



VERMONT

# Application for Hearing before the Development Review Board

Applicant name: Robert Turco

Applicant address: 92 Cummings Rd. Chester Vt. 05143

Applicant email: NONE Phone: 802-875-3206

Landowner name (if different): \_\_\_\_\_

Landowner address: \_\_\_\_\_

Landowner email: \_\_\_\_\_ Phone: \_\_\_\_\_

Location of property: <sup>1481</sup> Flamstead Rd. Chester Vt.

Description of Request: Subdivision Creating 3 Area Lot.

If new construction is involved, provide a **sketch or plan** showing the boundaries of the lot, the distance from the proposed new construction to each boundary, and the dimensions of the new construction together with its position on the lot in relation to existing buildings and driveways.

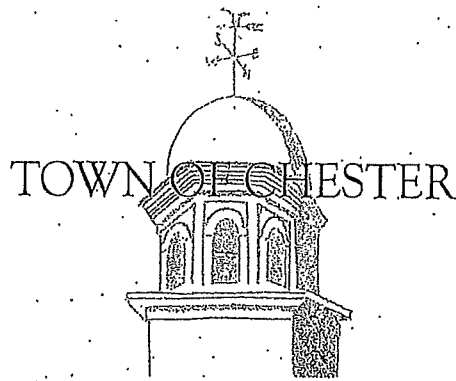
After receipt of this application, the Zoning Administrator will inform you of what further information is required.

Applicant Signature W. Robert Turco Date May 16-22

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

Parcel Map #: <u>29-20-08</u>	Zoning District: <u>R120</u>	DRB Case #: <u>578</u>
Type of application: <input type="checkbox"/> Conditional Use Approval, <input type="checkbox"/> Flood Hazard Review, <input type="checkbox"/> Waiver or Variance		
<input type="checkbox"/> Appeal of decision of Zoning Administrator, <input checked="" type="checkbox"/> Other <u>Subdivision</u>		
Received with \$200 application fee <u>P.B.</u>	(ZA initials)	Date <u>5-16-22</u>

\$250



ZONING OFFICE  
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

Walter and Susan Turco have applied for a Subdivision Permit for a property located at 1481 Flamstead Road in the Town of Chester. The proposed minor subdivision will divide an existing lot (parcel #29-20-08) of 36± acres into two lots of 3.14 acres and 32.80 acres.

The Town of Chester Development Review Board will conduct a site visit at 4:45 PM on Monday, June 27, 2022, at 1481 Flamstead Road and will hold a hearing on this application at 6:00 PM on Monday, June 27, 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](http://www.chestervt.gov).

Dated at Chester, Vermont this 2<sup>nd</sup> day of June 2022.

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



# 100 foot Abutters List Report

Chester, VT  
June 02, 2022

*mailed 6/2/22*

## Subject Property:

Parcel Number: 292008  
CAMA Number: 292008  
Property Address: 1709 FLAMSTEAD ROAD

Mailing Address: TURCO JR, WALTER R & SUSA  
92 CUMMINGS ROAD  
CHESTER, VT 05143

## Abutters:

Parcel Number: 292009  
CAMA Number: 292009  
Property Address: 0 FLAMSTEAD ROAD

Mailing Address: TURCO JR, WALTER R & SUSAN G  
92 CUMMINGS ROAD  
CHESTER, VT 05143

Parcel Number: 302028  
CAMA Number: 302028  
Property Address: 1792 FLAMSTEAD ROAD

Mailing Address: GOMO, GREGORY & TARA  
1792 FLAMSTEAD ROAD  
CHESTER, VT 05143

Parcel Number: 332002  
CAMA Number: 332002  
Property Address: 1470 FLAMSTEAD ROAD

Mailing Address: FOX T'EE LINA M  
1470 FLAMSTEAD ROAD  
CHESTER, VT 05143

Parcel Number: 332003  
CAMA Number: 332003  
Property Address: 1447 FLAMSTEAD ROAD

Mailing Address: MCFARLIN, MATTHEW T & CHARLOTTE  
D  
1447 FLAMSTEAD ROAD  
CHESTER, VT 05143

Parcel Number: 332004  
CAMA Number: 332004  
Property Address: 0 FLAMSTEAD ROAD

Mailing Address: TURCO JR, WALTER R & SUSAN G  
92 CUMMINGS ROAD  
CHESTER, VT 05143

Parcel Number: 342001  
CAMA Number: 342001  
Property Address: 1573 FLAMSTEAD ROAD

Mailing Address: APELT, CHARLES W JR & CYNTHIA  
1573 FLAMSTEAD ROAD  
CHESTER, VT 05143

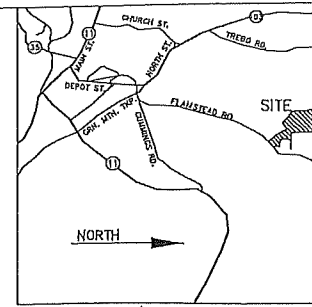
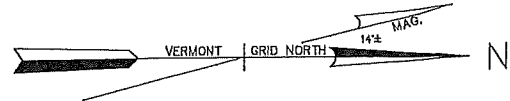
Parcel Number: 342002  
CAMA Number: 342002  
Property Address: 1709 FLAMSTEAD ROAD

Mailing Address: FREEMAN TRUSTEES, DOUGLAS &  
REYANNE DECHEN TRUSTEES, DALE F  
& DALE F  
C/O DALE DECHEN 369 SUMMER  
STREET  
SPRINGFIELD, VT 05156

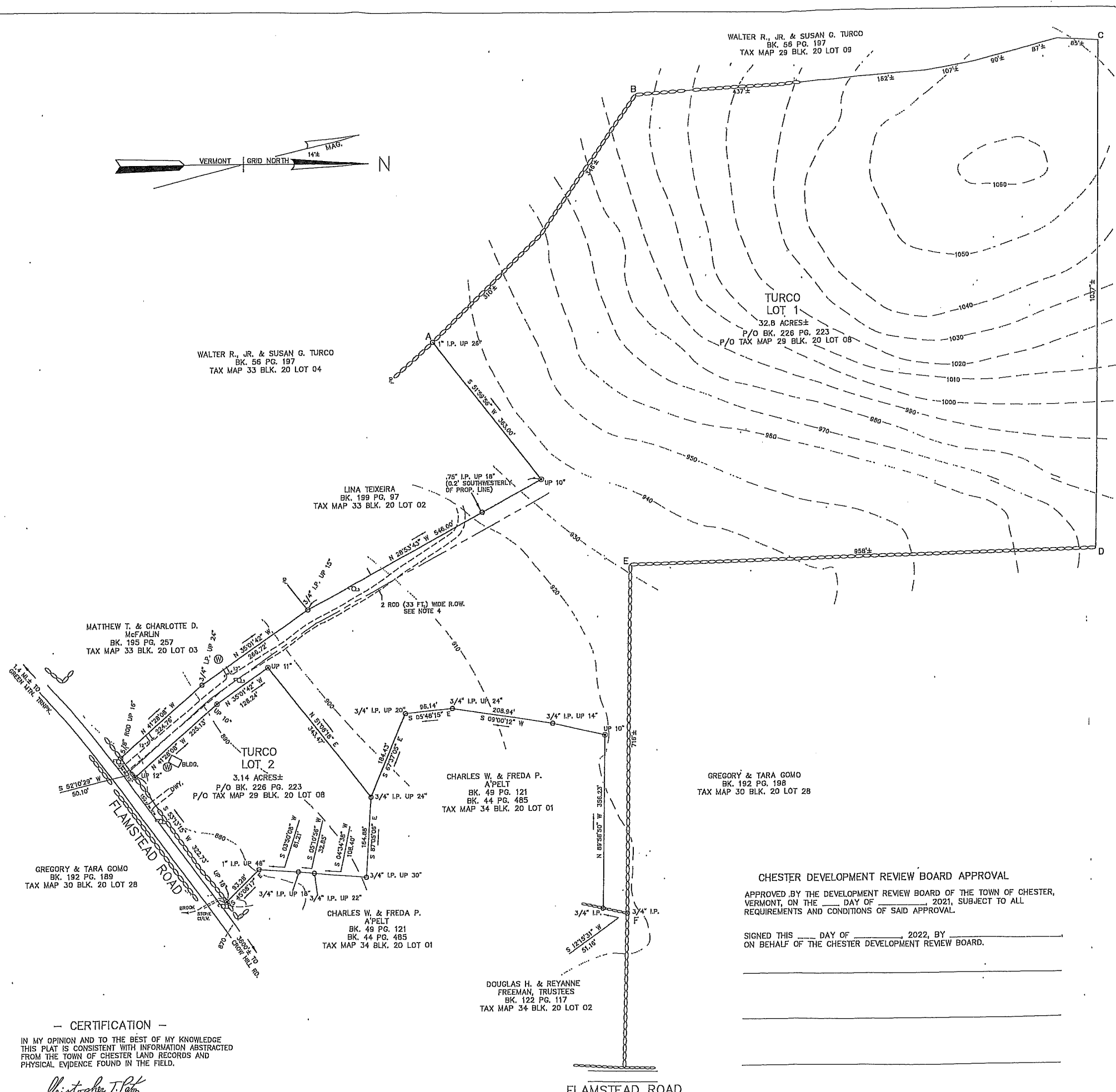


www.cai-tech.com

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



- NOTES**
1. BEARINGS SHOWN HEREON ARE REFERENCED TO VT. GRID NORTH.
  2. METHOD OF SURVEY IS R.T.K. G.P.S AND THEODOLITE & E.D.M.
  3. THIS PROPERTY IS SUBJECT TO UTILITY EASEMENTS OF RECORD.
  4. THE PROPERTY OF TURCO IS SUBJECT TO AND THE PROPERTY OF TEIXEIRA (33-20-02) INCLUDES AN EASEMENT FOR ACCESS OVER A 2 ROD (33 FT.) WIDE PRIVATE RIGHT OF WAY AS SHOWN. SEE BK. 199 PG. 97.
  5. PROPERTY LINES A-B-C-D-E-F WERE TAKEN FROM REFERENCE PLAN A. ONLY LOT 1 AND PORTIONS OF LOT 2 WERE SURVEYED BY THIS FIRM.
  6. THE APPROXIMATE 10 FT. CONTOURS SHOWN HEREON WERE TAKEN FROM THE VT. CENTER FOR GEOGRAPHIC INFORMATION WEBSITE.

- REFERENCE PLANS**
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
- A. "LAND OF JOHN HUNSDON, FLAMSTEAD RD., CHESTER, VT.", DATED 9/16/1975, PREPARED BY G.E. DARCY.
  - B. "PROPERTY OF JAMES C. & PATRICIA A. WILLETT, CHESTER, VT.", DATED 12/6/1991, DWG. NO. 91-1744, PREPARED BY DIBERNARDO ASSOC.

**LEGEND**

- ⊙ REBAR SET
- IRON PIN FOUND
- ⊕ UTILITY POLE
- ⊗ STONE WALL
- HIGHWAY R.O.W. LIMITS
- PROPERTY LINE
- BK. 226 PG. 223 DEED REFERENCE
- R PROPERTY LINE
- ⊕ WELL
- P/O PART OF

**DIMENSIONAL STANDARDS FOR RESIDENTIAL 3 ACRE (R120) ZONE**

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



**CHESTER DEVELOPMENT REVIEW BOARD APPROVAL**

APPROVED BY THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF CHESTER, VERMONT, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID APPROVAL.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_ ON BEHALF OF THE CHESTER DEVELOPMENT REVIEW BOARD.

**CERTIFICATION**

IN MY OPINION AND TO THE BEST OF MY KNOWLEDGE THIS PLAT IS CONSISTENT WITH INFORMATION 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

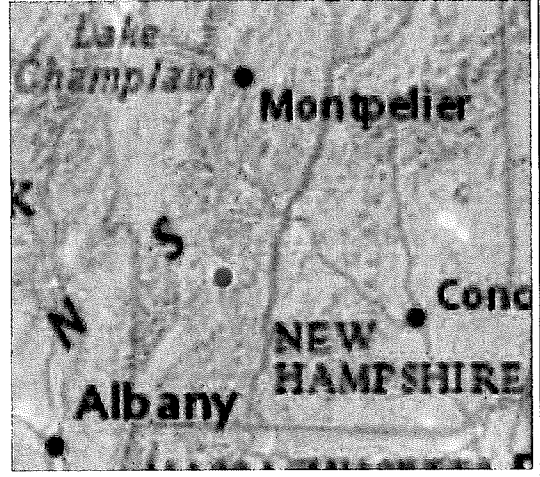
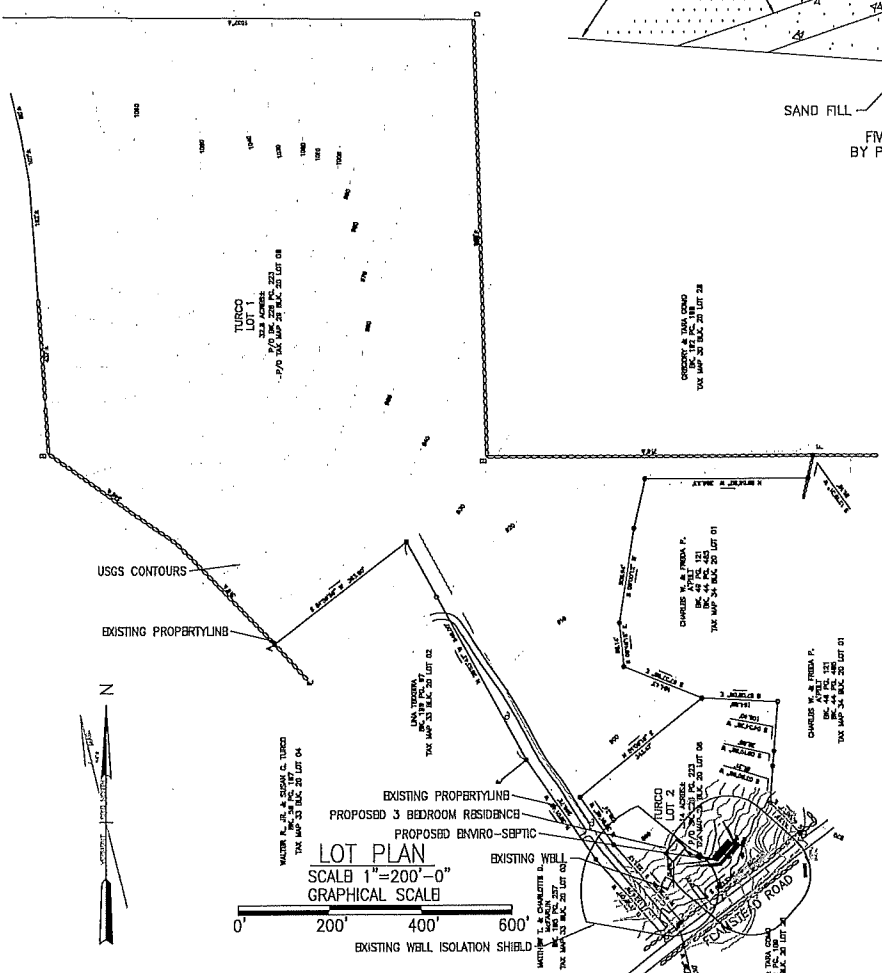
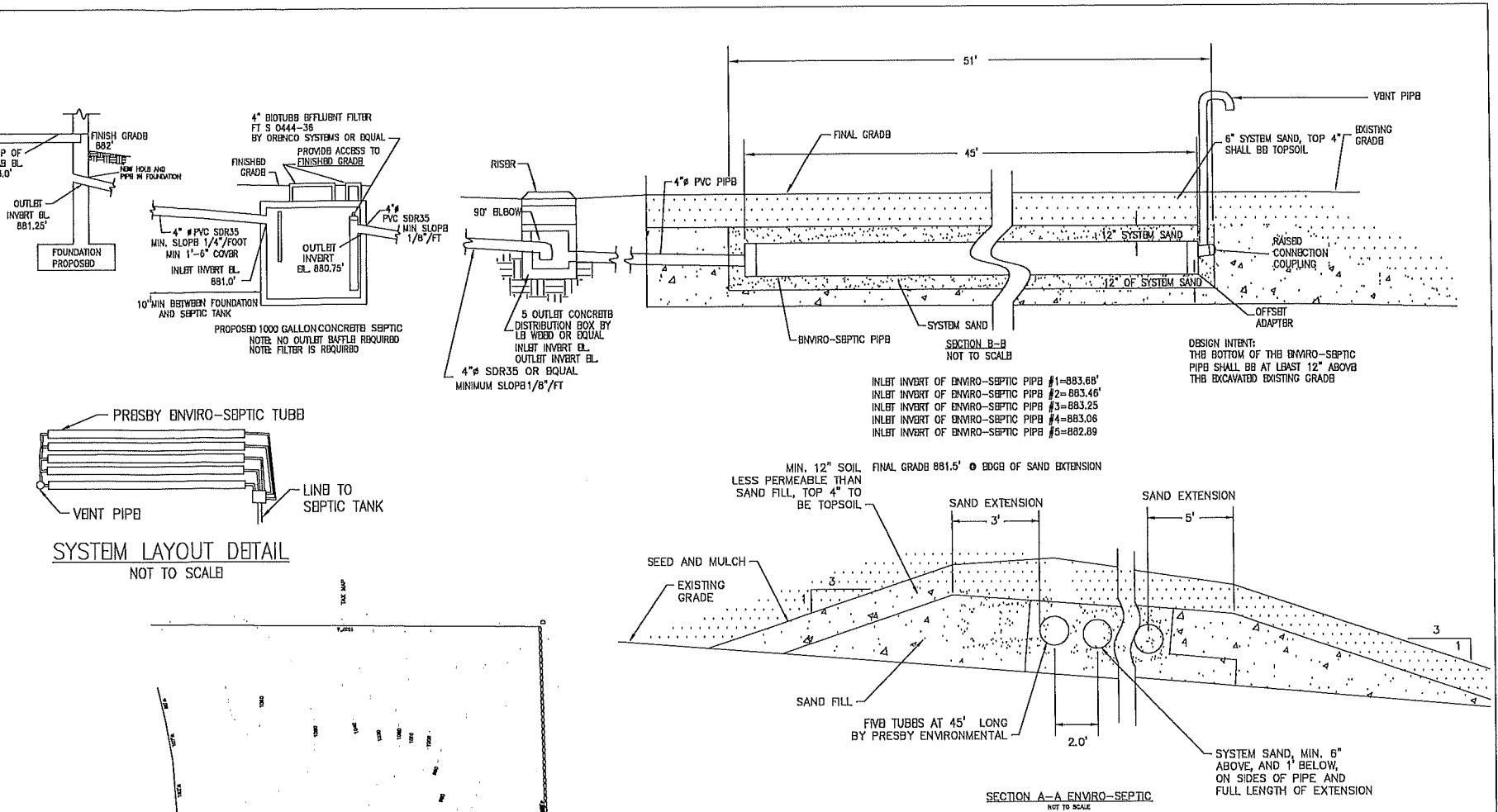
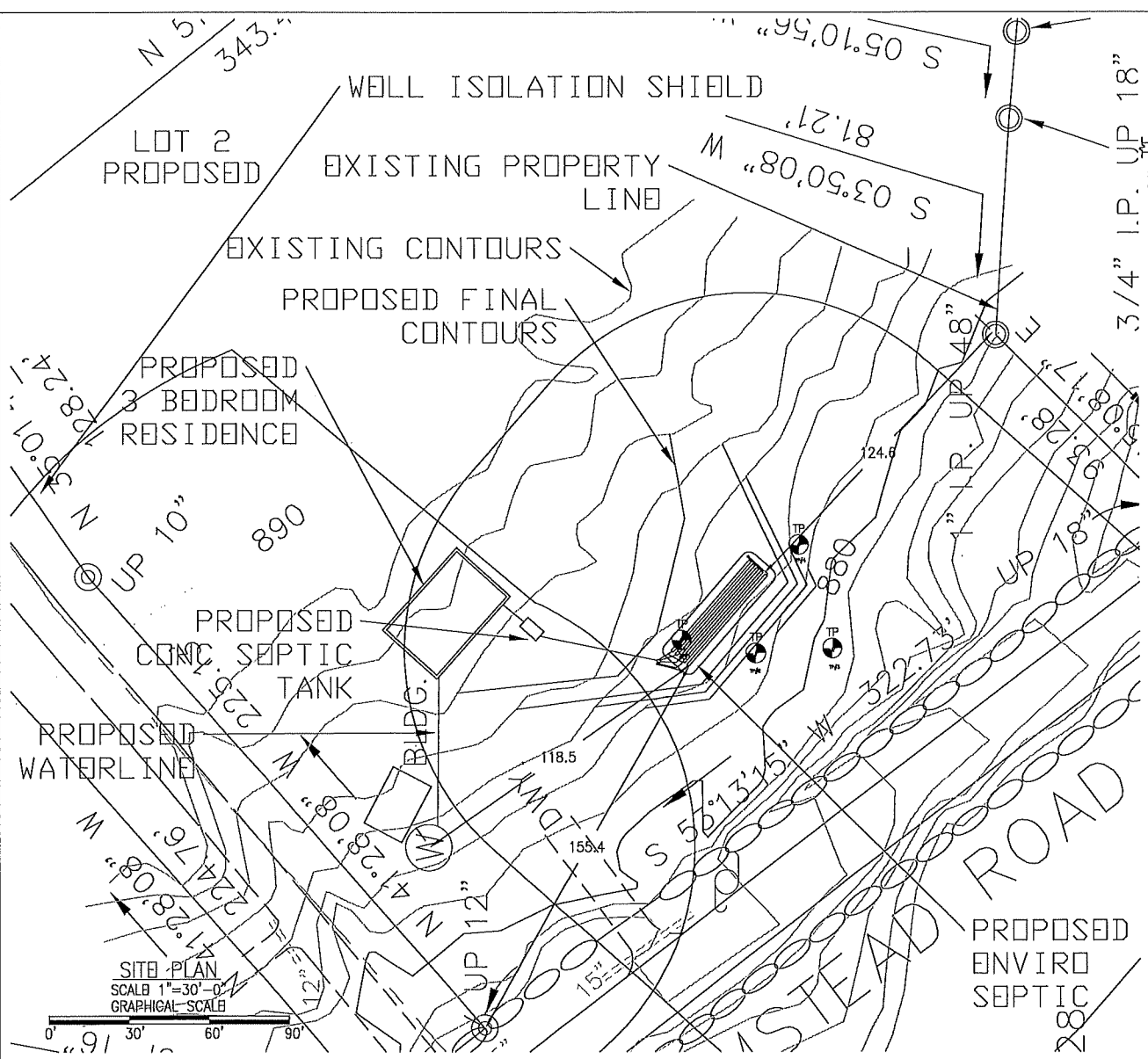
SUBDIVISION OF PROPERTY OF  
**WALTER R., JR. & SUSAN G. TURCO**  
FLAMSTEAD ROAD

CHESTER, VERMONT

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

DATE: 4/11/2022 SCALE: 1"=100'  
DRAWN BY JWC CK'D BY CTP  
SURVEYED BY CP JC

PROJ. NO. 2022-289-16

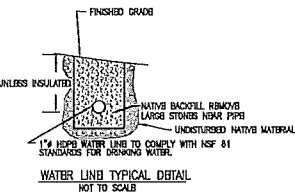
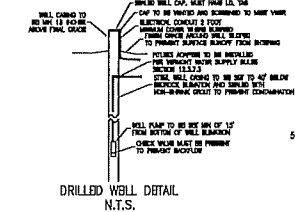


**THE SAND FILL SHALL MEET ONE OF THE FOLLOWING SPECIFICATIONS**

SIEVE #	% PASSING
#10	85-100
#40	30-50
#200	0-10

#4	95-100
#8	80-100
#16	50-85
#30	25-60
#50	10-30
#100	2-10



**ENVIRO-SEPTIC CONSTRUCTION NOTES:**

- 1) PREPARE ENVIRONMENTAL. THE REQUIRED ALL NOTICES TO BE COVERED CERTIFICATION IS OBTAINED BY ATTENDING THE ENVIRO-SEPTIC DESIGNER AND INSTALLER CERTIFICATION COURSE PRESENTED BY PRESBY ENVIRONMENTAL, INC.
- 2) ALL TUBS AND SERVICES SHALL BE CUT FLUSH WITH GROUND IN LEACHFIELD AREA AND WITHIN TEN FEET OF THE TOP OF THE LEACHFIELD.
- 3) ANY SURFACE GRASSES LARGER THAN 1" SHALL BE REMOVED FROM LEACHFIELD AREA.
- 4) PRIOR TO PLACING THE FORCE MAIN SHALL BE INSTALLED.
- 5) THE LEACHFIELD AREA SHALL BE GRADED, GRAVELLED, TO DRAINAGE, THROWING SOIL UP HILL, SINCE PLACED, NO EQUIPMENT SHALL BE ALLOWED TO COMPACT NATIVE SOIL.
- 6) SAND FILL SHALL BE INSTALLED IN 12" LEVEL LIFTS, UNTIL THE TOP OF BED IS REACHED.
- 7) THE AREA OF BROKEN SAND SHALL BE EXCAVATED OUT OF THE SAND FILL AND 4" OF SYSTEM SAND SHALL BE PLACED.
- 8) 4" PVC PIPE AND ENVIRO-SEPTIC PIPE SHALL BE INSTALLED. ENVIRO-SEPTIC PIPE SHALL BE LEVEL.
- 9) SYSTEM SAND SHALL BE PLACED BETWEEN ENVIRO-SEPTIC PIPE, THEN A MINIMUM OF 4" OF SYSTEM SAND SHALL BE PLACED ON TOP OF ENVIRO-SEPTIC PIPE.
- 10) NO HEAVY EQUIPMENT SHALL BE ALLOWED ON FIELD AFTER PIPES ARE INSTALLED.
- 11) ALL PIPE PENETRATIONS WITHOUT MANUFACTURED RUBBER BOOT SHALL BE SEALED WITH NON-SYNTHETIC GROUT.
- 12) THE AREA UNDERNEATH THE LEACHFIELD SHALL BE GROUTED TO PREVENT INGRESS OF GROUND WATER.
- 13) ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED, THIS COVER SHALL BE MAINTAINED AND WORKED AT LEAST ANNUALLY.
- 14) INSPECT THE SEPTIC TANK YEARLY, PUMP AS REQUIRED.
- 15) EACH TIME THE SEPTIC TANK IS PUMPED, THE BIOWEB FILTER SHOULD BE WASHED OFF WITH A GARDEN HOSE.
- 16) **LINE TEST TO TOP OF PIPE, NO LINES TO BE ACCEPTABLE.**
- 17) ALL JOINTS AND CONNECTIONS SHALL BE SOLVENT WELDED UNLESS USED FOR ACCESS.
- 18) ALL TUBS SHALL BE TIGHT FITTING AND FINISHED TO PREVENT ENTRY BY CHILDREN.
- 19) ALL UNUSED ACCESSES SHALL BE SEALED TO PREVENT GROUNDWATER INFILTRATION.
- 20) INSTALLERS OF ENVIRO-SEPTIC SYSTEMS MUST PROVIDE PRESBY ENVIRONMENTAL WITH A COPY OF A COMPLETED SYSTEM INSTALLATION FORM FOR EACH NEW OR REPLACEMENT SYSTEM INSTALLED.
- 21) THERE SHALL BE NO DISTURBANCE WITHIN THIRTY-FOUR FEET OF THE LEACHFIELD TOP, EXCEPT CUTTING TREES FLUSH WITH GROUND SURFACE WITHIN TEN FEET OF THE TOP.
- 22) THE INSTALLER SHOULD HAVE A COPY OF THE ENVIRO-SEPTIC INSTALLATION MANUAL, OBTAIN DURING THE INSTALLATION TO REFERENCE ALL OTHERS IS MET.

**DESIGN CRITERIA:**

SIZE OF LEACHFIELD: PRESCRIPTIVE BASBD APPROACH

THREE BEDROOM DESIGN PERMITTED FLOW = 420 GPD

PBR RATE OF 17 MIN/INCH

PBR MANUAL 210 LF REQUIRED

225 LF / 45FT/RUN = 5 RUNS

SYSTEM WIDTH = 8.5 FT OUTER SYSTEM SURFACE

MIN SAND AREA PER MANUAL = 350

SAND AREA PROVIDED = 580 SFT

SLOPE AT FIELD = 16%

SEPTIC TANK PROPOSED 1000 GAL CONCRETE

THIS SYSTEM IS NOT DESIGNED FOR GARBAGE DISPOSALS

THIS SYSTEM IS NOT DESIGNED FOR OVERSIZED TUBES

**SOILS INFORMATION FOR SYSTEM**

EXCAVATED BY WATSVILLE ENGINEERING 6-19-22

TP#1 CONFIRMED DESIGN SOILS

0'-8" OVER 2/1 LOAMY, VERY FRAGILE, WEAK SUBANGULAR BLOCKY

8'-26" 2.5Y 5/4 SANDY FINE LOAM, FRAGILE, WEAK FINE GRANULAR

26'-42" 2.5Y 4/4 SANDY FINE LOAM, FIRM, WEAK FINE GRANULAR

NOTES: SEVERAL LARGE COBBLES WERE FOUND THROUGHOUT "B" LAYER

CONCENTRATIONS OR MORPHOLOGICAL FEATURES WERE NOT SEEN TP#2, TP#3 AND TP#4 SIMILAR

NO BEDROCK ENCOUNTERED

ESTIMATED SEASONAL HIGH WATER TABLE AT 26

BSHW: 0 27 TP2, 0 26 TP3, 0 28 TP4

**THE SYSTEM SAND SHALL MEET THE FOLLOWING SPECIFICATIONS**

SIEVE #	% PASSING
#4	95-100
#8	80-100
#16	50-85
#30	25-60
#50	10-30
#100	3-10

**GENERAL PROJECT NOTES:**

- 1) TEMPORARY BENCH MARK ELEVATIONS ARE ASSUMED.
- 2) REFERENCE TAX MAP FOR LOT INFORMATION AND SITE LOCUS.
- 3) CONTOURS SHOWN FOR WELL ISOLATION ZONES ARE INTERPOLATED FROM USGS MAP.
- 4) THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED IN THIS PERMIT APPLICATION ARE FOR THE USE OF THE ANR ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR METEOROLOGICAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. SECTION 2502(4), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
- 5) DIG SAFE SHALL BE CONTACTED BEFORE EXCAVATING IN ANY PUBLICLY OWNED LANDS.

**DESIGN CERTIFICATION:**

I HEREBY CERTIFY THAT THE DESIGN-RELATED INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT, AND THAT, IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGEMENT, THE DESIGN INCLUDED IN THIS APPLICATION FOR A PERMIT COMPLIES WITH THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES AND THE VERMONT WATER SUPPLY RULES.

PROJECT: JN# 068-22

TURCO PROJECT

PROPOSED WATER AND WASTEWATER PLAN

FOR PROPOSED 3 BEDROOM RESIDENCE

FLAMSTEAD ROAD

CHESTER VERMONT

**WATSVILLE ENGINEERING**

222 BARLOW RD SPRINGFIELD, VT 05156

DATE: 6-22-22

SCALE: AS NOTED

DR. BY: JEW

CHECKED BY: LPS

REVISIONS:

DWG. NO. L1

REV. 0





# Application for Subdivision

VERMONT

APPLICANT: Robert + Stephanie Holland  
 MAILING ADDRESS: 59 Meadowcrest Drive, Bedford, NH 03110  
 PHONE: 603-714-2922 EMAIL: sbtolland@comcast.net  
 PROPERTY LOCATION: 931 Dodge Road  
 PROPERTY OWNER (if different from applicant): \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_  
 PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

TOTAL ACRES OF PROPERTY BEFORE SUBDIVISION: 12.9 acres  
 TOTAL NUMBER OF LOTS AND ACRES OF EACH LOT AFTER SUBDIVISION: 3 lots  
House lot H2 3.50 acres, Lot H3 5.17 acres,  
lot H1 3.51 acres Please see proposed subdivision

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

- 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.

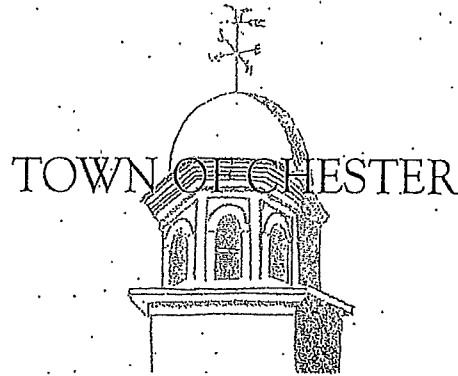
The undersigned authorizes the Zoning Administrator access, at reasonable times, to the property covered by this application, for the purposes of reviewing the application and ascertaining compliance with any permit issued.

APPLICANT SIGNATURE: Stephanie Holland DATE: 6/7/22

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

PARCEL MAP #: 42-20-03 ZONING DISTRICT: R-120 FEE: \$250 DRB CASE #: 579  
 APPLICATION DEEMED COMPLETE: P. Bristow DATE: 6/13/22  
 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](mailto:zoning@chestervt.gov)  
[www.chestervt.gov](http://www.chestervt.gov)

TOWN OF CHESTER  
NOTICE OF HEARING FOR SUBDIVISION PERMIT

Robert and Stephanie Holland have applied for a Subdivision Permit for a property located at 931 Dodge Road in the Town of Chester. The proposed minor subdivision will divide an existing lot (parcel #42-20-03) of 12± acres into three lots of 3.51 acres, 3.50 acres, and 5.17 acres.

The Town of Chester Development Review Board will conduct a site visit at 5:30 PM on Monday, June 27, 2022, at 931 Dodge Road and will hold a hearing on this application at 6:00 PM on Monday, June 27, 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](http://www.chestervt.gov).

Dated at Chester, Vermont this 2<sup>nd</sup> day of June 2022.

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

mailed 6/2/22



# 100 foot Abutters List Report

Chester, VT  
June 02, 2022

## Subject Property:

Parcel Number: 422003  
CAMA Number: 422003  
Property Address: 931 DODGE ROAD

Mailing Address: HOLLAND, ROBERT & STEPHANIE  
59 MEADOWCREST DRIVE  
BEDFORD, NH 03110

## Abutters:

Parcel Number: 382014100  
CAMA Number: 382014100  
Property Address: 982 HIGH STREET

Mailing Address: WHELAN JR TRUSTEE, EDWARD W  
25 GREGORY LANE  
WARREN, NJ 07059

Parcel Number: 422001  
CAMA Number: 422001  
Property Address: 994 DODGE ROAD

Mailing Address: POLLARD, ROBERT & JULIE  
P O BOX 498  
CHESTER, VT 05143

Parcel Number: 422004  
CAMA Number: 422004  
Property Address: 807 DODGE ROAD

Mailing Address: SHAPIRO, DANIEL GREGORY, MELANIE  
807 DODGE ROAD  
CHESTER, VT 05143

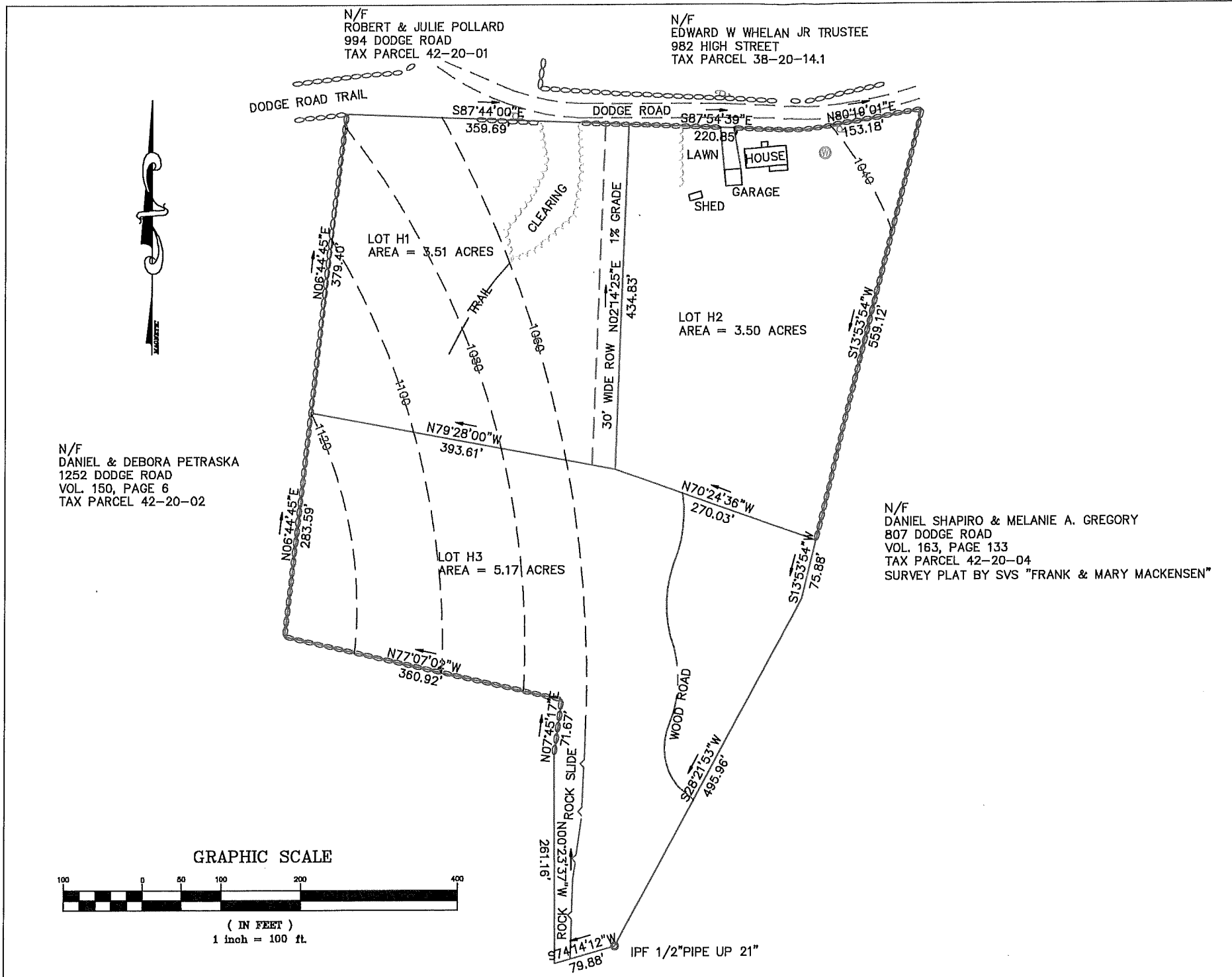
Parcel Number: 422019  
CAMA Number: 422019  
Property Address: 1252 DODGE ROAD

Mailing Address: PETRASKA TRUSTEES, DANIEL E &  
DEBORA M  
213 CROSSFIELD DRIVE  
COLCHESTER, VT 05446



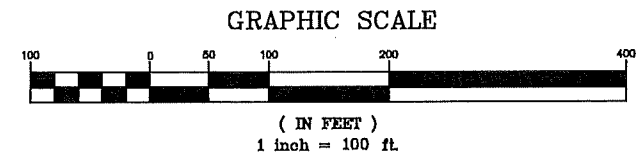
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.





N/F DANIEL & DEBORA PETRASKA  
1252 DODGE ROAD  
VOL. 150, PAGE 6  
TAX PARCEL 42-20-02

N/F DANIEL SHAPIRO & MELANIE A. GREGORY  
807 DODGE ROAD  
VOL. 163, PAGE 133  
TAX PARCEL 42-20-04  
SURVEY PLAT BY SVS "FRANK & MARY MACKENSEN"

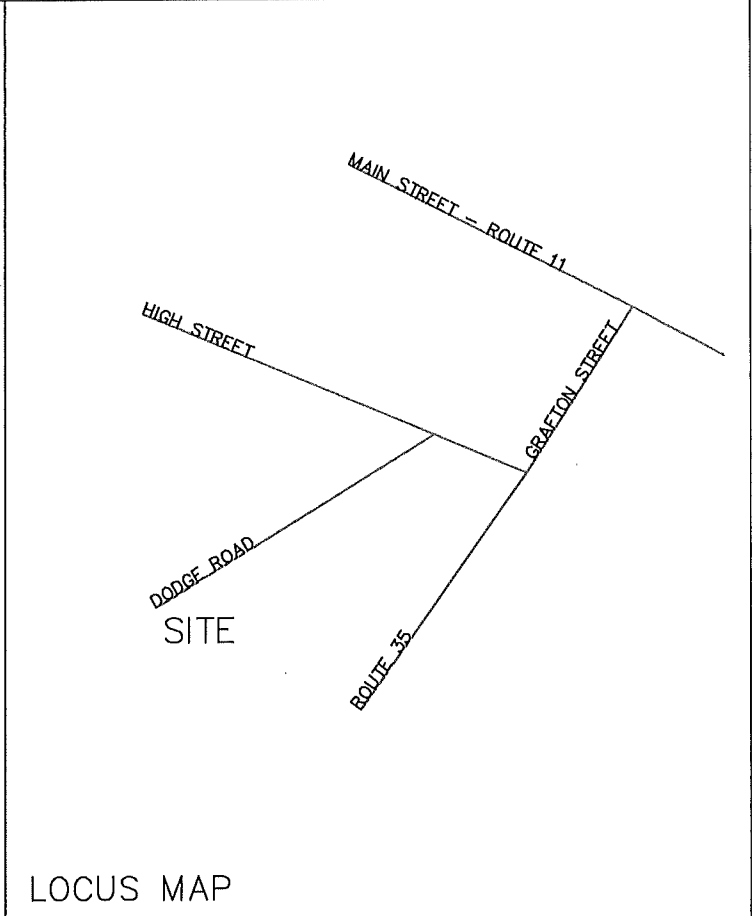


NOTES:

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 H1 OR LOT H3 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 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."

"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"



LEGEND

—————	BOUNDARY LINE
⊖⊖⊖⊖⊖⊖	STONE WALL
⊙	IPF IRON PIN FOUND
⊙	IPS IRON SET 5/8" REBAR
⊕	UP UTILITY POLE
—OHW—	OVERHEAD WIRE

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:

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 171, PAGE 113
4. REFERENCE IS MADE TO A MAP BY SOUTHERN VERMONT SURVEYS "VINCENT P. CROCKER" DATED: JUNE 12, 1985 DWG. NO. 1709-85

PROPOSED SUBDIVISION OF LAND  
**ROBERT & STEPHANIE HOLLAND**

931 DODGE ROAD  
CHESTER, VERMONT

COLEMAN SURVEYS, INC.  
630 SKITCHEWAUG TRAIL  
SPRINGFIELD, VERMONT 05156  
TEL. (802) 885-9526

DWG. NO. 2022-908

SCALE: 1" = 100'

DATE: APRIL 27, 2022