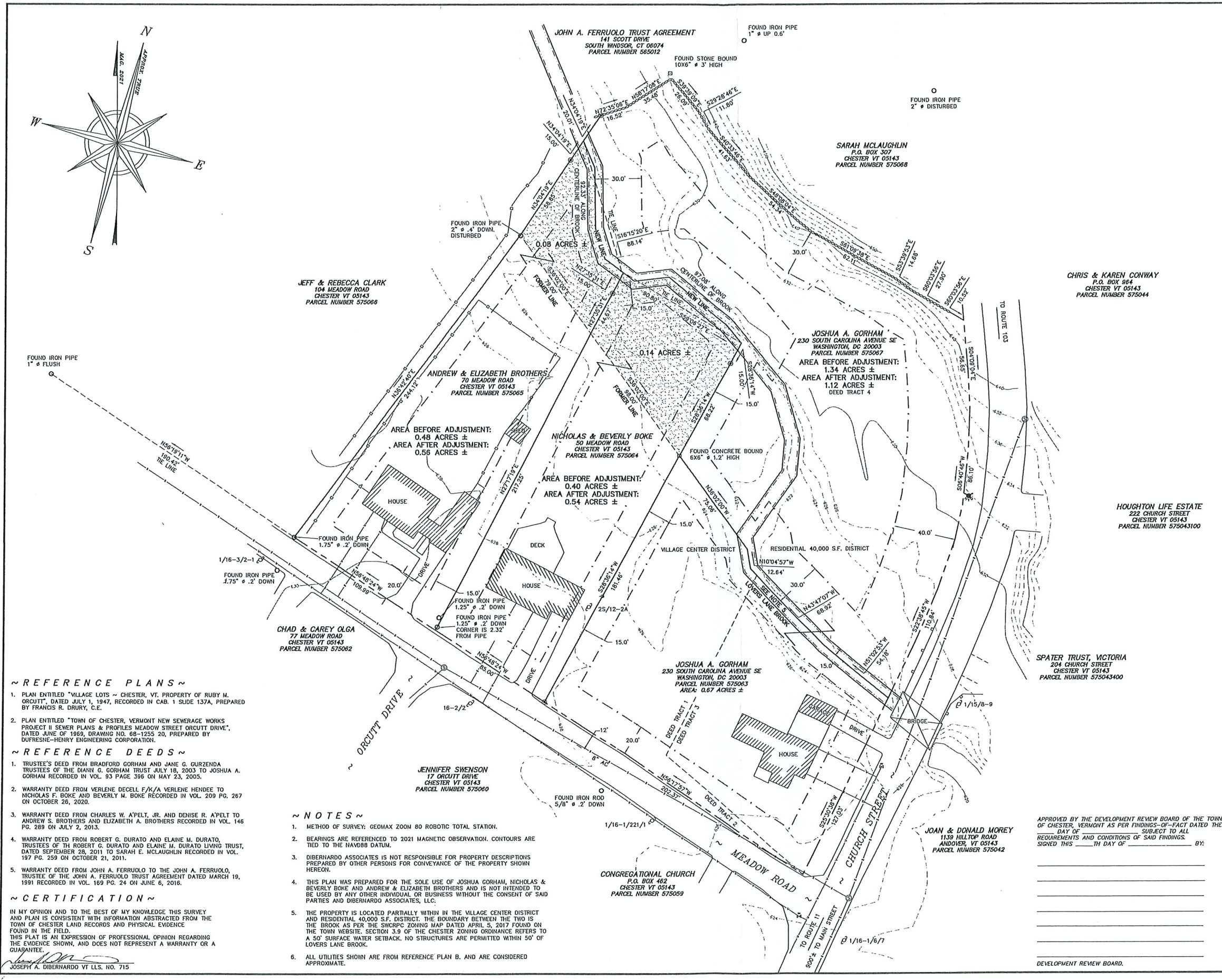
PLAN SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES OF
JOSHUA A. GORHAM
230 SOUTH CAROLINA AVENUE SE
WASHINGTON, DC 20003
TM #575067
AND
NICHOLAS F. & BEVERLY M. BOKE
50 MEADOW ROAD
CHESTER, VT 05143
TM #575064
AND
ANDREW S. & ELIZABETH A. BROTHERS
70 MEADOW ROAD
CHESTER, VT 05143
TM #575065
~ MEADOW ROAD ~ CHURCH STREET ~ WINDSOR COUNTRY ~ CHESTER VT ~

DIBERNARDO ASSOCIATES, LLC
VT NH
LICENSED LAND SURVEYORS
P.O. BOX 52
BELLINGS FALLS, VT 05101
802-483-8031 ~ 803-558-5509

DATE NOVEMBER 30, 2021 SCALE 1" = 30'
DRAWN BY BG CK'D BY JAD
SURVEYED BY BG
DWG. NO. 3451

STATE OF VERMONT
JOSEPH A. DIBERNARDO
NO. 715
LICENSED LAND SURVEYOR

DEVELOPMENT REVIEW BOARD.



- ~ REFERENCE PLANS ~
1. PLAN ENTITLED "VILLAGE LOTS ~ CHESTER, VT. PROPERTY OF RUBY M. ORCUTT", DATED JULY 1, 1947, RECORDED IN CAB. 1 SLIDE 137A, PREPARED BY FRANCIS R. DRURY, C.E.
 2. PLAN ENTITLED "TOWN OF CHESTER, VERMONT NEW SEWERAGE WORKS PROJECT II SEWER PLANS & PROFILES MEADOW STREET ORCUTT DRIVE", DATED JUNE OF 1959, DRAWING NO. 68-1255 20, PREPARED BY DUFRESNE-HENRY ENGINEERING CORPORATION.

- ~ REFERENCE DEEDS ~
1. TRUSTEE'S DEED FROM BRADFORD GORHAM AND JANE G. GURZENDA TRUSTEES OF THE DIANJI G. GORHAM TRUST JULY 18, 2003 TO JOSHUA A. GORHAM RECORDED IN VOL. 93 PAGE 396 ON MAY 23, 2005.
 2. WARRANTY DEED FROM VERLENE DECELL F/K/A VERLENE HENDIE TO NICHOLAS F. BOKE AND BEVERLY M. BOKE RECORDED IN VOL. 209 PG. 267 ON OCTOBER 26, 2020.
 3. WARRANTY DEED FROM CHARLES W. A'PELT, JR. AND DENISE R. A'PELT TO ANDREW S. BROTHERS AND ELIZABETH A. BROTHERS RECORDED IN VOL. 146 PG. 289 ON JULY 2, 2013.
 4. WARRANTY DEED FROM ROBERT G. DURATO AND ELAINE M. DURATO, TRUSTEES OF THE ROBERT G. DURATO AND ELAINE M. DURATO LIVING TRUST, DATED SEPTEMBER 28, 2011 TO SARAH E. McLAUGHLIN RECORDED IN VOL. 197 PG. 259 ON OCTOBER 21, 2011.
 5. WARRANTY DEED FROM JOHN A. FERRUOLO TO THE JOHN A. FERRUOLO, TRUSTEE OF THE JOHN A. FERRUOLO TRUST AGREEMENT DATED MARCH 19, 1991 RECORDED IN VOL. 169 PG. 24 ON JUNE 6, 2016.

~ CERTIFICATION ~

IN MY OPINION AND TO THE BEST OF MY KNOWLEDGE THIS SURVEY AND PLAN IS CONSISTENT WITH INFORMATION ABSTRACTED FROM THE TOWN OF CHESTER LAND RECORDS AND PHYSICAL EVIDENCE FOUND IN THE FIELD.
THIS PLAN IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE EVIDENCE SHOWN, AND DOES NOT REPRESENT A WARRANTY OR A GUARANTEE.

JOSEPH A. DIBERNARDO VT LLS. NO. 715

- ~ NOTES ~
1. METHOD OF SURVEY: GEOMAX ZOOM 80 ROBOTIC TOTAL STATION.
 2. BEARINGS ARE REFERENCED TO 2021 MAGNETIC OBSERVATION. CONTOURS ARE TIED TO THE NAVD83 DATUM.
 3. DIBERNARDO ASSOCIATES IS NOT RESPONSIBLE FOR PROPERTY DESCRIPTIONS PREPARED BY OTHER PERSONS FOR CONVEYANCE OF THE PROPERTY SHOWN HEREON.
 4. THIS PLAN WAS PREPARED FOR THE SOLE USE OF JOSHUA GORHAM, NICHOLAS & BEVERLY BOKE AND ANDREW & ELIZABETH BROTHERS AND IS NOT INTENDED TO BE USED BY ANY OTHER INDIVIDUAL OR BUSINESS WITHOUT THE CONSENT OF SAID PARTIES AND DIBERNARDO ASSOCIATES, LLC.
 5. THE PROPERTY IS LOCATED PARTIALLY WITHIN IN THE VILLAGE CENTER DISTRICT AND RESIDENTIAL 40,000 S.F. DISTRICT. THE BOUNDARY BETWEEN THE TWO IS THE BROOK AS PER THE SWCRPC ZONING MAP DATED APRIL 5, 2017 FOUND ON THE TOWN WEBSITE. SECTION 3.9 OF THE CHESTER ZONING ORDINANCE REFERS TO A 50' SURFACE WATER SETBACK. NO STRUCTURES ARE PERMITTED WITHIN 50' OF LOVERS LANE BROOK.
 6. ALL UTILITIES SHOWN ARE FROM REFERENCE PLAN B. AND ARE CONSIDERED APPROXIMATE.