



Application for Subdivision

VERMONT

APPLICANT: LINDA K. SMITH
 MAILING ADDRESS: 379 COACH RD. CHESTER, VT. 05143
 PHONE: 802-376-4657 EMAIL: PAINTS RUS @ VERMONT.EL.NET
 PROPERTY LOCATION: 379 COACH RD. CHESTER, VT.
 PROPERTY OWNER (if different from applicant): N/A
 MAILING ADDRESS: _____
 PHONE: _____ EMAIL: _____
 TOTAL ACRES OF PROPERTY BEFORE SUBDIVISION: 26.04
 TOTAL NUMBER OF LOTS AND ACRES OF EACH LOT AFTER SUBDIVISION: 13 LOT -
12.51 ACRES LOT 25 13.53 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). n/a
- 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. n/a
- Wastewater and Water Supply permits for each new lot. ask to waive

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: 3/21/2023

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

PARCEL MAP #: <u>57-50-01-100</u>	ZONING DISTRICT: <u>R40</u>	FEE: <u>\$250</u>	DRB CASE #: <u>589</u>
APPLICATION DEEMED COMPLETE: <u>P. Bristow</u>		DATE: <u>3/30/23</u>	
Zoning Administrator			

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



100 foot Abutters List Report

Chester, VT
April 05, 2023

mailed 4/5/23

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
65 WINDWARD PLACE
SOUTHINGTON, CT 06489

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: 575009
CAMA Number: 575009
Property Address: 373 FIRST AVENUE

Mailing Address: LAYTON RENEE
PO BOX 890
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: ABDELLA JR., NORMAN LIFE ESTATE
P O BOX 152
CHESTER, VT 05143

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

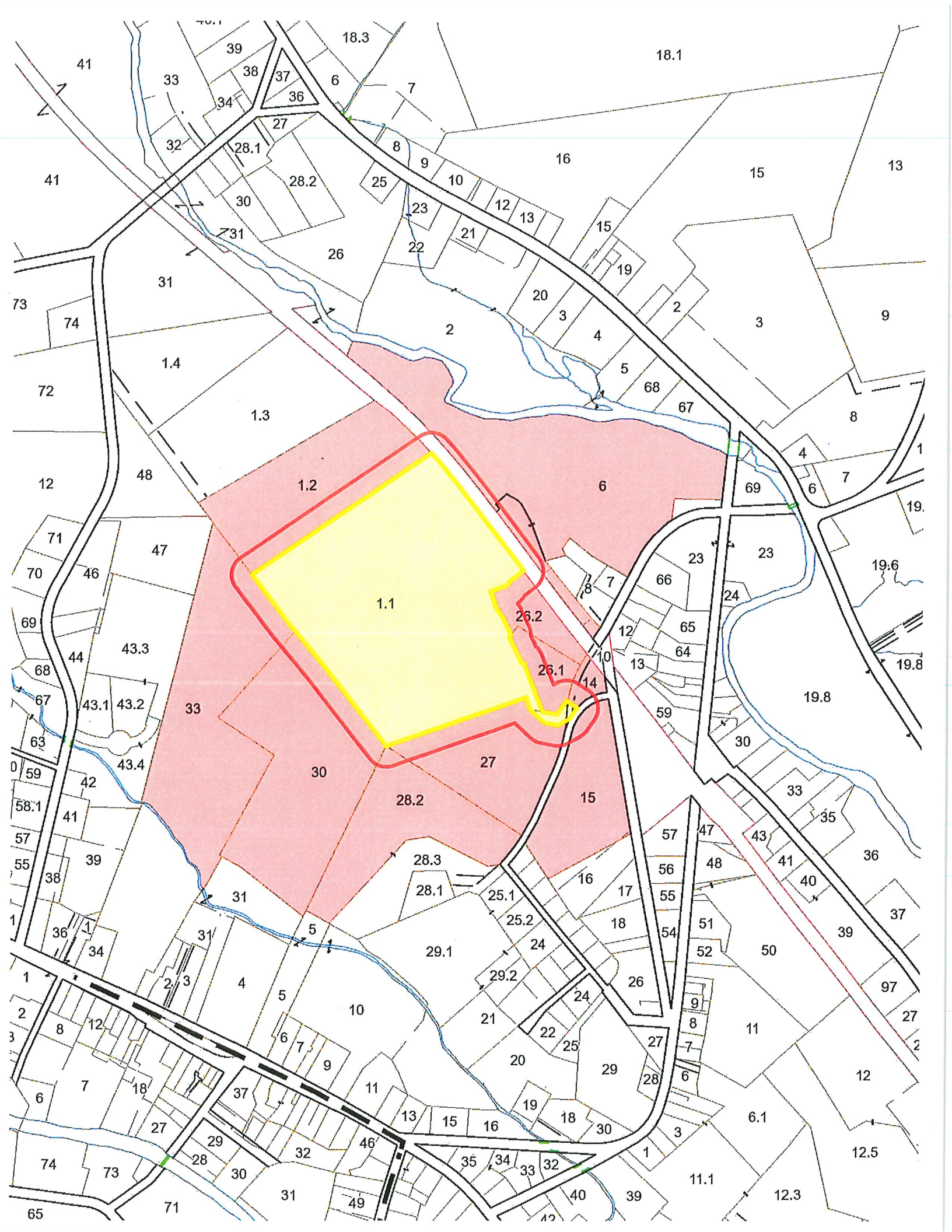
Mailing Address: CHESTER TOWN
P O BOX 370
CHESTER, VT 05143

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

Short narrative describing the subdivision:

Linda Smith holds an enhanced life estate deed with a reserved right to convey property on 26.04 acres and a house which she shares with Omar Austin at 379 Coach Road (parcel 57-50-01.100). She proposes to subdivide the land into Lot 1 of 12.51 acres which she would sell, and Lot 2 of 13.53 acres with the house which she would keep. A 1994 survey by William Drude shows the layout of an "Old Coach Road" and a "New Coach Road" and there is no evidence that the "Old Coach Road" was discontinued on the Linda Smith property. This should not affect the existing driveway. There may be a buyer for Lot 1 that would not build a house on the property, so Linda Smith does not have a septic design for Lot 1 and therefore a waiver of development rights restriction on Lot 1 as a condition of DRB approval of the subdivision could be appropriate.





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
www.chestervt.gov

TOWN OF CHESTER
NOTICE OF HEARING FOR SUBDIVISION PERMIT

Linda Smith has applied for a Subdivision Permit for a property located at 379 Coach Road in the Town of Chester. The proposed minor subdivision will divide an existing lot (parcel #57-50-01.100) of 26.04 acres into two lots of 13.53 and 12.51 acres.

The Town of Chester Development Review Board will conduct a site visit at 5:00 PM on Monday, April 24, 2023, at 379 Coach Road and will hold a hearing on this application at 6:00 PM on Monday, April 24, 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 is a prerequisite to the right to take any subsequent appeal.

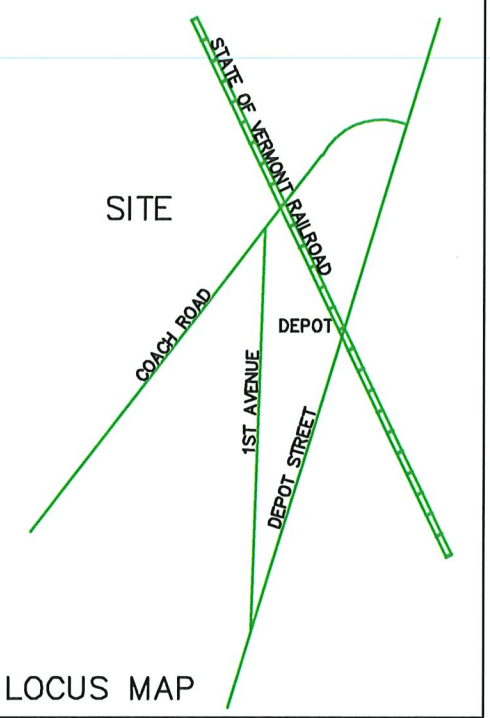
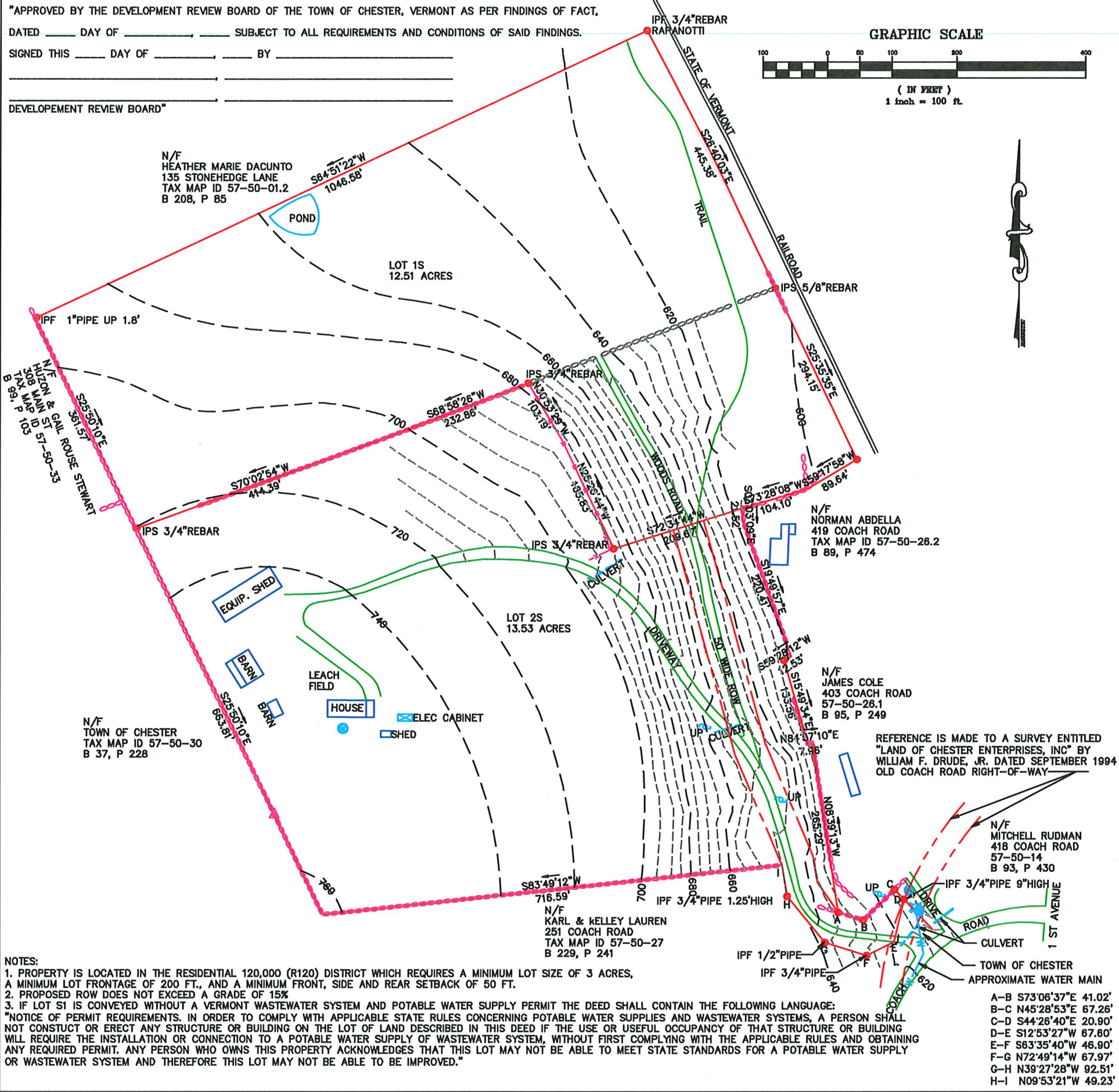
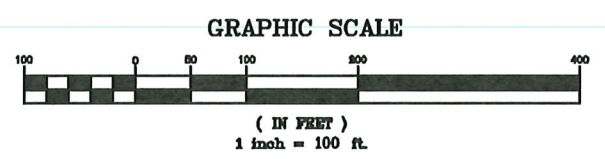
A link to participate in this hearing via Zoom videoconference may be found on the Town of Chester website home page at www.chestervt.gov.

Dated at Chester, Vermont this 30th day of March 2023.

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

"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 _____

 DEVELOPEMENT REVIEW BOARD"



LEGEND

- BOUNDARY LINE
- ⋯ STONE WALL
- IPF IRON PIN FOUND
- IPS 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 PLAT MEETS THE REQUIREMENTS AS SET
 FORTH IN TITLE 27, CHAPTER 17, SS1403, V.S.A.

- NOTES:**
- BEARINGS SHOWN HEREON ARE MAGNETIC.
 - THIS PLAT IS BASED IN PART ON AN ELECTRONIC DISTANCE MEASURE TOTAL STATION SURVEY.
 - DEED REFERENCE FOR SUBJECT PARCEL: B 230, P 73
 - REFERENCE IS MADE TO A MAP BY NOWLAN ENG. "OMAR AUSTIN" DATED: JUNE 9, 1987 DWG.
 - TOTAL ACREAGE TO BE SUBDIVIDED IS 26.04 ACRES

PROPOSED SUBDIVISION OF LAND
**LINDA SMITH,
 JODIE UNDERWOOD &
 JAYSON SMITH**
 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

NOTES:

- PROPERTY IS LOCATED IN THE RESIDENTIAL 120,000 (R120) DISTRICT WHICH REQUIRES A MINIMUM LOT SIZE OF 3 ACRES, A MINIMUM LOT FRONTAGE OF 200 FT., AND A MINIMUM FRONT, SIDE AND REAR SETBACK OF 50 FT.
- PROPOSED ROW DOES NOT EXCEED A GRADE OF 15%
- IF LOT S1 IS CONVEYED 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."

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

A-B S73°06'37"E 41.02'
 B-C N45°28'53"E 67.26'
 C-D S44°26'40"E 20.90'
 D-E S12°53'27"W 67.60'
 E-F S63°35'40"W 46.90'
 F-G N72°49'14"W 67.97'
 G-H N39°27'28"W 92.51'
 H-I N09°53'21"W 49.23'

The National Survey Co. of Chester, VT, hereby certifies that this map was reproduced by the fixed line photographic process.
Wm. F. Drude, Jr. (Signature)

