



TOWN OF CHESTER

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 SUBDIVISION PERMIT

Walter Kangas and Donna Dearborn have applied for a Subdivision Permit for a property located at 3514 Flamstead Road in the Town of Chester. The proposed minor subdivision will divide an existing lot (parcel #31-20-17.2) of 16.49 acres into two lots of 3.97 acres and 12.52 acres.

The Town of Chester Development Review Board will conduct a site visit at 5:30 PM on Monday, October 24, 2022, at 3514 Flamstead Road and will hold a hearing on this application at 6:00 PM on Monday, October 24, 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 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.

Dated at Chester, Vermont this 28th day of September 2022.

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

Application for Subdivision

VERMONT

APPLICANT: WALTER E. KANGAS / DONNA W. DEARBORN
 MAILING ADDRESS: 3514 FLAMSTEAD ROAD CHESTER, VT 05143
 PHONE: 802-875-4220 EMAIL: WALDO@VERMONTTEL.NET
 PROPERTY LOCATION: 3514 FLAMSTEAD ROAD
 PROPERTY OWNER (if different from applicant): _____
 MAILING ADDRESS: SAME AS ABOVE
 PHONE: _____ EMAIL: _____
 TOTAL ACRES OF PROPERTY BEFORE SUBDIVISION: 16.49
 TOTAL NUMBER OF LOTS AND ACRES OF EACH LOT AFTER SUBDIVISION: _____
LOT K1 = 12.52 LOT K2 = 3.97

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 permits 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: Walter E. Kangas DATE: 9/2/2022
Donna Dearborn

TO BE COMPLETED BY THE ZONING ADMINISTRATOR

PARCEL MAP #:	<u>31-20-17.2</u>	ZONING DISTRICT:	<u>R120</u>	FEE:	<u>\$250</u>	DRB CASE #:	<u>582</u>
APPLICATION DEEMED COMPLETE:	<u>P. Binstow</u> Zoning Administrator			DATE:	<u>9/28/22</u>		

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

AULBACH KAREN C
YERGER DALE
40 CONCETTA COURT
MONROE, NY 10950

Kangas/ Dearborn abutters
mailed 9/28/22

KANGAS, WALTER E
DEARBORN, DONNA W
3514 FLAMSTEAD ROAD
CHESTER, VT 05143

Exc
Philip M Harvey 2

4:33

✓ KELLY, ELIZABETH
7 WAKEFIELD AVENUE
PORT WASHINGTON, NY 11050

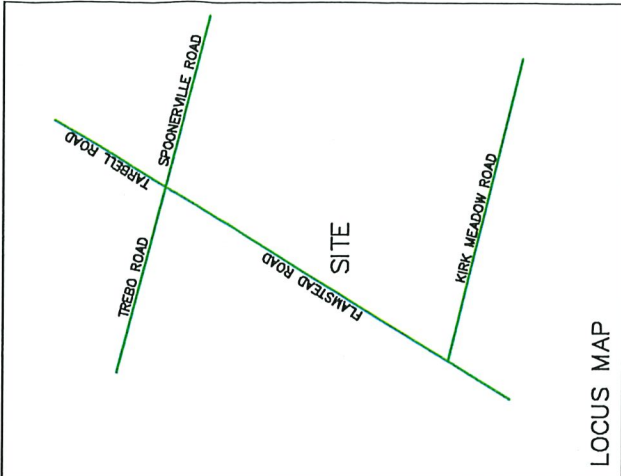
POREMBA, STEPHEN J
3402 FLAMSTEAD ROAD
CHESTER, VT 05143

✓ RAFF, EDWARD & JANET E DEB
RAFF/DEAN FAM REV TRUST 2
190 8TH STREET
PROVIDENCE, RI 02906

✓ WOOD, FAITH
3559 FLAMSTEAD ROAD
CHESTER, VT 05143

Send to Michael Wood too

5.16



LOCUS MAP

LEGEND

- BOUNDARY LINE
- STONE WALL
- IPF
- IPF
- UP UTILITY POLE
- CHW OVERHEAD WIRE

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT MEETS THE REQUIREMENTS AS SET FORTH IN TITLE 27, CHAPTER 17, SSI403, V.S.A.

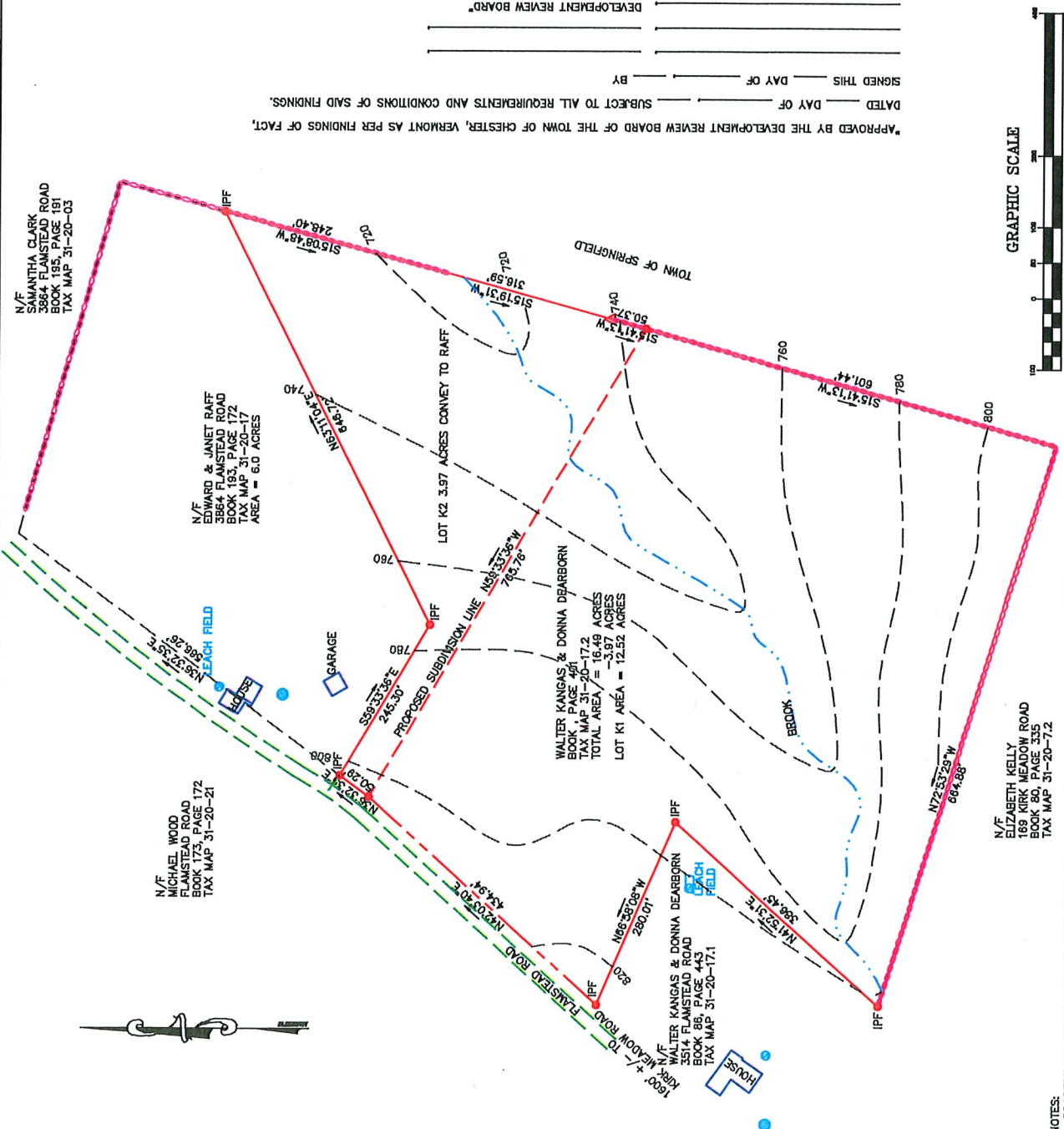
NOTES:

1. BEARINGS SHOWN HEREON ARE MAGNETIC.
2. THIS PLAT IS BASED IN PART ON AN ELECTRONIC DISTANCE MEASURE TOTAL STATION SURVEY.
3. DEED REFERENCE FOR SUBJECT PARCEL: BOOK, PAGE 401 BK
4. REFERENCE PLAT BY GARY RAPANOITI DONALD & STEPHANIE PAYNE, DATED: JUNE 30, 2005, PROJECT NO. 05-802

SUBMISSION OF LAND OF
**WALTER KANGAS &
 DONNA DEARBORN**
 3514 FLAMSTEAD ROAD
 CHESTER, VERMONT

FOR REVIEW

COLEMAN SURVEYING, INC.
 650 SKITCHEWAUG TRAIL
 SPRINGFIELD, VERMONT 05156
 TEL. (802) 865-9526
 DWG. NO. 2022-919
 SCALE: 1" = 100'
 DATE: AUGUST 17, 2022



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

GRAPHIC SCALE
 1 inch = 100 ft.

NOTES:

1. 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.
2. PROPOSED ROW DOES NOT EXCEED A GRADE OF 15%.
3. IF LOT K1 OR LOT K2 ARE 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 REQUIRE THE RESPECT 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 RESPECT ANY STRUCTURE OR BUILDING TO A POTABLE WATER SUPPLY OF WASTEWATER SYSTEM, WITHOUT FIRST COMPLYING WITH THE APPLICABLE RULES AND OBTAINING ANY REQUIRED PERMIT. ANY PERSON WHO DURS 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.

N/F SAMANTHA CLARK
 3864 FLAMSTEAD ROAD
 BOOK 195, PAGE 191
 TAX MAP 31-20-03

N/F EDWARD & JANET RAFF
 8671 FLAMSTEAD ROAD
 BOOK 193, PAGE 172
 TAX MAP 31-20-17
 AREA = 6.0 ACRES

N/F MICHAEL WOOD
 FLAMSTEAD ROAD
 BOOK 173, PAGE 172
 TAX MAP 31-20-21

WALTER KANGAS & DONNA DEARBORN
 BOOK 88, PAGE 443
 TAX MAP 31-20-17A
 TOTAL AREA = 16.49 ACRES
 LOT K1 AREA = 12.52 ACRES

N/F ELIZABETH KELLY
 189 KIRK MEADOW ROAD
 BOOK 85, PAGE 355
 TAX MAP 31-20-712