

**Development Application**  
**Town of Stowe Planning & Zoning Department**  
**PO Box 730**  
**Stowe, VT 05672**  
**Telephone: (802) 253-6141**  
**This form serves as an application for all requested zoning and subdivision reviews.**

<b>Project #</b> (To be assigned)
<b>Date Received:</b>

**Property Owner Information**

Property Owner	Tom Michelson
Mailing Street Address City, State and Zip	87 Farr Hill Rd, Stowe, VT 05672
Telephone Number 802-253-6883	Email

**Applicant Information** (Relationship to Owner)  
 Owner (If so, skip to property information)    Lessee    Contractor  
 Architect/Designer    Agent for Owner    Under purchase contract  
*All information and correspondence is sent to applicant/contact.*

Applicant Name Company (if any)	Andrew Chmura
Mailing Street Address City, State and Zip	534 Nebraska Valley Rd, Stowe
Phone Number 802-272-8480	Email andrew@grandslamtennistours.com

**Property Information & Location**

Physical Address	3285 Waterbury Road
Tax Map ID	03-103.000
Existing Use Residential	Proposed Use Residential

**Please briefly describe the proposed project, intended use, and/or development request below:**

Proposed 4-lot subdivision of existing ±36-acre parcel, including Lots 1 of ±6 acres in RR-2, Lots 2 and 3 of ±6 acres and ±6.5 acres, respectively, in RR-5 and RHOD, and Lot 4 with ±17.5 acres of remaining lands. An existing roadway with 50' ROW will provide access from Route 100. There is no development proposed on any of the new lots.

**For All Approvals:**  
The below signed hereby agrees that the proposed work shall be done in accordance with the application, plan, specifications, and other associated documentation and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf. Additional permits may be needed from the State of Vermont and/or the Town of Stowe for development.

Indicate if: <input type="checkbox"/> Property Owner OR <input checked="" type="checkbox"/> Agent for Owner	Signature: Date: 12-13-24
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**Additional application information is required on reverse side: ➔**

**Note: Local Zoning approval does not cover any required state approvals. Wastewater System and Potable Water Supply permits may be required for construction or modifications that change the wastewater flow. Other State permits may be required for certain uses. The applicant is advised to contact a DEC Permit Specialist to discuss the State permit requirements at 802-505-5367.**

**Construction Information**

A site plan showing the proposed development is required if construction is involved.

***The applicant is responsible for determining property lines and setbacks.***

**Please answer the questions below for all projects:**

Will there be a new curb cut (driveway opening)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will over 1/2 acre of land be graded or disturbed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Will the development create an additional 1/2 acre of impervious surface?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Will there be other changes resulting in increased sewer or water flows?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Will there be a new connection to the Stowe sewage system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe water system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is any portion of the building rented out?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is an Act 250 permit or amendment required?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Maximum Bldg. Height: N/A \* Building Height is defined as the vertical distance measured from the average elevation of the proposed finished grade at the front or rear of the building to the highest point of the roof for flat and mansard roofs, and to the average height between eaves and ridge for other types of roofs. On sloping sites the height will be measured on the uphill side.

**Please answer the questions below for all projects involving residential dwellings:**

Existing Rooms: <u>N/A</u>	# Bathrooms:	# Bedrooms:	# Kitchens:
New Rooms: <u>N/A</u>	# Bathrooms:	# Bedrooms:	# Kitchens:

***Please complete the fee calculation below for all applications:***

<b>Zoning Permit Fees - Single &amp; Two-Family Dwellings (Permitted Uses)</b>	<b>Fee/Sq. Ft.</b>	<b>Fee Required</b>
Enclosed building spaces per sq. ft (heated & unheated)	\$0.30	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	\$0.10	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$60.00	
Minimum application fee for Single & Two-Family Dwellings/Permitted Uses	\$60.00	
<b>Fee:</b>		\$
<b>Zoning Permit Fees - Conditional Uses (Commercial &amp; Multi-Family Uses)</b>	<b>Fee/Sq. Ft.</b>	<b>Fee Required</b>
Enclosed building spaces per sq. ft (heated & unheated)	\$0.40	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	\$0.25	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$100	
Administrative amendment by Zoning Administrator	\$75.00	
<b>Fee:</b>		\$
<b>Development Review &amp; Public Hearing Fees</b>	<b>Fee/Sq. Ft.</b>	<b>Fee Required</b>
Appeal of Action of Zoning Administrator	\$250.00	
Variance or Dimensional Waiver	\$250.00	
Conditional Use Review	\$250.00	
Ridgeline & Hillside Overlay District (RHOD) Review	\$250.00	
Design Review (Single-Family & Two-Family Dwelling)	\$60.00	
Design Review (All other uses except Single-Family & Two-Family Dwelling)	\$250.00	
Subdivision Review (includes PRD's & PUD's)		
Preliminary Layout Application (base fee)	\$250.00	
Preliminary Layout (fee per unit or lot if equal to and/or more than 5 lots/units)	\$275.00	
Final Plat Application (base fee)	\$250.00	\$250.00
Final Plat Application (additional fee per unit or lot if preliminary layout was not required)	4 X \$150.00	\$600.00
Minimal Alteration reviewed by Zoning Administrator	\$100.00	
Other subdivision applications/amendments requiring DRB approval	\$250.00	
<b>Fee:</b>		\$
<b>Signs</b>	\$70.00	
<b>Fee:</b>		\$
<b>Recording Fees /Stowe Land Records (set by state law)</b>		

Additional Recording Fee for decision notice	\$15.00/page	\$
Additional Recording Fee for permit	\$15.00/page	\$ 15.00
Additional Recording Fee for Mylar	\$25.00/sheet	\$ 25.00
<b>Total Application Fee Including Recording</b>		<b>\$ \$890.00</b>

Payments should be made to the Town of Stowe. Payment can be made by cash, check, or with a credit card (Mastercard, Visa or Discover) or online. Go to [www.townofstovevt.org/townclerk/](http://www.townofstovevt.org/townclerk/) and [click the link for online payments](#). Please note there is a 3% convenience fee for credit card payments.

**Incomplete applications will be returned. A complete application must include a site plan, elevation drawings, and floorplans. See application checklists for additional guidance.**

**OFFICE USE ONLY**

Date Received \_\_\_\_\_

Zoning District \_\_\_\_\_

Overlay District \_\_\_\_\_

Approved Date \_\_\_\_\_

Effective Date \_\_\_\_\_

Expiration Date \_\_\_\_\_

Denied Date \_\_\_\_\_

Reason \_\_\_\_\_

Permit Fee	\$
Recording Fee	\$
<b>TOTAL FEE</b>	<b>\$</b>

Check #

Cash

Referred \_\_\_\_\_

Hearing Date \_\_\_\_\_

**Comments/Conditions**

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\_\_\_\_\_  
**Zoning Administrator**

\_\_\_\_\_  
**Date**

For assistance, please contact the Planning & Zoning Department of 253-6141 or by email at [PandZ@stovevt.gov](mailto:PandZ@stovevt.gov)

*The Town of Stowe welcomes all persons, regardless of race, color, religion, national origin, sex, gender identity or expression, family status, age, or ability, and wants everyone to feel safe and welcome in our community. As a town, we formally condemn discrimination in all its forms, commit to fair and equal treatment of everyone in our community, and will strive to ensure all of our actions, policies, and operating procedures reflect this commitment. The Town of Stowe has and will continue to be a place where individuals can live freely and express their opinion.*



Civil Engineers • Land Use Planners

December 13<sup>th</sup>, 2024

Sarah McShane, Zoning Director and Administrator  
Town of Stowe, Akeley Memorial Building  
67 Main Street, Stowe, VT 05672

Subject: Proposed 4-Lot Minor Subdivision  
Michelson Property (36 acres)  
3285 Waterbury Rd, Stowe, VT 05672  
Parcel 03001, SPAN 621-195-12002

Project #24100

Dear Sarah,

Please find attached application and supporting materials for a proposed subdivision of an existing +/-36-acre parcel into four (4) new lots. This undeveloped property is located at 3285 Waterbury Road (VT Route 100) in the Rural Residential RR2 and RR5 zoning districts, and a portion in the Ridgeline & Hillside Overlay District (RHOD), for review by the Development Review Board (DRB).

Included with this application and narrative are the following documents:

- Application
- Narrative
- Site Plan

The applicant proposes the following as part of this project:

- A subdivision of existing ±35.94-acre parcel with existing access off Route 100
- Proposed Lot 1 of ±6.02 acres in RR-2
- Proposed Lot 2 of ±6.55 acres in RR-2 & RR-5, and RHOD
- Proposed Lot 3 of ±6.03 acres in RR-2 & RR-5, and RHOD
- Proposed Lot 4 of ±17.34 acres (remaining lands) in RR-2 & RR-5, and RHOD
- Proposed 50' right-of-way (ROW) along existing roadway for access from Route 100

There is no proposed development on any of the new lots.

The project meets all zoning requirements, including setbacks, and the following RR-2 and RR-5 zoning items:

- Maximum building height = N/A
- Lot size requirements:
  - Lot 1 = ±6.02 acres, > 2 acres → Okay
  - Lot 2 = ±6.55 acres, > 5 acres → Okay
    - Includes steep slopes density analysis
  - Lot 3 = ±6.03 acres, > 5 acres → Okay
    - Includes steep slopes density analysis
  - Lot 4 = ±17.34 acres > 5 acres → Okay
- Lot width requirements: minimum 200 ft

- Lot 1 = ±630ft, Lot 2 = ±310ft, Lot 3 = ±595ft, Lot 4 = ±545ft
- Proposed new impervious area = no proposed development
- Proposed disturbed area = no proposed development

This application includes a proposed subdivision of lands in accordance with the Town of Stowe Subdivision Regulations. Accordingly, the proposed project will **not** create any **undue adverse impacts** on:

- *Character of land for subdivision:*
  - The land is of such character that it can be used for the intended purposes without undue adverse impact on public health or safety, the environment, neighboring properties, or the rural and historic character of the community
- *Natural and Scenic Features:*
  - The project has been designed to prevent any undue adverse impacts on: brooks, streams, water bodies, ground water resources and wetlands; prime agricultural soils, farmland resources and scenic meadowland; important forest resources; aesthetic resources and scenic vistas, including views onto and arising from subject property.
    - The property does not include one mapped stream, along Route 100
    - The property does not include any mapped wetlands
    - The property does not include any mapped prime agricultural soils
    - The property is mostly mapped with deer wintering areas
      - Existing steep slopes, limited hemlock tree cover, and proximity to existing development and busy Route 100 make this site an unlikely area for deer wintering
      - We are working with Fish & Game for review of the property and determination of whether this site qualifies as a deer wintering area
    - The property is not easily visible from any public vantage points
      - Existing topography and existing trees (to remain) will provide adequate screening
- *Protection of Significant Wildlife Habitat and Natural Communities:*
  - The property does not include any mapped Rare Threatened and Endangered Species
  - Portions of the site contains mid-priority habitat block.
  - The proposed lots are large in size and any future development would have minimal impact on any existing wildlife habitats.
- *Historic Sites and Community Character:*
  - As a proposed subdivision in a rural area, the project has been designed to result in minimum undue adverse impact on the rural landscape as characterized by forested hillsides. The rural character exists due to the scenic vistas, large uninterrupted forested areas, and limited development along roads. Individual lots and building zones have been delineated to mitigate any visual impact of new development on views from existing roadways, adjacent properties, and offsite vantage points.
- *Reserved strips:* Not applicable.
- *Screening:*
  - The existing topography and existing wooded area will provide screening of possible future areas of development, or otherwise soften and/or lessen the impact of development on natural features and scenic vistas.

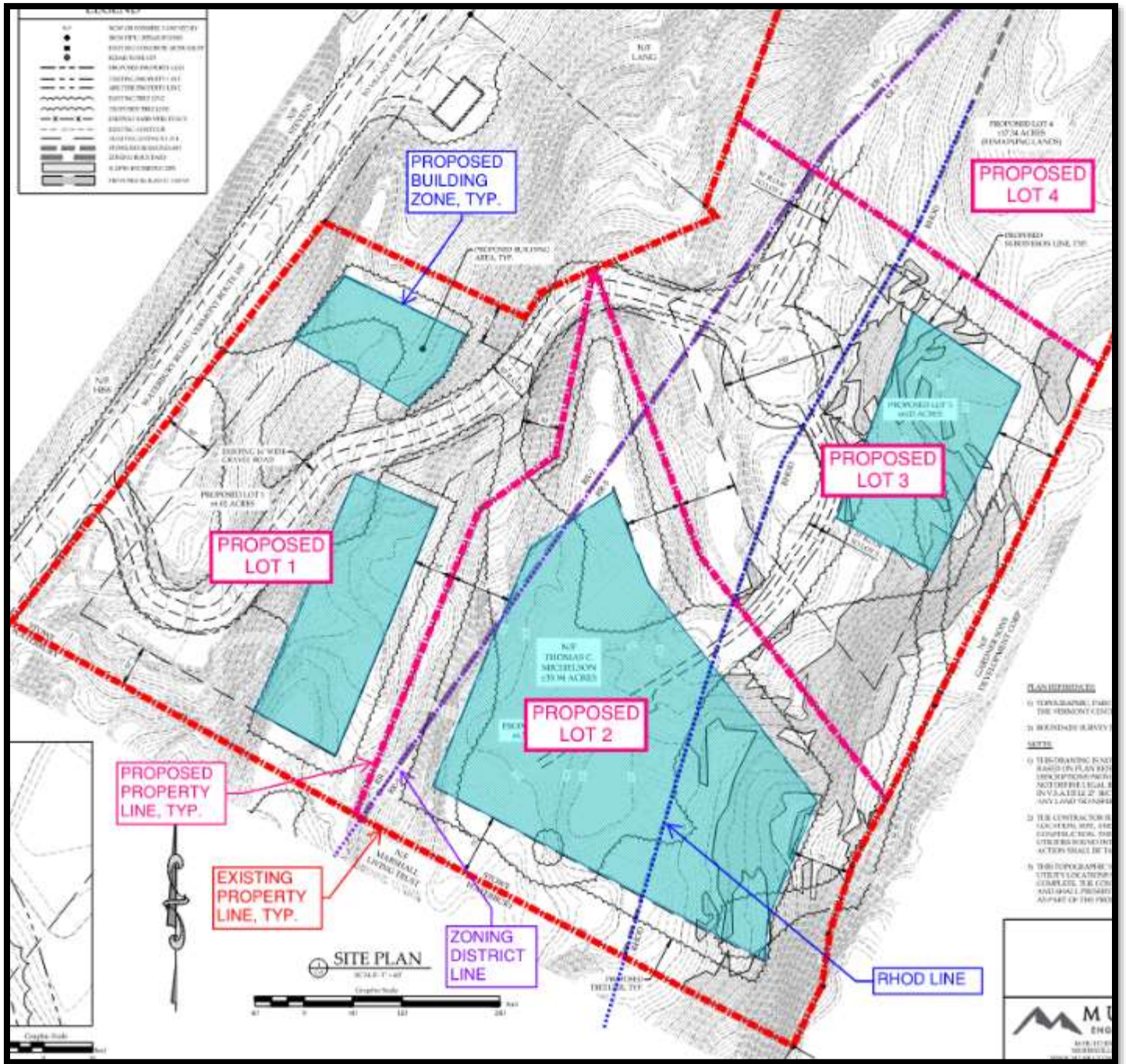
- *Pedestrian Access:*
  - o Not applicable.
- *Traffic:*
  - o The site is accessed via an existing drive off Route 100
  - o The proposed development will have minimal impact on Route 100 traffic.
- *Municipal Facilities:*
  - o Not applicable (on-site water supply and wastewater disposal).
- *Lot Configuration:*
  - o The proposed subdivision does not include odd-shaped lots.
  - o The proposed lots do not meet the definition of strip development.
- *Building Zone:*
  - o The site plan includes proposed building locations that relate to building setbacks, step slopes, ROWs, and limited tree clearing.
- *Fire Protection Facilities:*
  - o It is expected that the existing road will provide adequate access for emergency vehicles to the proposed lots.
- *Disclosure of Subsequent Development Plans:*
  - o The proposed project includes the plans as submitted.
- *Private Enforcement Mechanisms:*
  - o In the event that the landowner decides to sell any of the lots to separate various other landowners, there will be the formation of a homeowners association, consisting of the owners of all properties within the subdivision that share the common driveway, to ensure the continual maintenance of shared driveways and other shared facilities.
- *Utilities and Stormwater Management:*
  - o It is assumed that the Town of Stowe Electric department will be able to accommodate the utilities demand of the proposed development.
  - o There is no proposed development; any future development will need to adhere to the Town and State Stormwater Management requirements.
  - o The existing road at the property is less than 1 acre of impervious area.

Please let us know if you have any questions or comments. Thank you for your time.

Sincerely,  
Tyler Mumley, P.E.



Mumley Engineering, Inc.







The property at 3285 Waterbury Road includes approximately 40 acres of wooded hillside directly along Route 100. The land sits at the western base of North Hill (peak is to the east) and adjacent to the ridgeline to the north, along Points North Road. Across the highway to the west is Barnes Hill, and Shaw Hill is to the northwest. Therefore, the property is mostly blocked from any views from the majority of Stowe.

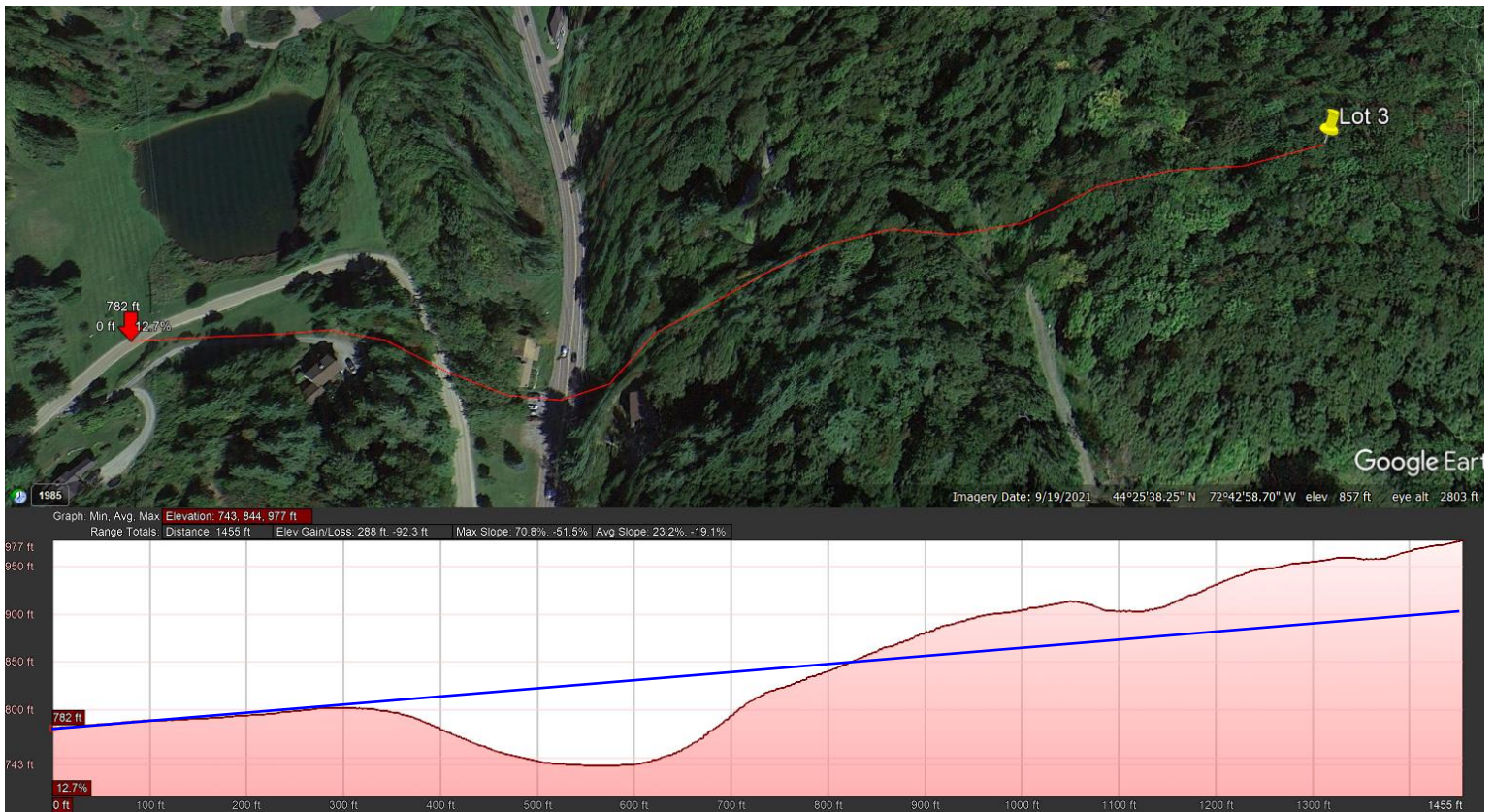
Based on a desktop review and drive around the surrounding areas of Stowe, we identified three locations as potential vantage points, including Black Bear Run, Shaw Hill Road, and West Shaw Hill Road. However, based on analysis and findings, we conclude that development of the subject property will not be visible. Please see below analysis. Other areas of consideration included along Barnes Hill Road and River Road which are blocked by topography and existing trees to remain, and along Moscow Road and Route 100 (north of the site), which are blocked by existing topography (much lower in elevation) and trees.

The DRB should also consider that any future proposed development on Lot 2 and Lot 3 (and Lot 4 if a structure is proposed in the RHOD), would require full review by the DRB in accordance with the RHOD standards, including view analysis. Therefore, while this analysis is conclusive, it is provided simply for consideration with regard to the creation of the proposed new vacant lots (without any proposed development).

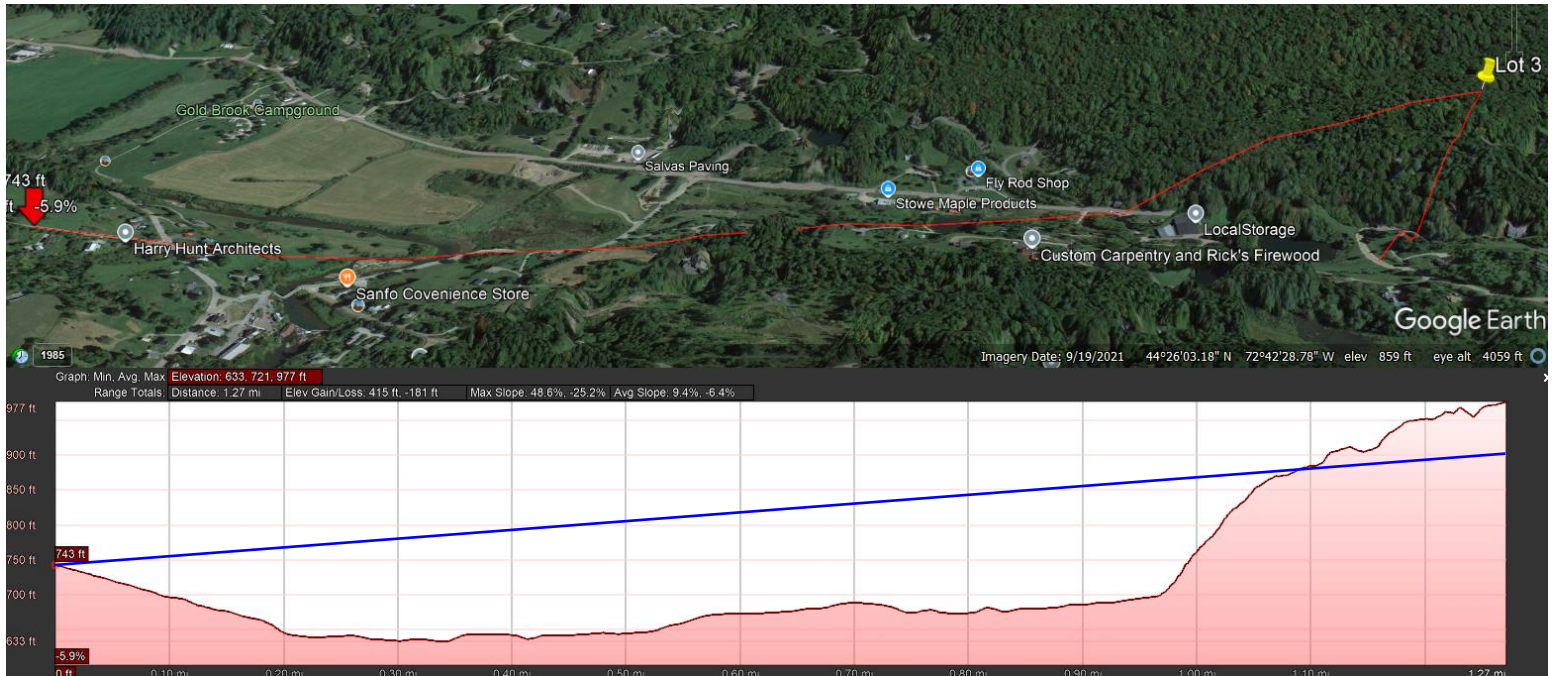
There are existing trees and vegetation along Route 100 in the area of the project site, and the land rises quickly from the road up into the property, which significantly blocks views from the highway into the property. Below are cross sections of the proposed building sites from Route 100, showing that topography and existing trees to remain will provide screening.



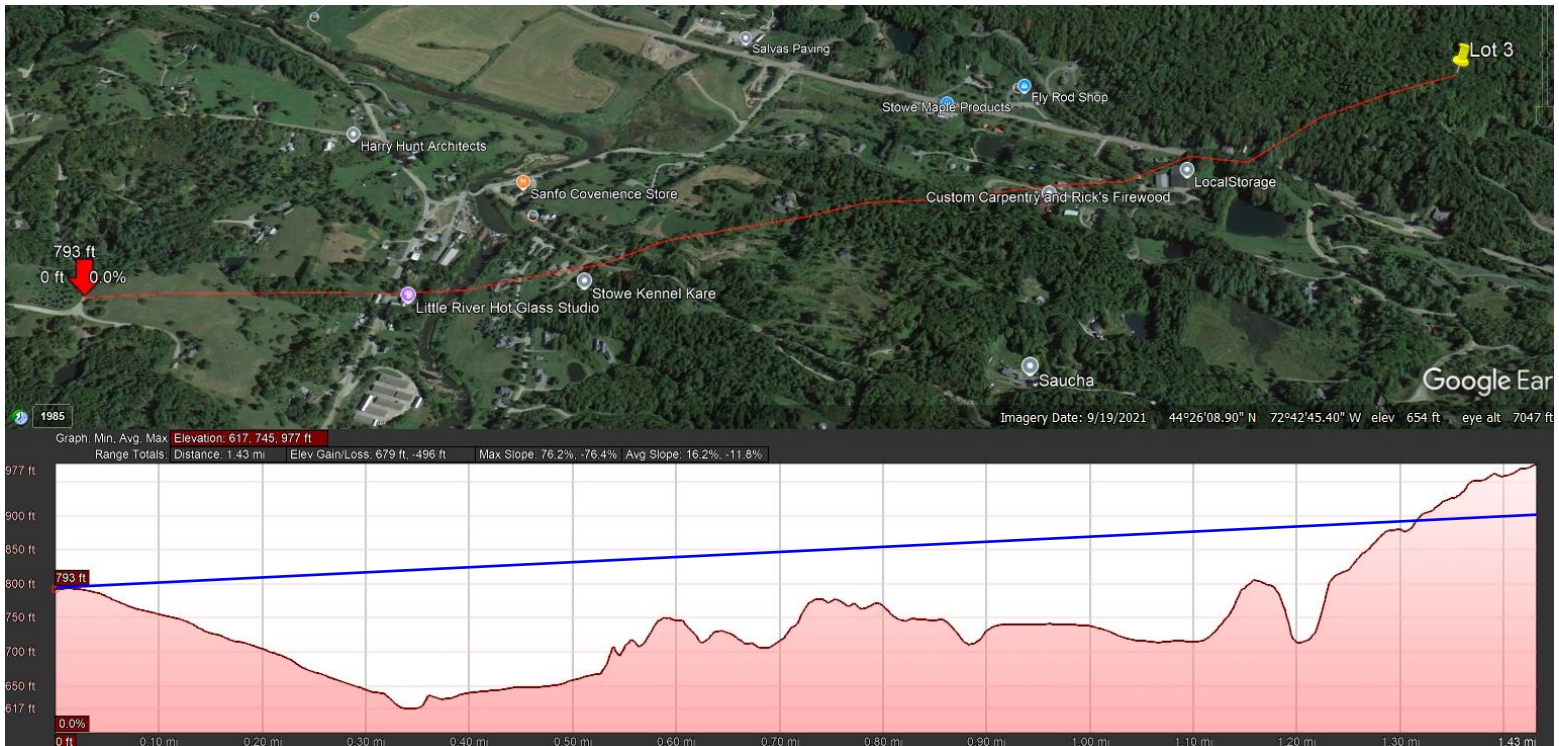
View from Black Bear Run:



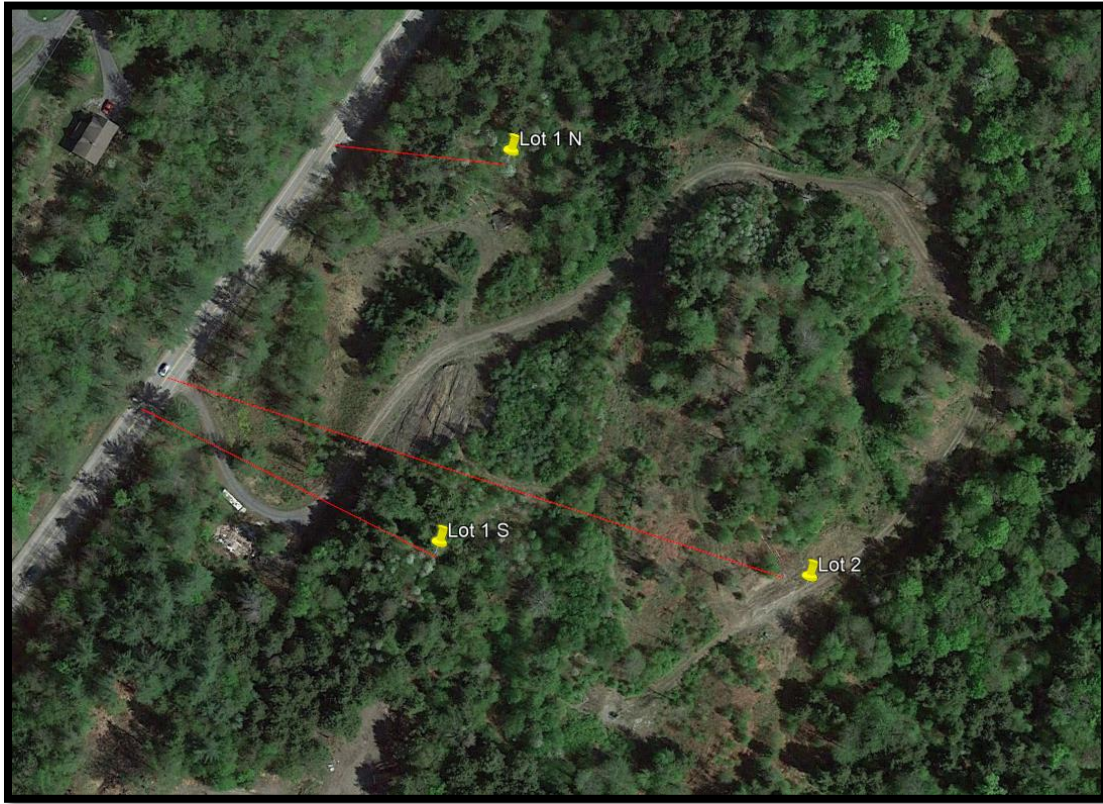
View from Shaw Hill Road:



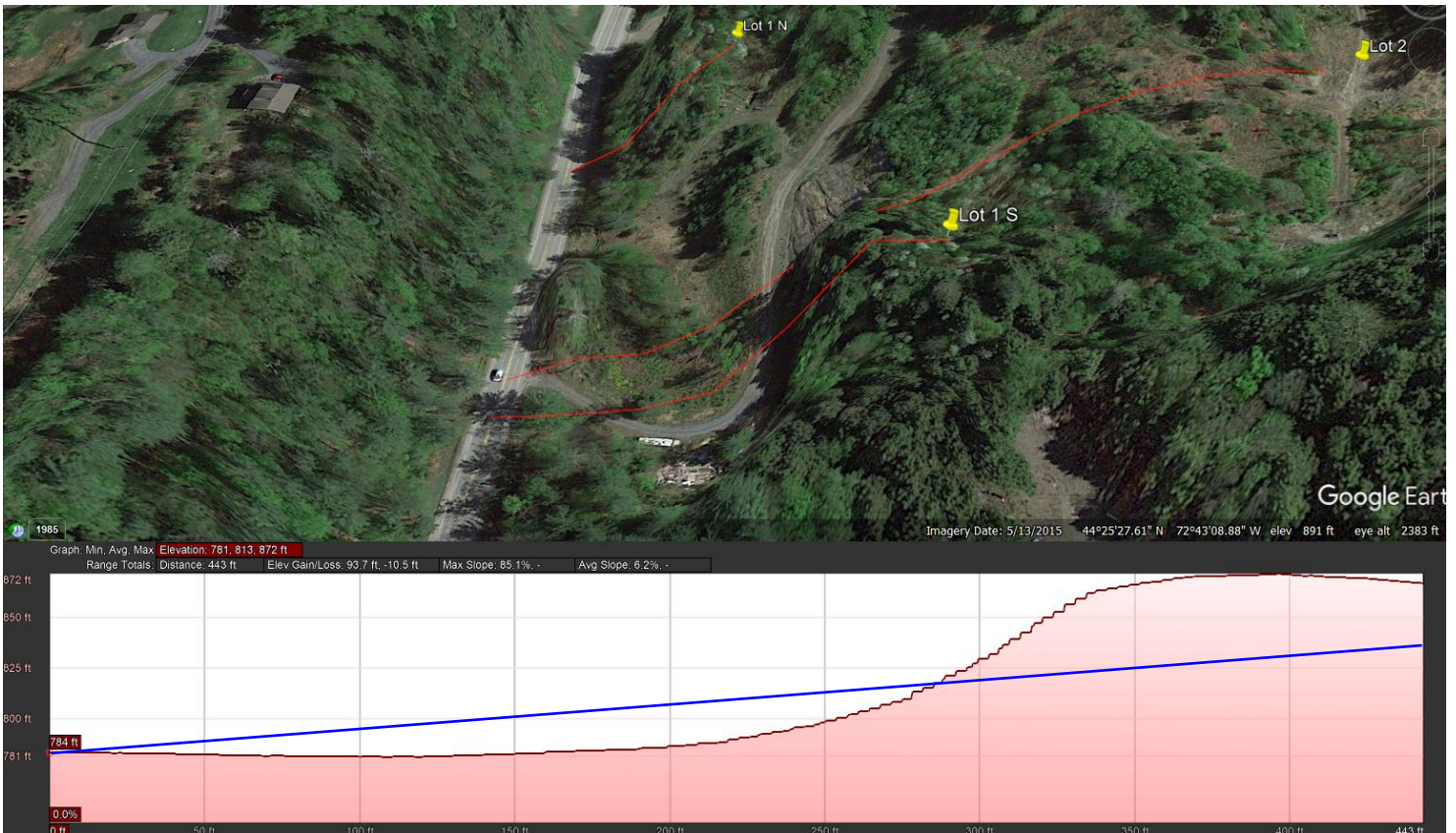
View from West Shaw Hill Road:



Views from Route 100 (adjacent to property):



Cross section for south building area of Lot 1:

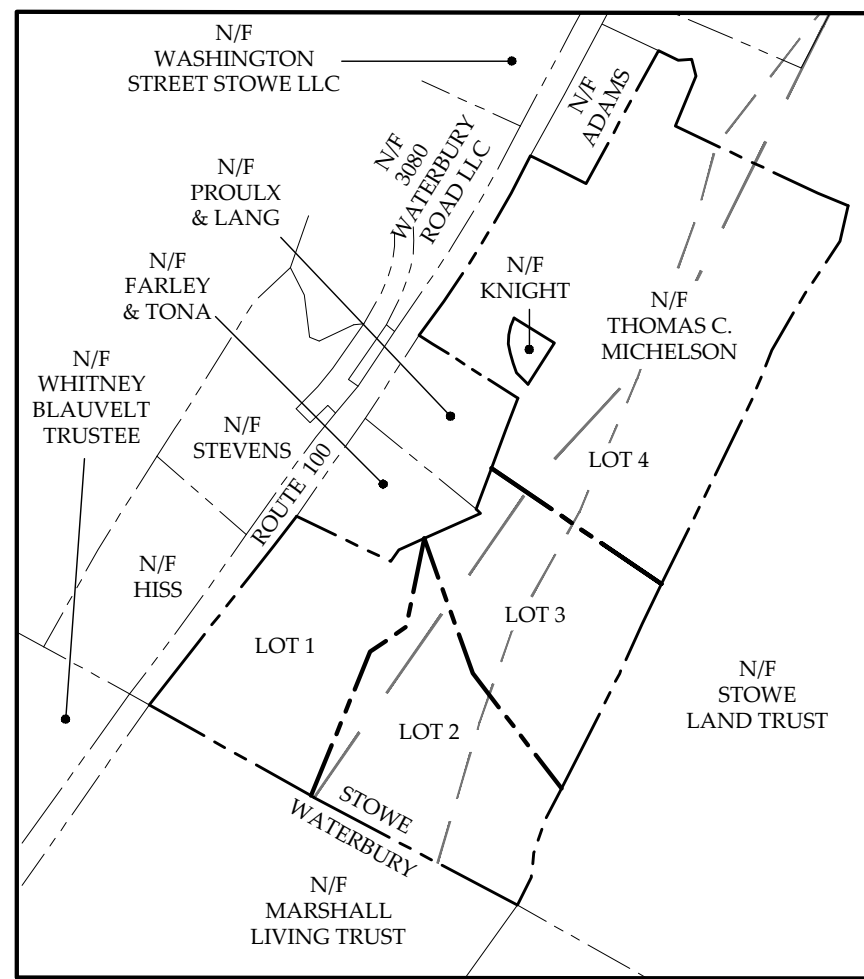


Cross section for north building area of Lot 1:



Cross section building area of Lot 2:

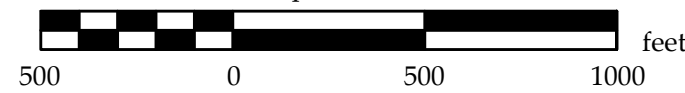




**OVERALL SITE PLAN**

SCALE: 1" = 500'

Graphic Scale



**LEGEND**

N/F	NOW OR FORMERLY OWNED BY
●	IRON PIPE / REBAR FOUND
○	EXISTING CONCRETE MONUMENT
○	REBAR TO BE SET
---	PROPOSED PROPERTY LINE
---	EXISTING PROPERTY LINE
---	ABUTTER PROPERTY LINE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
X-X	EXISTING BARRIER FENCE
---	EXISTING CONTOUR
---	BUILDING SETBACK LINE
---	STOWE RHOD BOUNDARY
---	ZONING BOUNDARY
---	SLOPES EXCEEDING 20%
---	PROPOSED BUILDING AREAS



**SITE LOCATION MAP**



NOT TO SCALE

**PURPOSE OF PLAN:**

PROPOSED 4-LOT SUBDIVISION OF EXISTING ±35.94 PARCEL

**ZONING NOTES:**

DISTRICT: RR2  
 MINIMUM LOT SIZE: 2 ACRES  
 MINIMUM LOT WIDTH: 200 FT  
 SETBACKS:  
 FRONT = 60 FT  
 REAR = 50 FT  
 SIDE = 50 FT

DISTRICT: RR5  
 MINIMUM LOT SIZE: 5 ACRES  
 MINIMUM LOT WIDTH: 300 FT  
 SETBACKS:  
 FRONT = 70 FT  
 REAR = 75 FT  
 SIDE = 75 FT

**OWNER OF RECORD:**

THOMAS C. MICHELSON

**STEEP SLOPES DENSITY ANALYSIS (RHOD):**

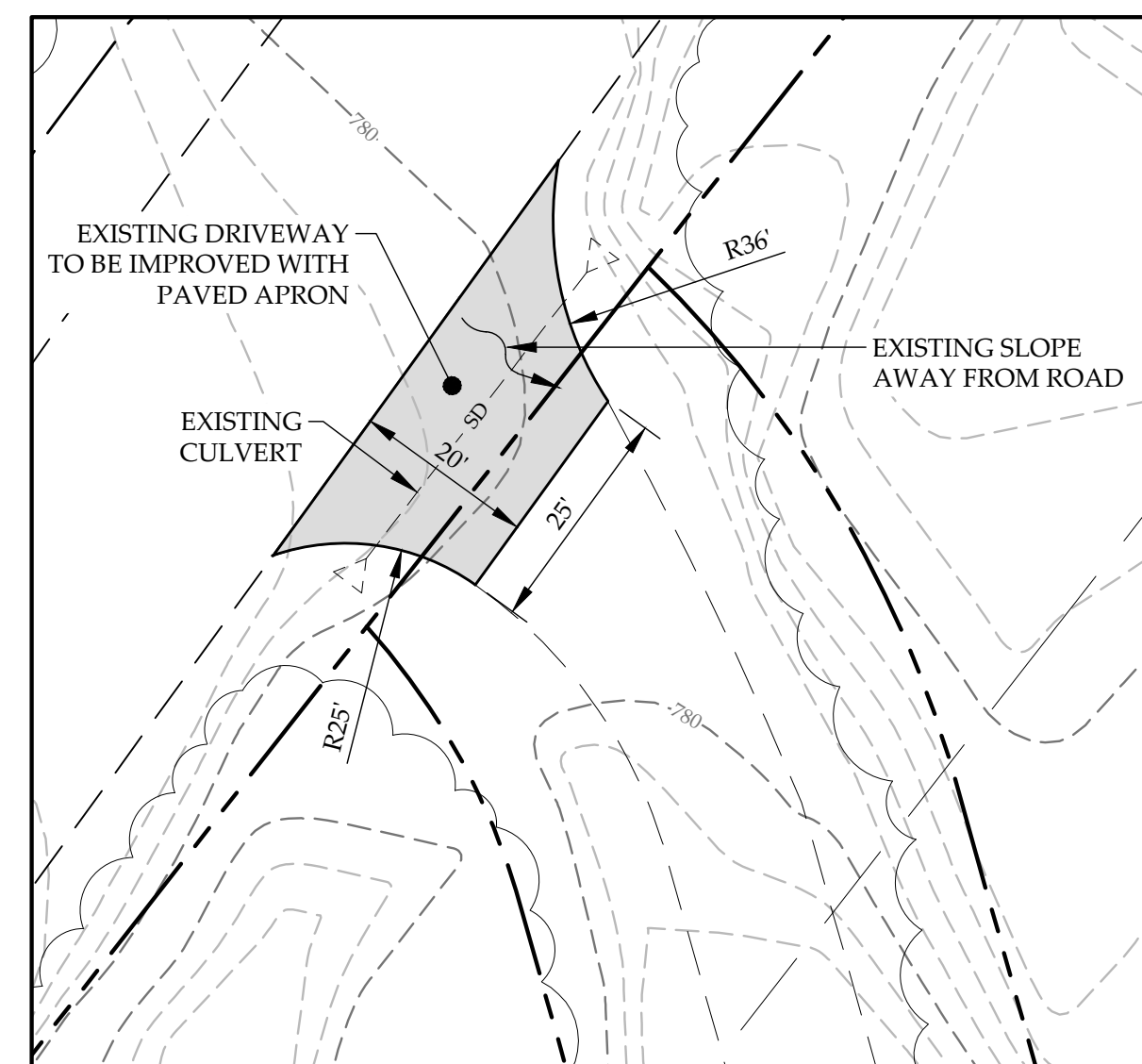
- LOT 2**
- AREA 20% OR LESS = 5.37 AC
    - o DENSITY: 5.37/5 = 1.074 UNITS
  - AREA OVER 20% = 1.18 AC
    - o DENSITY: (1.18/5)/4 = 0.059 UNITS
  - TOTAL = 5.37 + 1.18 = 6.55 ACRES
    - o DENSITY = 1.074 + 0.059 = 1.133 UNITS » OKAY
- LOT 3**
- AREA 20% OR LESS = 4.89 AC
    - o DENSITY: 4.89/5 = 0.978 UNITS
  - AREA OVER 20% = 1.14 AC
    - o DENSITY: (1.14/5)/4 = 0.057 UNITS
  - TOTAL = 4.89 + 1.14 = 6.03 ACRES
    - o DENSITY = 0.978 + 0.057 = 1.035 UNITS » OKAY

**PLAN REFERENCES:**

- 1) TOPOGRAPHIC, PARCEL, AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 08-05-24.
- 2) BOUNDARY SURVEY PROVIDED BY GLENN TOWNE ON 08-23-24.

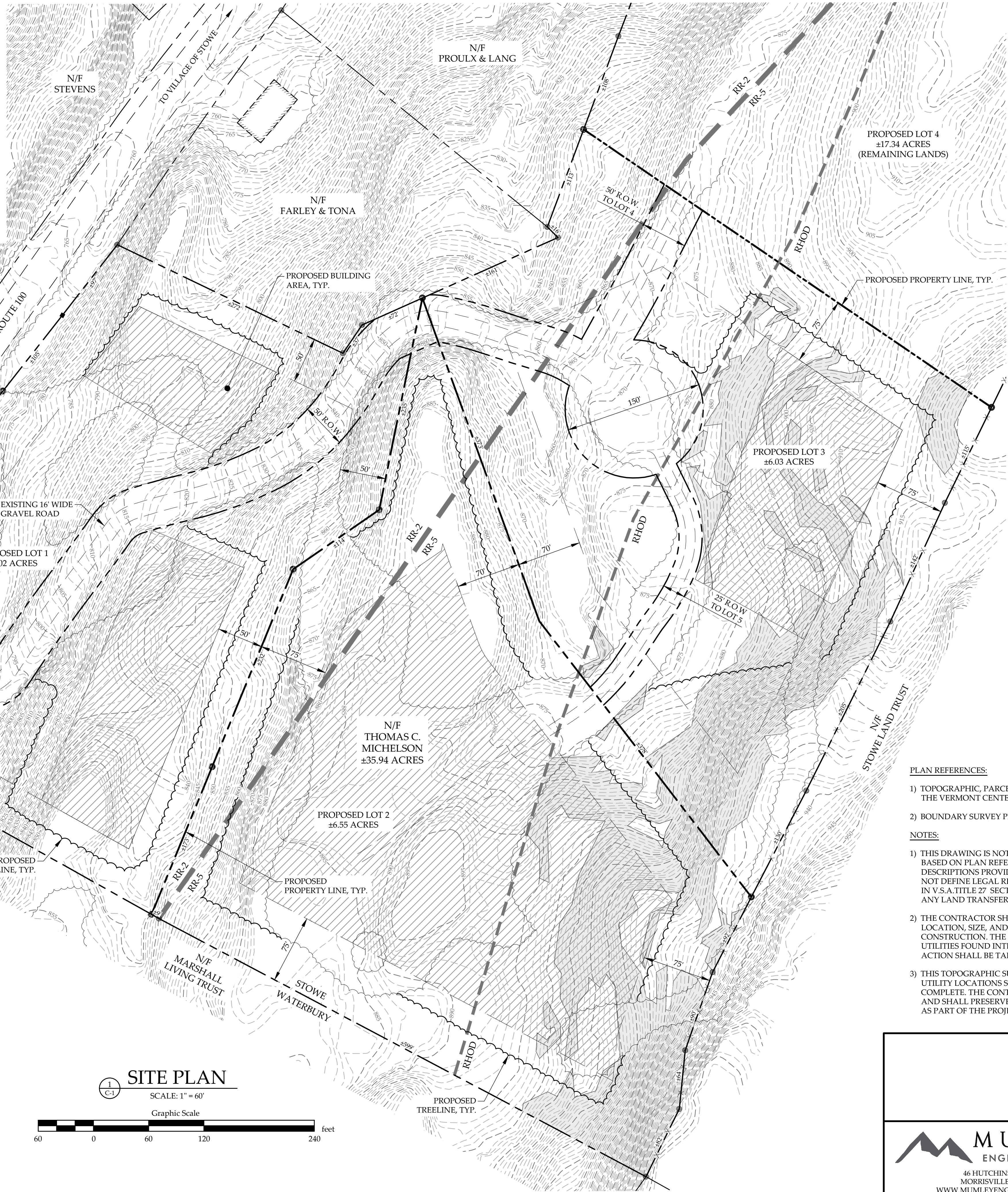
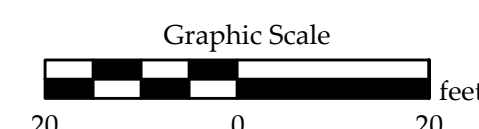
**NOTES:**

- 1) THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #1. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A. TITLE 27 SECTION 1403 AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
- 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- 3) THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND SHALL PRESERVE ALL EXISTING UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF THE PROJECT.



**PARTAIL SITE PLAN**

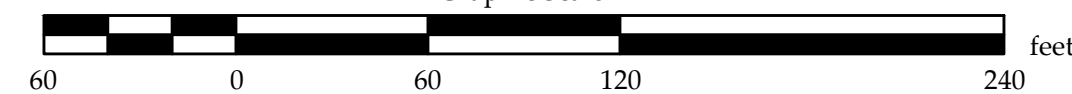
SCALE: 1" = 20'



**SITE PLAN**

SCALE: 1" = 60'

Graphic Scale

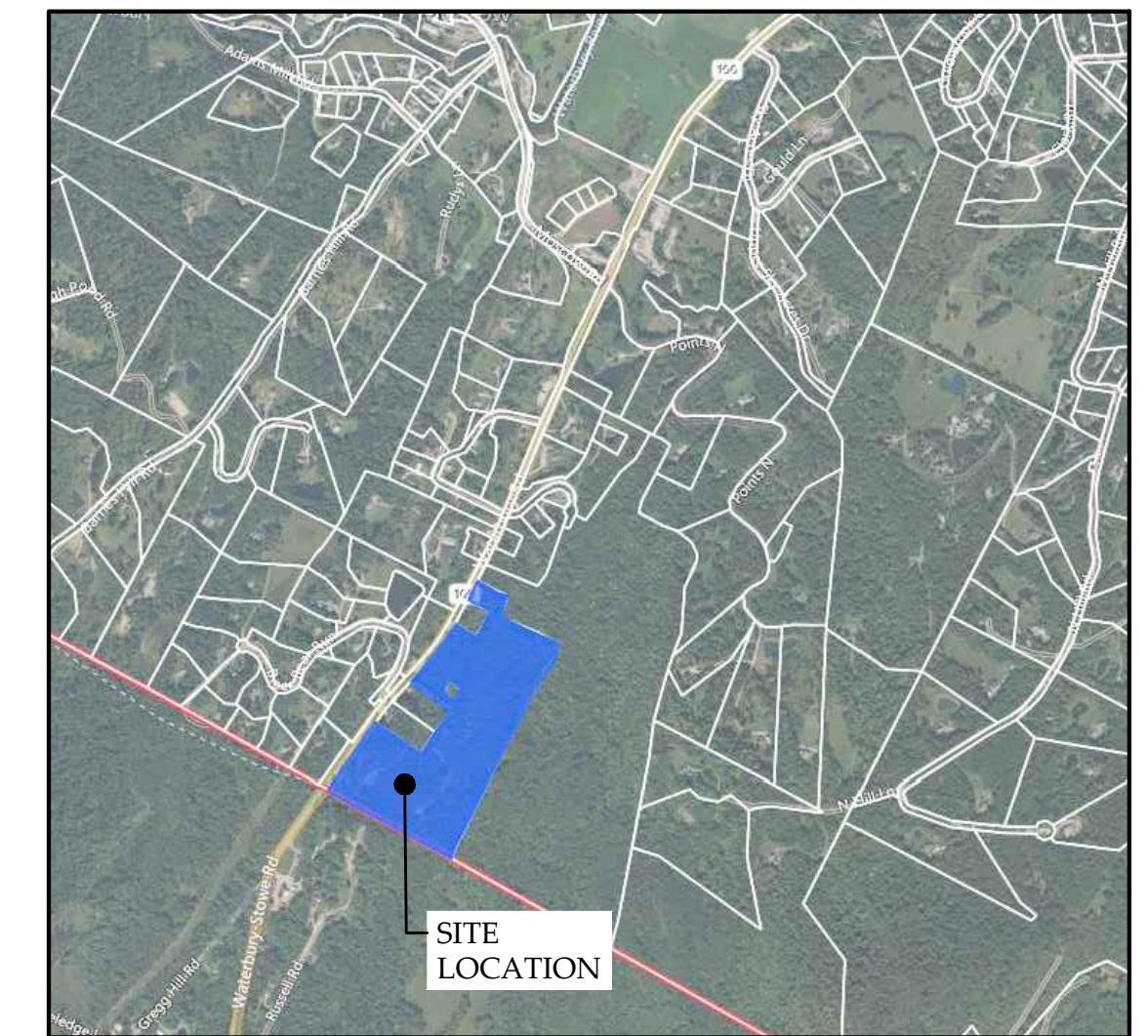
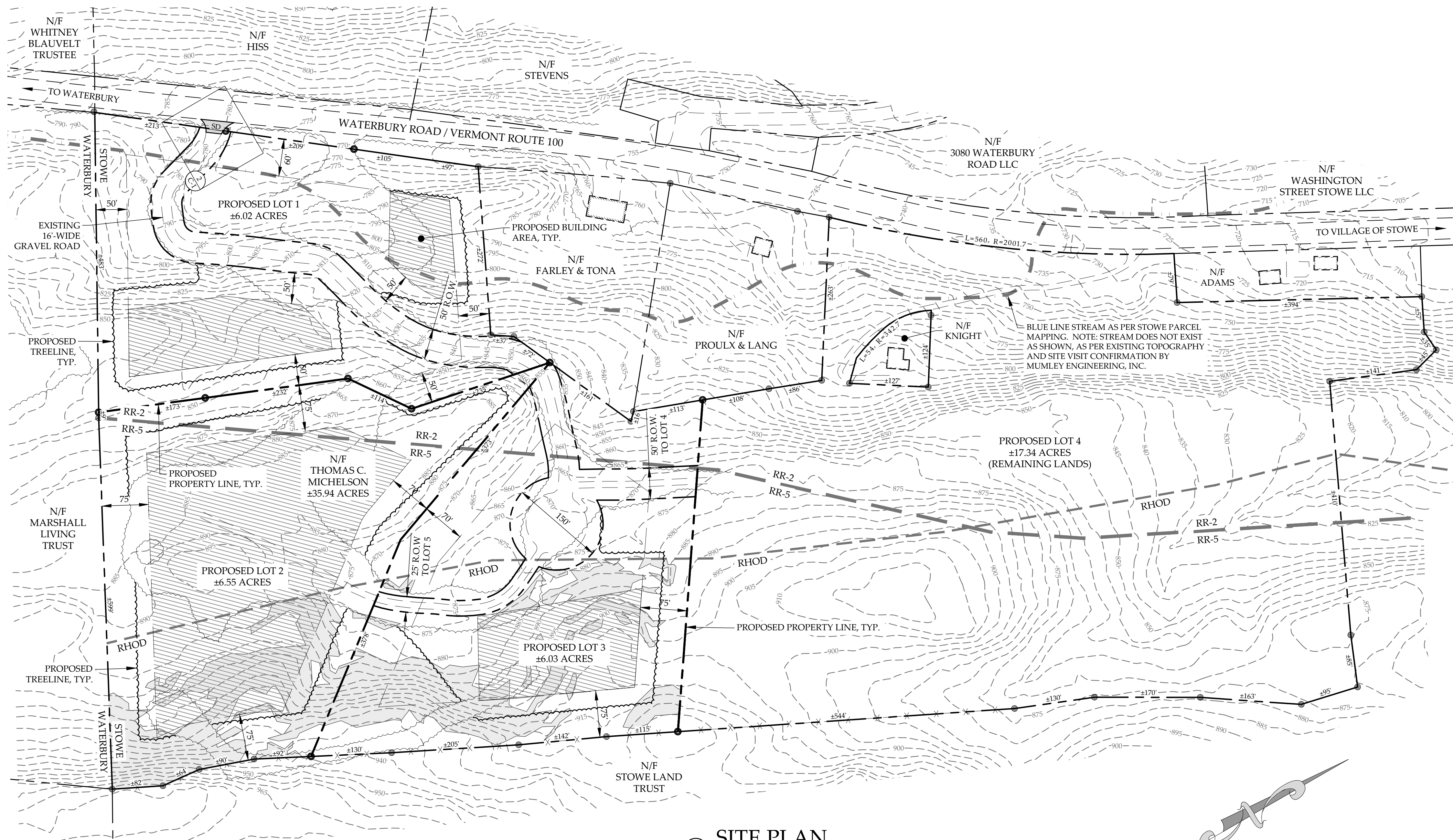


**SITE PLAN**  
 THOMAS C. MICHELSON  
 VERMONT ROUTE 100  
 STOWE, VERMONT

**MUMLEY**  
 ENGINEERING, INC.  
 46 HUTCHINS STREET  
 MORRISVILLE, VT 05661  
 WWW.MUMLEYENGINEERING.COM  
 COPYRIGHT © 2024 - MUMLEY ENGINEERING, INC.

PROJECT NO. ....24100  
 DRAWN BY. ....WEH  
 CHECKED BY. ....TRM  
 SCALE. ....1" = 60'  
 DATE. ....12/12/24

SHEET NO.  
**C-1**  
 1 OF 1 SHEETS

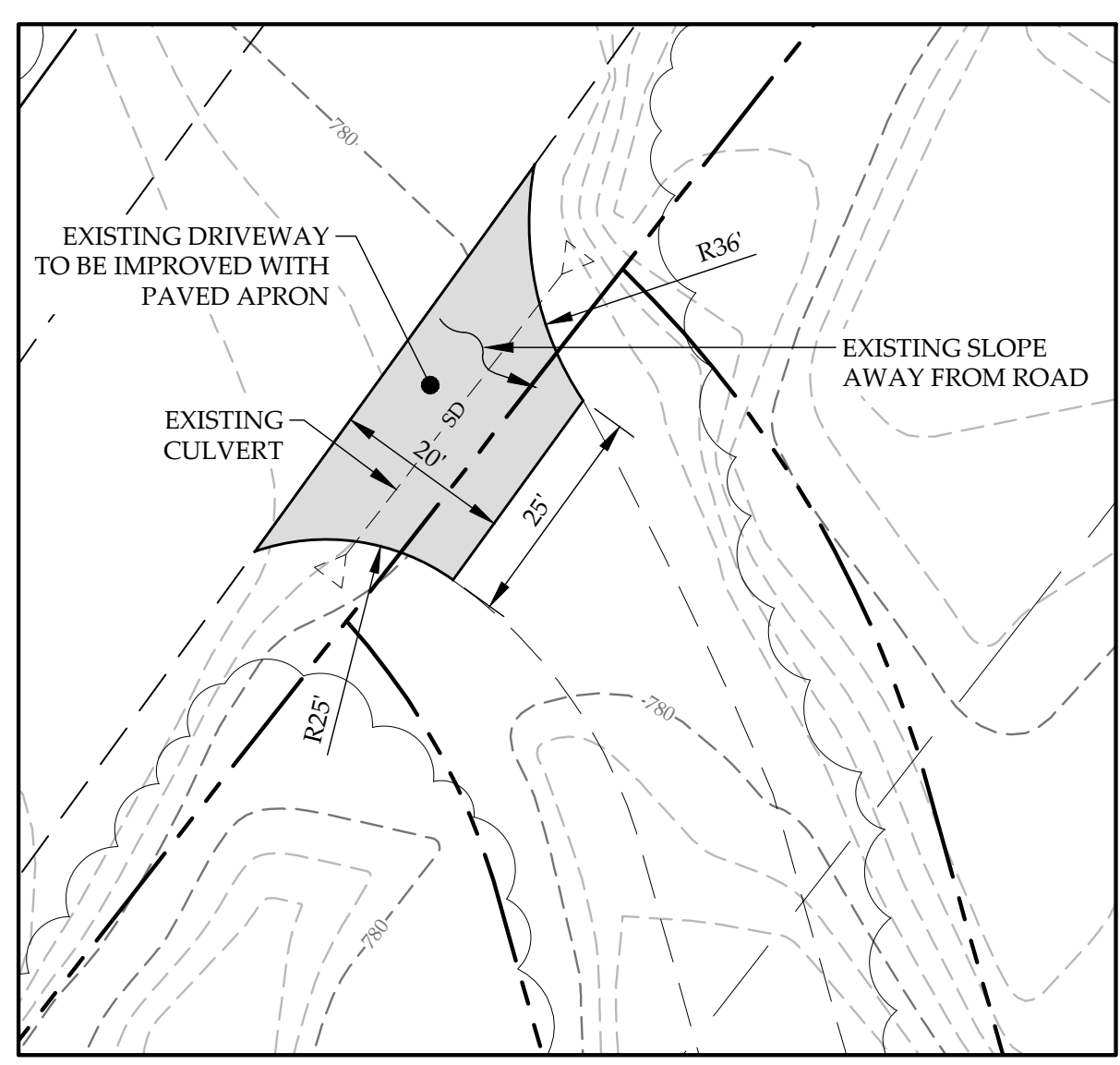
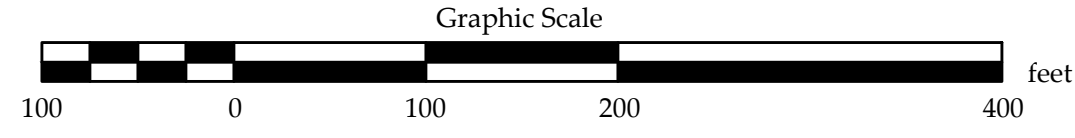


**SITE LOCATION MAP**  
NOT TO SCALE

LEGEND	
N/F	NOW OR FORMERLY OWNED BY
●	IRON PIPE / REBAR FOUND
○	EXISTING CONCRETE MONUMENT
○	REBAR TO BE SET
---	PROPOSED PROPERTY LINE
---	EXISTING PROPERTY LINE
---	ADJUTER PROPERTY LINE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
X-X	EXISTING BARB WIRE FENCE
---	EXISTING CONTOUR
---	BUILDING SETBACK LINE
---	STOWE RHOD BOUNDARY
---	ZONING BOUNDARY
---	SLOPES EXCEEDING 20%
---	PROPOSED BUILDING AREAS

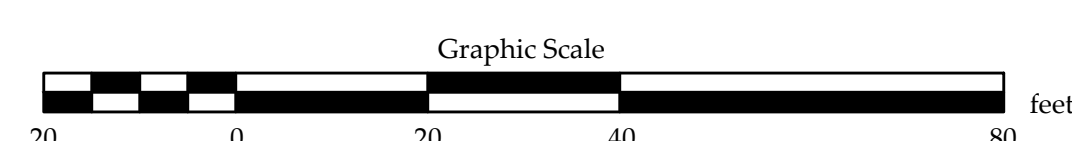
**SITE PLAN**

SCALE: 1" = 100'



**PARTAIL SITE PLAN**

SCALE: 1" = 20'



**PURPOSE OF PLAN:**

PROPOSED 4-LOT SUBDIVISION OF EXISTING ±35.94 PARCEL

**ZONING NOTES:**

DISTRICT: RR2  
MINIMUM LOT SIZE: 2 ACRES  
MINIMUM LOT WIDTH: 200 FT  
SETBACKS:  
FRONT = 60 FT  
REAR = 50 FT  
SIDE = 50 FT

DISTRICT: RR5  
MINIMUM LOT SIZE: 5 ACRES  
MINIMUM LOT WIDTH: 300 FT  
SETBACKS:  
FRONT = 70 FT  
REAR = 75 FT  
SIDE = 75 FT

**OWNER OF RECORD:**

THOMAS C. MICHELSON

**STEEP SLOPES DENSITY ANALYSIS (RHOD):**

**LOT 2**  
- AREA 20% OR LESS = 5.37AC  
o DENSITY: 5.37/5 = 1.074 UNITS  
- AREA OVER 20% = 1.18AC  
o DENSITY: (1.18/5)/4 = 0.059 UNITS  
- TOTAL = 5.37 + 1.18 = 6.55 ACRES  
o DENSITY = 1.074 + 0.059 = 1.133 UNITS = OKAY

**LOT 3**  
- AREA 20% OR LESS = 4.89AC  
o DENSITY: 4.89/5 = 0.978 UNITS  
- AREA OVER 20% = 1.14AC  
o DENSITY: (1.14/5)/4 = 0.057 UNITS  
- TOTAL = 4.89 + 1.14 = 6.03 ACRES  
o DENSITY = 0.978 + 0.057 = 1.035 UNITS = OKAY

**PLAN REFERENCES:**

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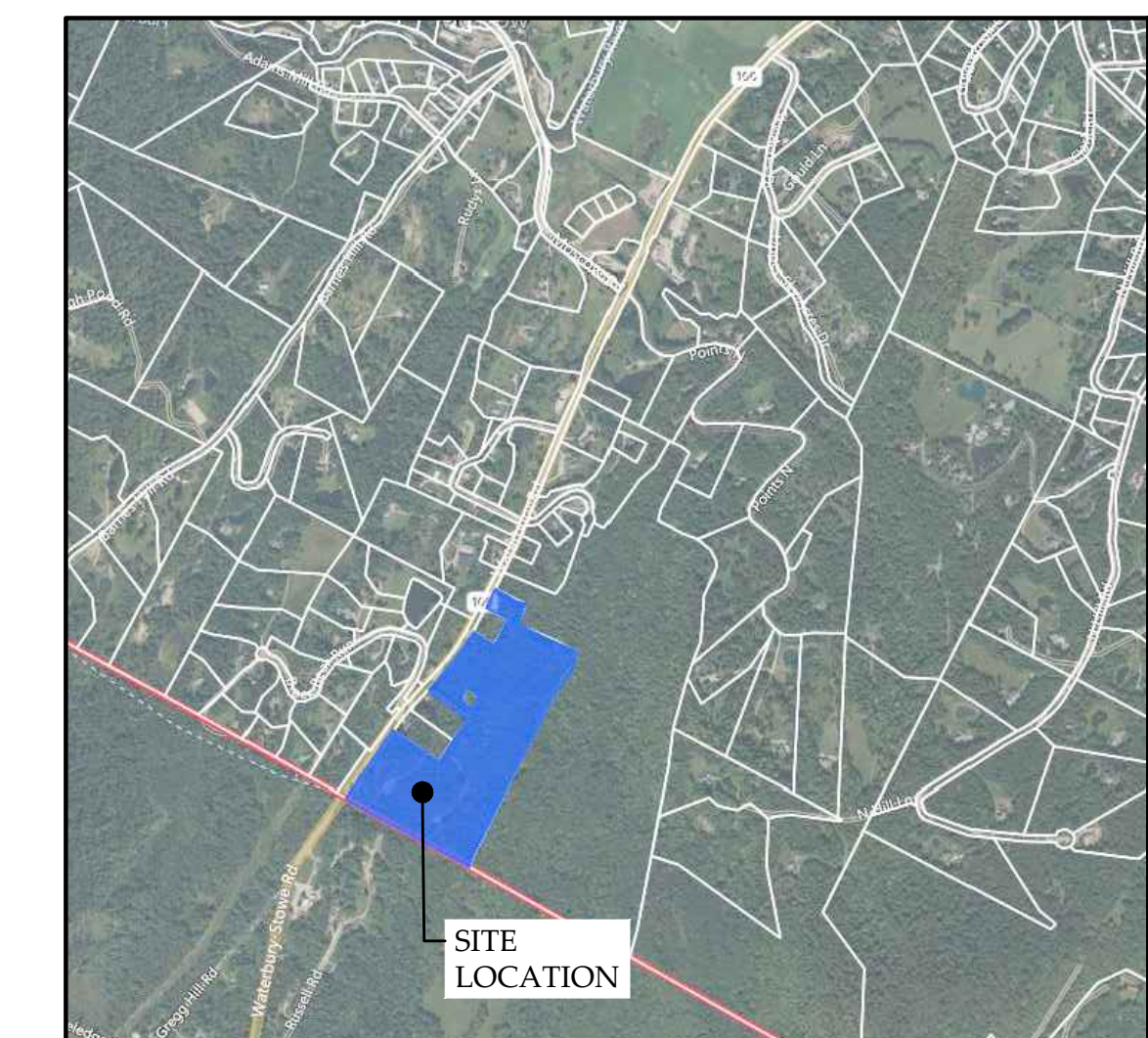
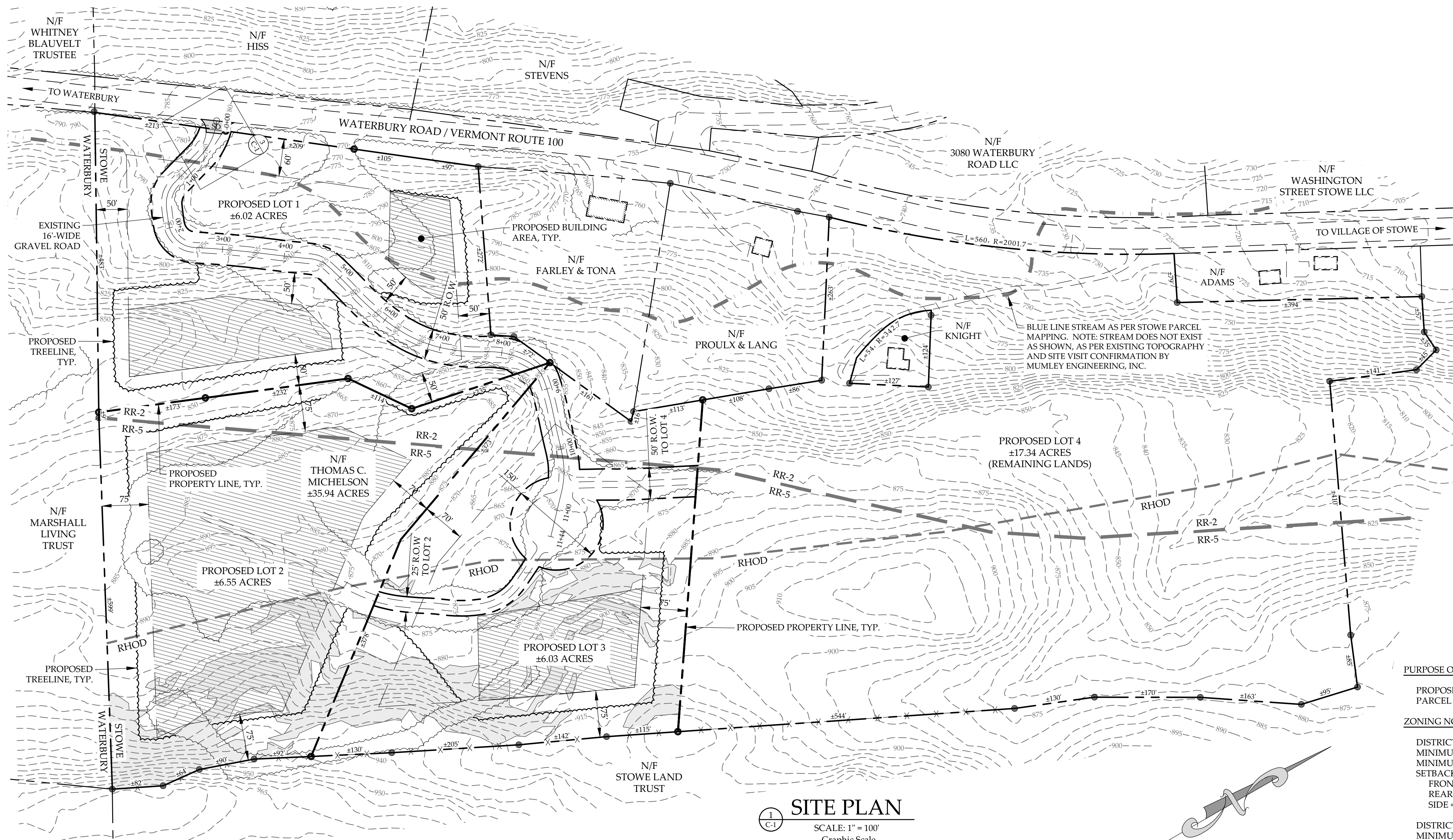
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- 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
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REVISION: 12-19-24 - REVISED VIEWPORT TO SHOW ENTIRE LOT 4, ADDED BLUE LINE STREAM

<p><b>SITE PLAN</b> THOMAS C. MICHELSON VERMONT ROUTE 100 STOWE, VERMONT</p>		<p>SHEET NO. <b>C-1</b></p>
<p><b>MUMLEY</b> ENGINEERING, INC. 46 HUTCHINS STREET MORRISVILLE, VT 05661 WWW.MUMLEYENGINEERING.COM COPYRIGHT © 2024 - MUMLEY ENGINEERING, INC.</p>		<p>PROJECT NO. ....24100 DRAWN BY. ....WEH CHECKED BY. ....TRM SCALE. ....AS NOTED DATE. ....12/12/24</p>
<p>1 OF 1 SHEETS</p>		





**SITE LOCATION MAP**  
NOT TO SCALE

**LEGEND**

N/F	NOW OR FORMERLY OWNED BY
●	IRON PIPE / REBAR FOUND
○	EXISTING CONCRETE MONUMENT
○	REBAR TO BE SET
---	PROPOSED PROPERTY LINE
---	EXISTING PROPERTY LINE
---	ABUTTER PROPERTY LINE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
X-X	EXISTING BARR WIRE FENCE
---	EXISTING CONTOUR
---	BUILDING SETBACK LINE
---	STOWE RHOD BOUNDARY
---	ZONING BOUNDARY
---	SLOPES EXCEEDING 20%
---	PROPOSED BUILDING AREAS

**SITE PLAN**  
SCALE: 1" = 100'  
Graphic Scale



**PURPOSE OF PLAN:**

PROPOSED 4-LOT SUBDIVISION OF EXISTING ±35.94 PARCEL

**ZONING NOTES:**

DISTRICT: RR-2  
MINIMUM LOT SIZE: 2 ACRES  
MINIMUM LOT WIDTH: 200 FT  
SETBACKS:  
FRONT = 60 FT  
REAR = 50 FT  
SIDE = 50 FT

DISTRICT: RR-5  
MINIMUM LOT SIZE: 5 ACRES  
MINIMUM LOT WIDTH: 300 FT  
SETBACKS:  
FRONT = 70 FT  
REAR = 75 FT  
SIDE = 75 FT

**OWNER OF RECORD:**

THOMAS C. MICHELSON

**STEEP SLOPES DENSITY ANALYSIS (RHOD):**

- LOT 2**
- AREA 20% OR LESS = 5.37AC
  - o DENSITY: 5.37/5 = 1.074 UNITS
  - AREA OVER 20% = 1.18AC
  - o DENSITY: (1.18/5)/4 = 0.059 UNITS
  - TOTAL = 5.37 + 1.18 = 6.55 ACRES
  - o DENSITY = 1.074 + 0.059 = 1.133 UNITS » OKAY
- LOT 3**
- AREA 20% OR LESS = 4.89AC
  - o DENSITY: 4.89/5 = 0.978 UNITS
  - AREA OVER 20% = 1.14AC
  - o DENSITY: (1.14/5)/4 = 0.057 UNITS
  - TOTAL = 4.89 + 1.14 = 6.03 ACRES
  - o DENSITY = 0.978 + 0.057 = 1.035 UNITS » OKAY

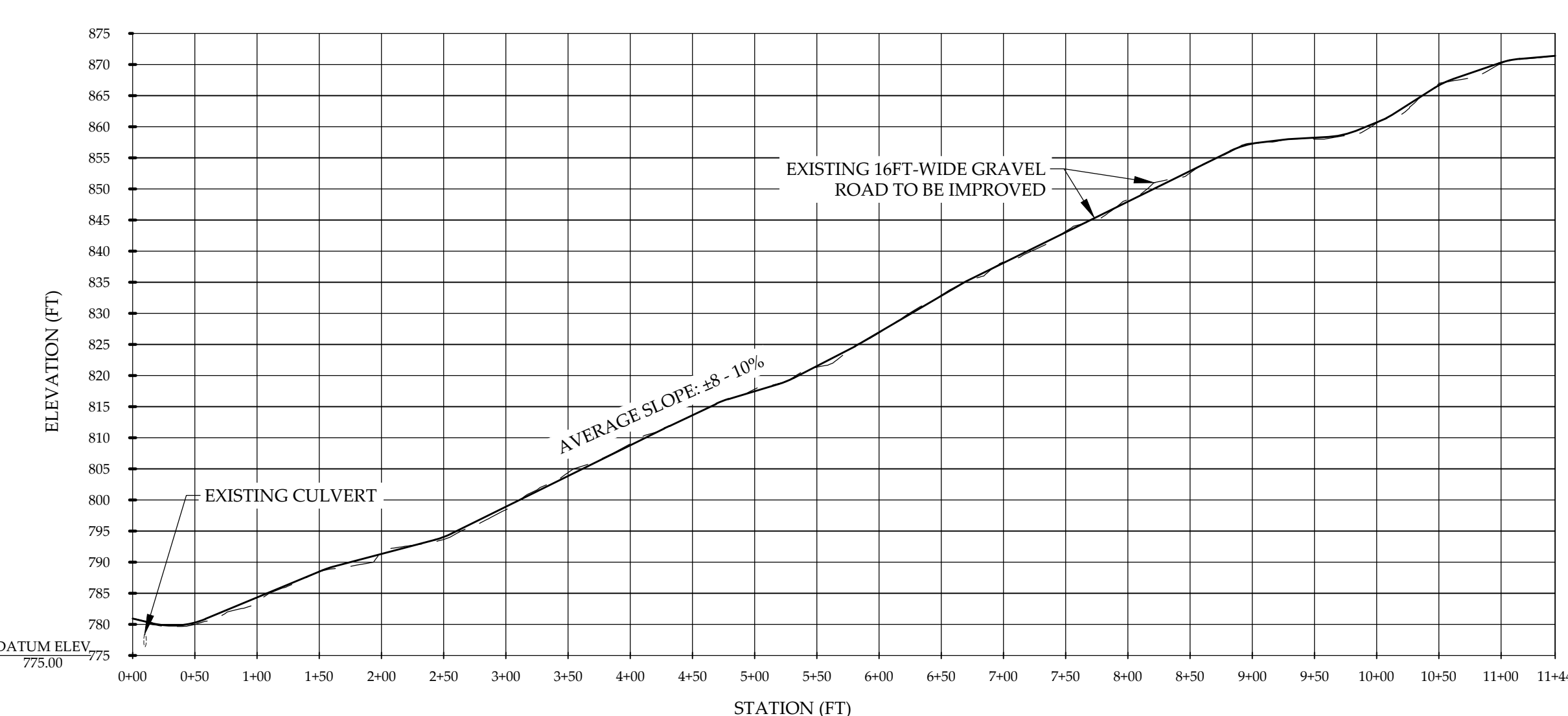
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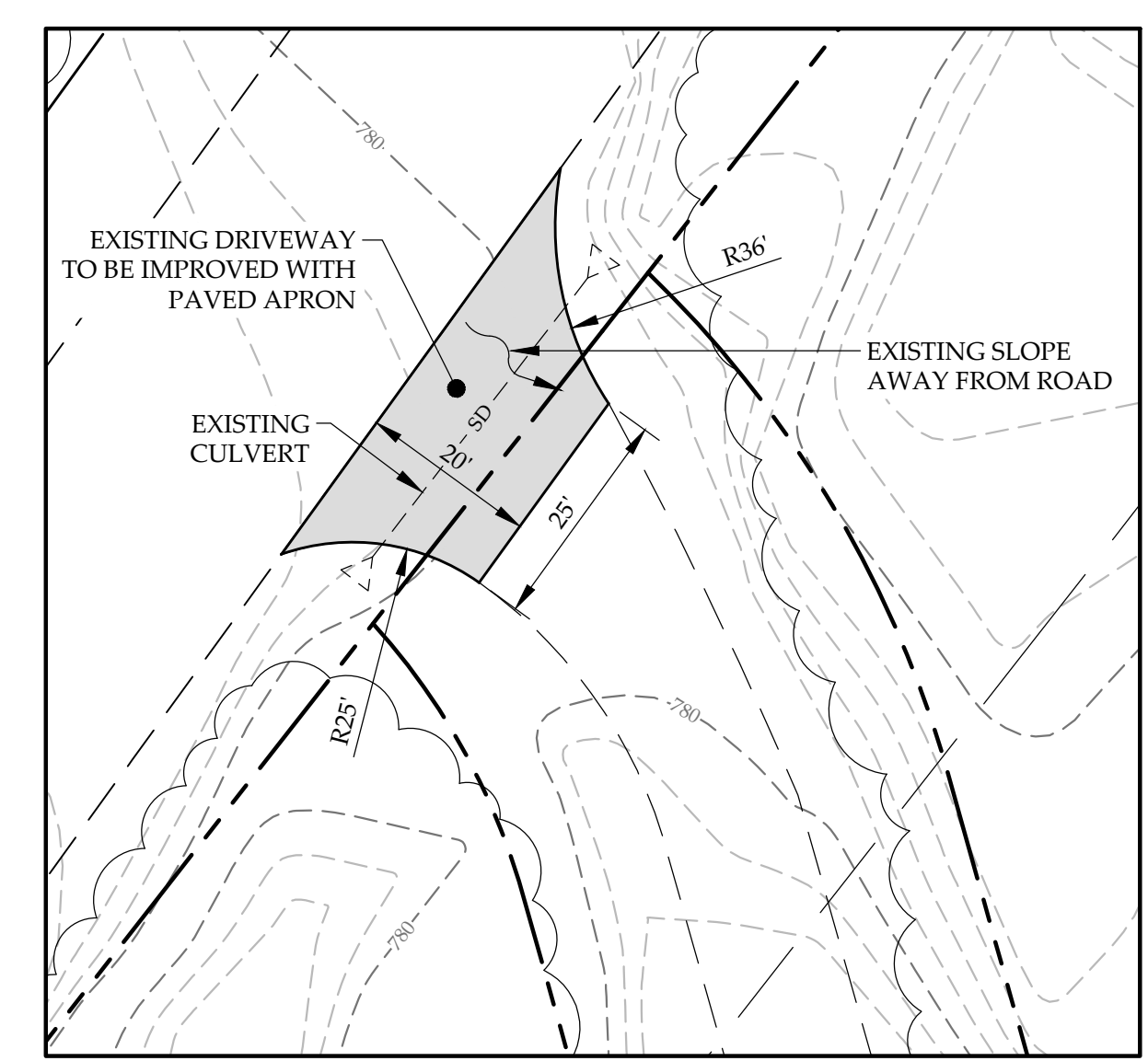
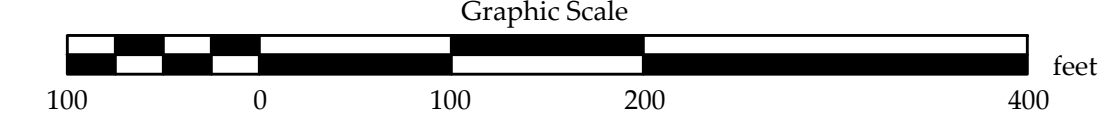
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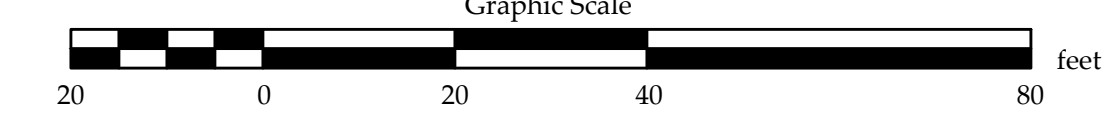
REVISION: 12-24-24 - REVISED SHEET TO INCLUDE ROAD PROFILE  
REVISION: 12-19-24 - REVISED VIEWPORT TO SHOW ENTIRE LOT 4, ADDED BLUE LINE STREAM



**ROAD PROFILE**  
SCALE: 1" = 100'  
Graphic Scale



**PARTAIL SITE PLAN**  
SCALE: 1" = 20'  
Graphic Scale



**SITE PLAN**  
**THOMAS C. MICHELSON**  
**VERMONT ROUTE 100**  
**STOWE, VERMONT**

	PROJECT NO.....24100	SHEET NO.
	DRAWN BY.....WEH	<b>C-1</b>
	CHECKED BY.....TRM	
	SCALE.....AS NOTED	
DATE.....12/12/24	1 OF 1 SHEETS	

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MORRISVILLE, VT 05661  
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**State of Vermont  
Policy, Planning & Intermodal Development Division  
Policy, Planning and Research Bureau  
Development Review & Permitting Services Section**

Barre City Place, 219 North Main Street [phone] 802-636-0037  
Barre, VT 05641 [ttd] 800-253-0191  
**vtrans.vermont.gov**

*Agency of Transportation*

December 30, 2024

Tom Michelson  
87 Farr Hill Road  
Stowe, VT 05672  
**(Via E-mail only)**

Subject: Stowe, VT100, L.S. 0005+28 RT  
Permit ID 46930  
19 VSA § 1111 Permit

Dear Mr. Michelson:

Your application for a permit within the State Highway right-of-way to perform a 4-lot subdivision and improve the existing residential access to VTrans commercial standards, has been processed by this office and is enclosed.

Pursuant to Title 19 VSA § 1111(b), authorization for work in the highway right-of-way is strictly contingent upon its compliance with all local ordinances and regulations relating to highways and land use. Furthermore, under Title 19 VSA § 1111(g), the agency or a municipal designee may suspend this authorization if the work fails to comply with such ordinances and regulations.

The permit will contain, but will not be limited to, the attached Special Conditions.

This permit addresses only access to, work within, and drainage affecting the State highway. It does not address other possible transportation issues, such as access to town highways, use of private roads, and use of railroad crossings. If relevant to the proposed development, such issues must be addressed separately.

If you have any further questions about this matter, please call me at **802 498-7055**. **In accordance with the Special Conditions, you must contact the District Transportation Office 6 prior to starting work within the State highway right-of-way. The telephone number in Berlin is (802) 917-2879.**

Sincerely,

DocuSigned by:  
A handwritten signature in blue ink that reads "Nathan Covey".  
9CE869E33627456...

Nathan Covey  
Permit Coordinator  
Permitting Services

Enclosures

cc: **(Via e-mail only)**  
District Transportation Office #6  
Mumley Engineering Tyler Mumley



PERMIT ID 46930

FOR AGENCY USE ONLY

Town: Stowe  
Route: VT 100  
Mile Marker: 0.1 RT  
Log Station: 5+28 RT

VERMONT AGENCY OF TRANSPORTATION  
State Highway Access and Work Permit

Owner's/Applicant's Name, Address, E-mail & Phone No. Tom Michelson 802-253-6883  
87 Farr Hill Rd, Stowe, VT 05672  
Co-Applicant's Name, Address, E-mail & Phone No. (if different from above) \_\_\_\_\_

The location of work (town, highway route, distance to nearest mile marker or intersection & which side)  
3285 Waterbury Road (VT Route 100), Stowe, VT

Description of work to be performed in the highway right-of-way (attach plan) \_\_\_\_\_  
Proposed subdivision of land which has an existing driveway access from Route 100.  
The existing driveway will be improved to B-71B standards.

Property Deed Reference Book: 317 Page: 289 (only required for Permit Application for access)  
Fee \$250 \_\_\_\_\_ (fees do not apply for residential or agricultural purposes)  
Is a Zoning Permit required? Yes  No  - If Yes, # Pending  
Is a 30 VSA § 248 permit required? Yes  No  - If Yes, # \_\_\_\_\_  
Is an Act 250 permit required? Yes  No  - If Yes, # \_\_\_\_\_  
Other permit(s) required? Yes  No  - If Yes, name and # of each State WW (pending)  
Date applicant expects work to begin Spring 20 25  
Owner/Applicant: Tom Michelson Position Title: Landowner  
(Print name above)

Applicant to Complete

Sign in Shaded area: [Signature] Date: 12/13/24

Co-Applicant: \_\_\_\_\_ Position Title: \_\_\_\_\_  
(Print name above)

Sign in Shaded area: \_\_\_\_\_ Date: \_\_\_\_\_

**INSTRUCTIONS:** -Contact the Development Review and Permitting Services Section (802.636.0037) or your local area Transportation Maintenance District Office to determine your issuing authority. The issuing authority will determine what plans, fee and other documents are required to be submitted with your Vermont Statutes Annotated, Title 19, Section 1111, permit application request.  
**- Original signatures are required on an original Form. The Owner/Applicant and Co-Applicant (if applicable) declares under the pains and penalty of perjury that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.**  
**FEE:** -See Fee Schedule for applicable administrative processing and application review fee.

**PERMIT APPROVAL**

This covers only the work described below: Permission is granted to work within the State Highway right-of-way to perform a 4-lot subdivision and improve the existing residential access to VTrans commercial standards, at the location indicated, in accordance with the attached plan and permit special conditions.

The work is subject to the restrictions and conditions on the reverse page, plus the Special Conditions stated on the attached page(s).

Date work is to be completed December 1, 2026 Date work accepted: \_\_\_\_\_

DocuSigned by: Craig Keller By: \_\_\_\_\_  
By: [Signature] Issued Date December 27, 2024 DTA or Designee  
Authorized Representative for Secretary of Transportation

NOTICE: This permit covers only the Vermont Agency of Transportation's jurisdiction over this highway under Vermont Statutes Annotated, Title 19, Section 1111. It does not release the petitioner from the requirements of any other statutes, ordinances, rules or regulations. This permit addresses only access to, work within, and drainage affecting the state highway. It does not address other possible transportation issues, such as access to town highways, use of private roads, and use of railroad crossings. If relevant to the proposed development, such issues must be addressed separately.

No work shall be done under this permit until the owner/applicant has contacted the District Transportation Office at:  
District #6 1736 US 302, Berlin, VT 05641 802-917-2879

## RESTRICTIONS AND CONDITIONS

### DEFINITIONS:

"Agency" means the Vermont Agency of Transportation (a/k/a VTTrans).

"Engineer" means the authorized agent of the Secretary of Transportation.

"Owner/Applicant" means the party(s) to whom the permit is to be issued.

"Co-Applicant" means the party who performs the work, if other than Owner/Applicant or a secondary Owner/Applicant under a joint permit application.

"Permit Holder" means the party who currently owns the lands abutting the highway that are the subject of the permit.

### GENERAL:

By accepting this permit, or doing any work hereunder, the Owner/Applicant agrees to comply with all of the restrictions and conditions and any imposed special conditions. If the Owner/Applicant is aggrieved by the restrictions and conditions or special conditions of the permit, they shall submit a written request for consideration to the Engineer within 30-days of permit issuance and prior to starting any work. No work will be authorized by the Agency, or performed under the permit, until the dispute is fully resolved.

Vermont Statutes Annotated, Title 30, Chapter 86 ("Dig Safe") requires notice to Dig Safe before starting excavation activities. The Permit Holder or his/her contractor must telephone Dig Safe at 811 at least 48 hours (excluding Saturdays, Sundays and legal holidays) before, but not more than 30 days before, starting excavation activities at any location. In addition, please note that the Agency and many municipalities are not members of Dig Safe and will need to have their utility facilities investigated with due diligence prior to starting excavation activities in or on the State Highway right-of-way.

The Permit Holder is to have a supervisory representative present any time work is being done in or on the State Highway right-of-way. A copy of this permit and Special Conditions must be in the possession of the individual performing this work for the Permit Holder.

Except with the specific, written permission of the District Transportation Administrator, all work in the State Highway right-of-way shall be performed during normal daylight hours and shall cease on Sunday, on all holidays (which shall include the day before and the day following), during or after severe storms, and between December 1 and April 15. These limitations will not apply for the purposes of maintenance, emergency repairs, or proper protections of the work which includes, but not limited to, the curing of concrete and the repairing and servicing of equipment.

The Owner/Applicant shall be responsible for all damages to persons or property resulting from any work done under this permit, even if the Applicant's Contractor performs the work. All references to the Owner/Applicant also pertain to the Co-Applicant.

The Owner/Applicant must comply with all federal and state statutes or regulations and all local ordinances controlling occupancy of public highways. In the event of a conflict, the more restrictive provision shall apply.

The Owner/Applicant must, in every case where there is a possibility of injury to persons or property from blasting, use a pre-approved Blasting Plan. All existing utility facilities shall be protected from damage or injury.

The Owner/Applicant shall erect and maintain barriers needed to protect the traveling public. The barriers shall be properly lighted at night and must be MUTCD (Manual on Uniform Traffic Control Devices) compliant.

All temporary and permanent traffic control measures and devices shall be MUTCD compliant.

The Owner/Applicant shall not do any work or place any structures or obstacles within the State Highway right-of-way, except as authorized by this permit.

The Owner/Applicant may pay the entire cost of the salary, subsistence and traveling expenses of any inspector appointed by the Engineer to supervise such work.

The Engineer may modify or revoke the permit at any time for safety-related reasons, without rendering the Agency or the State of Vermont liable in any way.

In addition to any other enforcement powers that may be provided for by the law, the Engineer may suspend this permit until compliance is obtained. If there is continued use or activity after suspension, the Engineer may physically close the work area and take corrective action to protect the safety of the highway users.

The Permit Holder shall be responsible to rebuild, repair, restore and make good all injuries or damage to any portion of the highway right-of-way that has been brought about by the execution of the permitted work, for a minimum period of eighteen (18) months after final inspection by the District.

Any approved variance from the permitted plans is to be recorded on "as-builts" with copies provided to both the Chief of Permitting Services and the District Transportation Administrator.

### ACCESS:

**This permit (if for access) does not become effective until the owner/applicant records in the office of the appropriate municipal clerk, the attached "Notice of Permit Action"**

As development occurs on land abutting the highways, the Agency may revoke a permit for access and require the construction of other access improvements such as the combination of access points by adjoining owners.

Under Vermont Statutes Annotated, Title 19, Section 1111, no deed purporting to subdivide land abutting a state highway can be recorded unless all the abutting lots so created are in accordance with the standards of Section 1111.

The Permit Holder acknowledges and agrees that neither this permit nor any prior pattern of use creates an ownership interest or other form of right in a particular configuration or number of accesses to or through the highway right-of-way, and that the right of access consists merely of a right to reasonable access the general system of streets, and is not a right to the most convenient access or any specific configuration of access.

### DRAINAGE:

The Owner/Applicant shall install catch basins and outlets as may be necessary, in the opinion of the Engineer, to preclude interference with the drainage of the state highway. Direct connections shall not be allowed without written approval.

### UTILITY WORK; CUTTING AND TRIMMING TREES:

The Owner/Applicant shall obtain the written consent of the adjoining owners or occupants or, in the alternative, an order from the State Transportation Board in accordance with, Vermont Statutes Annotated, Title 30, Section 2506, regarding cutting of or injury to trees.

In general, all utilities shall be located adjacent to the State Highway right-of-way boundary line and shall be installed without damaging the highway or the highway right-of-way. No pole, push-brace, guy wire or other aboveground facilities shall be placed closer than 10 feet to the edge of traveled-way. If the proposed utility facilities are in conflict with the above, each location is subject to the approval of the Engineer.

Poles and appurtenances shall be located out of conflict with intersection sight distance, guardrail, ditches, signs, culverts, etc.

Where the cutting or trimming of trees is authorized by permit, all debris resulting from such cutting and trimming shall be removed from the State Highway right-of-way.

Open cut excavation for highway crossings is NOT the option of the Applicant, and may be utilized only where attempted jacking, drilling, or tunneling methods fail or are impractical. The Owner/Applicant shall obtain an appropriate modification of the highway permit from the Engineer before making an open cut.

### JOINT PERMITS:

A joint permit application is required when more than one party will be involved with the construction, maintenance, and/or operation of the facility being constructed under this permit. Examples include, but are not limited to, joint ownership or occupancy of a utility pole line and construction of a municipal utility line by a contractor. Both utility companies, and in the second case, the municipality and the contractor, must be joint applicants.

Tom Michelson  
Stowe, VT100, L.S. 0005+28 RT  
December 30, 2024  
Page 1 of 5

### **SPECIAL CONDITIONS**

This permit is granted subject to the restrictions and conditions on the back of the permit, with particular attention given to the Special Conditions listed below. This permit pertains only to the authority exercised by the Vermont Agency of Transportation (Agency) under Vermont Statutes Annotated, Title 19, Section 1111, and does not relieve the Permit Holder from the requirements of otherwise applicable statutes, rules, regulations or ordinances (e.g., Act 250, zoning, etc.). The Permit Holder shall observe and comply with all Federal and State laws and local bylaws, ordinances, and regulations in any manner affecting the conduct of the work and the action or operation of those engaged in the work, including all orders or decrees as exist at present and those which may be enacted later by bodies or tribunals having jurisdiction or authority over the work, and the Permit Holder shall defend, indemnify, and save harmless the State and all its officers, agents, and employees against any claim or liability arising from or based on the violation of any such law, bylaws, ordinances, regulations, order, or decree, whether by the Permit Holder in person, by an employee of the Permit Holder, by a person or entity hired by the Permit Holder, or by a Subcontractor or supplier.

The Permit Holder shall accomplish all work under this permit in accordance with detail D and the profile and notes of standard drawing B-71B copy attached, and the attached plan dated received 12/26/2024.

**The Permit Holder shall file a municipal clerk certified copy of the recorded “Notice of Permit Action” within one (1) month of the permit issuance date in the Office of the Development Review and Permitting Services Section.**

**A preconstruction meeting to discuss work to be completed must be held prior to the Permit Holder's employees or contractor beginning work. The Permit Holder is required to notify the District Transportation Administrator five (5) working days in advance of such meeting.**

**Please note that the Vermont Agency of Transportation is not a member of Dig Safe.** The Permit Holder shall also contact Dan Ertel, State Signal Supervisor, at (802) 343-2188. Mr. Ertel will need to locate and mark all existing buried utility facilities owned by the Agency near the location of the proposed work.

**Upon completion of the work, the Permit Holder shall be responsible to schedule and hold a final inspection. The Permit Holder is required to notify the District Transportation Administrator five (5) working days in advance of such inspection.**

Roadway shoulder areas must be maintained free of unnecessary obstructions, including parked vehicles, at all times while work is being performed under this permit.

Two-way traffic shall be maintained at all times unless permission is granted from the District Transportation Administrator. Whenever two-way, one-lane controlled traffic is authorized to be maintained by the Applicant's Contractor, **the traveling public shall not be delayed more than 10 minutes.**

All grading within the State Highway right-of-way associated with the proposed construction shall be subject to inspection and approval by the District Transportation Administrator or his or her staff. The Permit Holder shall be responsible for ensuring that all grading work in or on the State Highway right-of-way complies with applicable statutes, rules, regulations or ordinances.

Tom Michelson  
Stowe, VT100, L.S. 0005+28 RT  
December 30, 2024  
Page 2 of 5

In areas to be grass covered, the Permit Holder shall restore turf by preparing the area and applying the necessary topsoil, limestone, fertilizer, seed, and mulch, all to the satisfaction of the District Transportation Administrator. The Permit Holder shall be responsible for ensuring that all turf restoration work in or on the State Highway right-of-way is in compliance with applicable statutes, rules, regulations or ordinances.

**This permit does not become effective until the Permit Holder records, in the office of the appropriate municipal clerk, the attached "Notice of Permit Action". The Permit Holder, and their assigns and successors in interest, are obligated by this permit to complete, operate and maintain the access(es) in accordance with the Special Conditions.**

**The conditions of this permit and the land uses permitted herein in using the State highway access shall run with the land and are binding upon and enforceable against the Applicant and their successors and assigns.**

No change shall be made to the design, operation or use of the approved access(es) without a permit amendment issued by the Agency of Transportation or a guidance document from the Development Review and Permitting Services Section that a permit amendment is not required. **This access serves a 4-lot residential subdivision.**

The access must be constructed in such a manner as to prevent water from flowing onto the State Highway. If the access is not constructed satisfactorily, the District Transportation Administrator can order reconstruction of the access at the Permit Holder's expense.

This access at L.S. 5+28 RT will serve as the only access to this property and to any future subdivisions of this property unless approved otherwise by the Agency. The Permit Holder is required to allow a connection and to grant an associated right to pass between the access and adjoining properties (in the future) that will result in a combination of accesses to serve more than one property or lot. By issuance of this permit, the Agency revokes all previous permits for access to this property.

The Permit Holder shall maintain a minimum of 15-inch culvert under this access.

In the event traffic from this project increases to the point where traffic signals, additional lanes for turning or any other modifications are necessary, the Permit Holder shall bear the expense of such improvements or facilities. The Agency may require the Permit Holder to update or provide a traffic study to determine if additional modifications are necessary.

The Permit Holder is responsible for access maintenance (beyond the edge of paved shoulder). "Access maintenance" will include, but not be limited to, the surface of the access, the replacement and maintenance of the culvert, as necessary, the trimming of vegetation, and the removal of snow banks to provide corner sight distance.

In conformance with Vermont Statutes Annotated, Title 19, Section 1111(f), the Agency may eliminate this access in the future where development has burdened the highway system to such an extent that a frontage road or other access improvements (which may serve more than one property or lot) must be constructed to alleviate this burden. The Permit Holder shall bear the expense of the frontage road or other access improvements. The Agency shall determine the need of a frontage road or other improvements based upon and justified by standard Agency procedures.

Tom Michelson  
Stowe, VT100, L.S. 0005+28 RT  
December 30, 2024  
Page 3 of 5

The Permit Holder shall pave the access (drive) from the edge of paved shoulder to the State Highway right-of-way.

In the event of the Permit Holder's failure to complete all the work, approved under this permit, by the "work completion date," the Agency, in addition to any other enforcement powers that may be provided for by law, may suspend this permit until compliance is obtained. If there is continued use or activity after suspension, the Agency may physically close the driveway or access point if, in the Agency's opinion, safety of highways users is or may be affected.

The Permit Holder shall promptly and unconditionally pay for full repair and restoration of any and all damages to existing underground utility facilities (meaning any underground pipe, conduit, wire or cable, including appurtenances) that have been brought about by the execution of the permitted work. The Permit Holder also is required to pay for any costs to repair the highway following and resulting from any repairs to existing utilities occurring as a result of the work covered by this permit. Except with the specific, written permission of the Engineer, the Permit Holder or his or her contractor shall expose all underground facilities to verify their location and depth, at each location where the authorized boring or drilling work crosses a facility; and at reasonable intervals when closely paralleling a facility. Whenever possible, existing facilities should be crossed at a perpendicular angle. The Permit Holder shall be responsible for obtaining the modification of this permit, if necessary, for any additional survey work before initiating boring or drilling operations under the permit. The Agency will treat the Permit Holder's failure to fully, promptly, and conscientiously comply with all of conditions of this paragraph, including but not limited to the obligation to pay for repairs, as grounds for the Agency to refuse to grant any further requests by the Permit Holder for any other permits for subsurface work unless the Permit Holder furnishes irrevocable financial security, in a type and an amount deemed sufficient by the Agency in its sole discretion, prior to such future subsurface work.

The Permit Holder shall verify the appropriate safety measures needed, prior to construction, so proper devices and/or personnel are available when and as needed. Traffic control devices, shall be in conformance with the MUTCD, Agency standards and any additional traffic control deemed necessary by the District Transportation Administrator. The Permit Holder's failure to utilize proper measures shall be considered sufficient grounds for the District Transportation Administrator to order cessation of the work immediately.

The Permit Holder will perform construction in such a way as to minimize conflicts with normal highway traffic. When two-way traffic cannot be maintained, the Permit Holder shall provide a sign package that conforms to the MUTCD or Agency standards, as well as trained Flaggers. The District Transportation Administrator may require a similar sign package with trained Flaggers whenever it is deemed necessary for the protection of the traveling public. In addition, the District Transportation Administrator may require the presence of Uniform Traffic Officers (UTOs); moreover, the presence of UTOs shall not excuse the Permit Holder from its obligation to provide the sign package and Flaggers.

The Permit Holder shall ensure that all workers exposed to the risks of moving highway traffic and/or construction equipment wear high-visibility safety apparel meeting the requirements of ISEA (International Safety Equipment Association) "American National Standards for High-Visibility Safety Apparel," and labeled as ANSI (American National Standards Institute) 107-2004, or latest revisions, for Performance Class 2 or 3 requirements. A competent person - one designated by the Permit Holder's Contractor to be responsible for worker safety within the activity area of the

Tom Michelson  
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December 30, 2024  
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State highway right-of-way -shall select the appropriate class of garment. The Engineer may suspend this permit until compliance is obtained.

**Independence; Liability:** The Permit Holder will act in an independent capacity and not as officers or employees of the State.

The Permit Holder shall defend the State and its officers and employees against all claims or suits arising in whole or in part from any act or omission of the Permit Holder or of any agent of the Permit Holder. The State shall notify the Permit Holder in the event of any such claim or suit, and the Permit Holder shall immediately retain counsel and otherwise provide a complete defense against the entire claim or suit.

After a final judgment or settlement, the Permit Holder may request recoupment of specific defense costs and may file suit in the Washington Superior Court requesting recoupment. The Permit Holder shall be entitled to recoup costs only upon a showing that such costs were entirely unrelated to the defense of any claim arising from an act or omission of the Permit Holder.

The Permit Holder shall indemnify the State and its officers and employees in the event that the State, its officers or employees become legally obligated to pay any damages or losses arising from any act or omission of the Permit Holder.

**Insurance:** Before beginning any work under this Permit the Permit Holder must provide certificates of insurance to show that the following minimum coverages are in effect. It is the responsibility of the Permit Holder to maintain current certificates of insurance on file with the State for the duration of work under the Permit. No warranty is made that the coverages and limits listed herein are adequate to cover and protect the interests of the Permit Holder for the Permit Holder's operations. These are solely minimums that have been established to protect the interests of the State.

Workers' Compensation: With respect to all operations performed under the Permit, the Permit Holder shall carry workers' compensation insurance in accordance with the laws of the State of Vermont.

General Liability and Property Damage: With respect to all operations performed under the Permit, the Permit Holder shall carry general liability insurance having all major divisions of coverage including, but not limited to:

Premises - Operations  
Products and Completed Operations  
Personal Injury Liability  
Contractual Liability

The policy shall be on an occurrence form and limits shall not be less than:

\$2,000,000 Per Occurrence  
\$2,000,000 General Aggregate  
\$2,000,000 Products/Completed Operations Aggregate  
\$ 50,000 Fire/Legal Liability



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Permit Holder shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Permit.

*Automotive Liability:* The Permit Holder shall carry automotive liability insurance covering all motor vehicles, including hired and non-owned coverage, used in connection with the Permit. Limits of coverage shall not be less than: \$1,000,000 combined single limit.

Permit Holder shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Permit.

**VERMONT AGENCY OF TRANSPORTATION**  
**NOTICE OF PERMIT ACTION**

Grantor (Owner/Applicant): TOM MICHELSON  
Address: Street: 87 Farr Hill Road  
City/State/ZIP: STOWE, VT 05672

Location of Work:

Town:	Stowe
Route:	VT100
Log Station/MM:	0005+28

Property Deed Reference: Book: 317 Page: 289

Permit ID #: 46930

Description of Work: PERFORM A 4 LOT SUBDIVISION AND IMPROVE THE EXISTING RESIDENTIAL ACCESS TO VTRANS COMMERCIAL STANDARDS

Issued Permit       Notice of Violation  
 Suspension of Permit       Withdrawn

Action Date: December 30, 2024

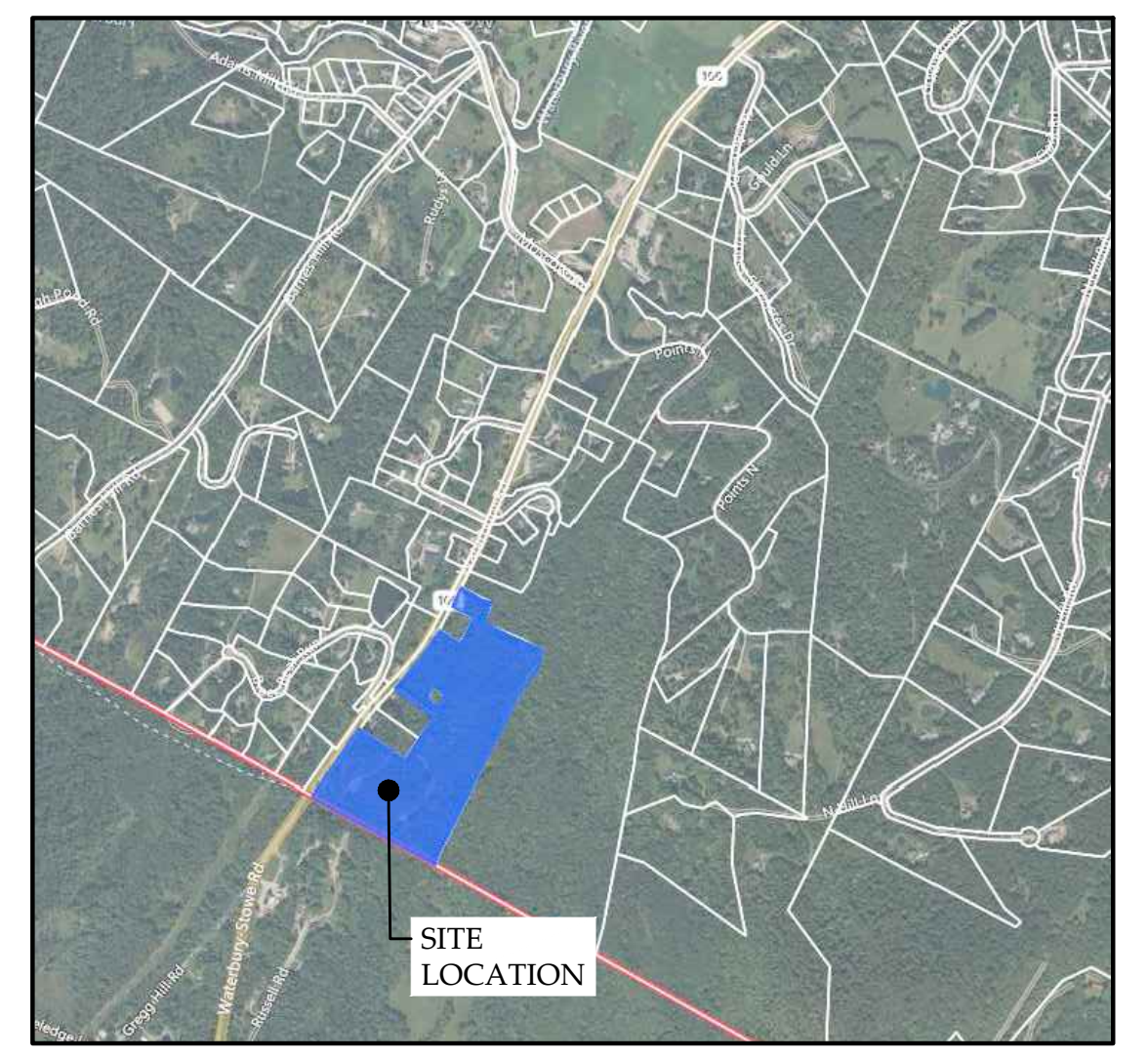
DocuSigned by:  
  
26D70EC912D14B4...  
Signature: \_\_\_\_\_  
Authorized Representative for  
the Secretary of Transportation

Location of Record: Vermont Agency of Transportation  
Development Review & Permitting Services Section  
Barre City Place, 219 North Main Street  
Barre, Vermont 05641

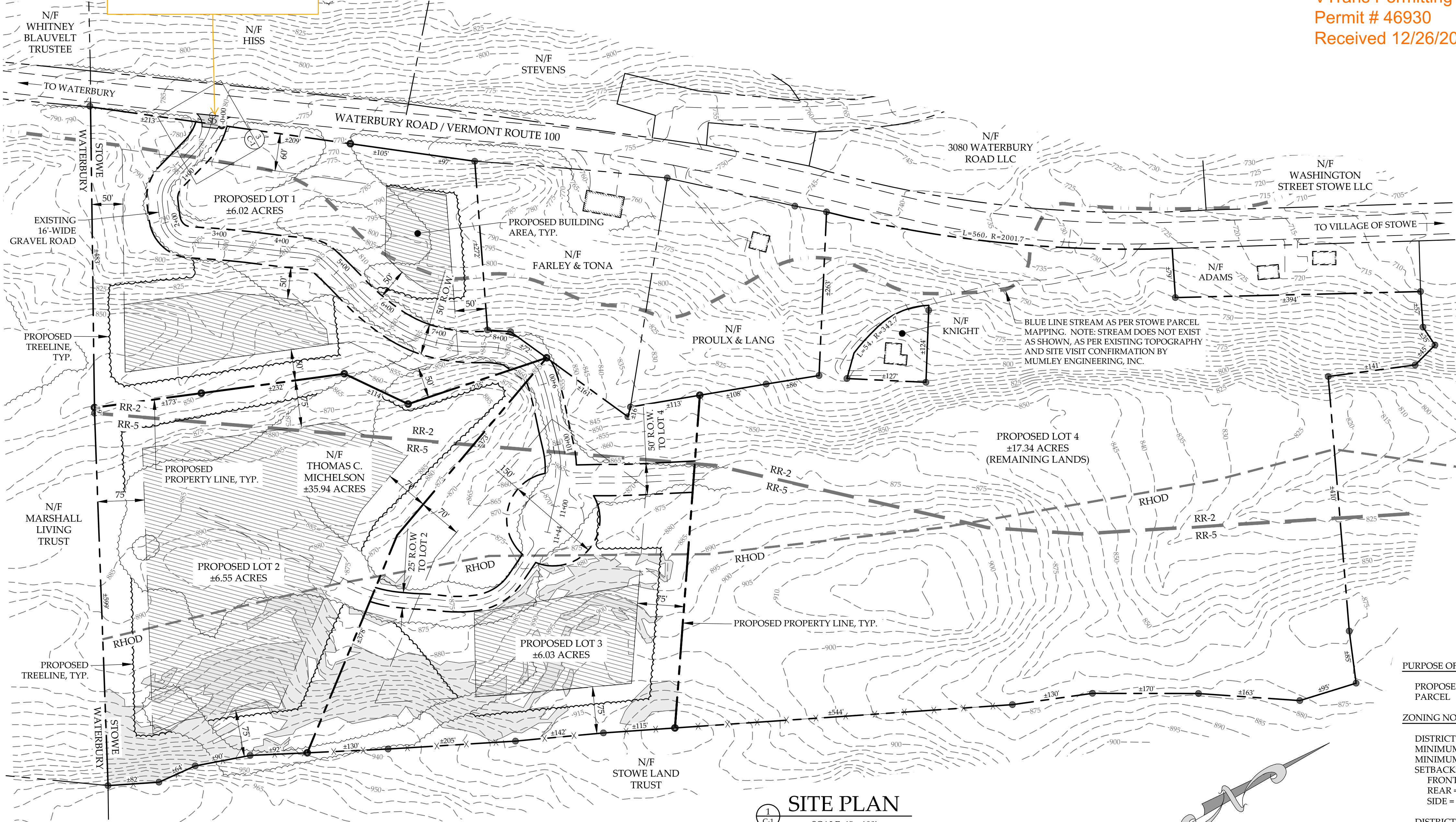
Town/City of \_\_\_\_\_ Clerk's Office  
Received \_\_\_\_\_ at \_\_\_\_\_ a.m./p.m.  
and recorded in Book \_\_\_\_\_ on Page \_\_\_\_\_  
of land records. \_\_\_\_\_  
Attest: \_\_\_\_\_  
Assistant Town/City Clerk

VTrans L.S. 5+28 RT

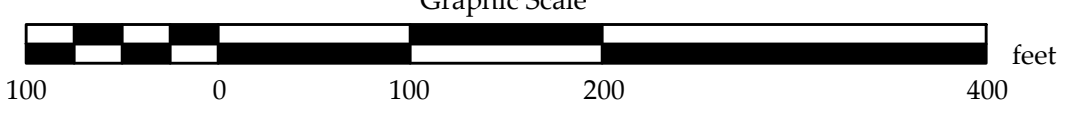
VTrans Permitting Services  
Permit # 46930  
Received 12/26/2024



**SITE LOCATION MAP**  
NOT TO SCALE



**SITE PLAN**  
SCALE: 1" = 100'  
Graphic Scale



**LEGEND**

N/F	NOW OR FORMERLY OWNED BY
●	IRON PIPE / REBAR FOUND
○	EXISTING CONCRETE MONUMENT
○	REBAR TO BE SET
---	PROPOSED PROPERTY LINE
---	EXISTING PROPERTY LINE
---	ABUTTER PROPERTY LINE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
X-X	EXISTING BARR WIRE FENCE
---	EXISTING CONTOUR
---	BUILDING SETBACK LINE
---	STOWE RHOD BOUNDARY
---	ZONING BOUNDARY
---	SLOPES EXCEEDING 20%
---	PROPOSED BUILDING AREAS

**PURPOSE OF PLAN:**

PROPOSED 4-LOT SUBDIVISION OF EXISTING ±35.94 PARCEL

**ZONING NOTES:**

DISTRICT: RR-2  
MINIMUM LOT SIZE: 2 ACRES  
MINIMUM LOT WIDTH: 200 FT  
SETBACKS:  
FRONT = 60 FT  
REAR = 50 FT  
SIDE = 50 FT

DISTRICT: RR-5  
MINIMUM LOT SIZE: 5 ACRES  
MINIMUM LOT WIDTH: 300 FT  
SETBACKS:  
FRONT = 70 FT  
REAR = 75 FT  
SIDE = 75 FT

**OWNER OF RECORD:**

THOMAS C. MICHELSON

**STEEP SLOPES DENSITY ANALYSIS (RHOD):**

- LOT 2**
- AREA 20% OR LESS = 5.37AC
  - o DENSITY: 5.37/5 = 1.074 UNITS
  - AREA OVER 20% = 1.18AC
  - o DENSITY: (1.18/5)/4 = 0.059 UNITS
  - TOTAL = 5.37 + 1.18 = 6.55 ACRES
  - o DENSITY = 1.074 + 0.059 = 1.133 UNITS » OKAY
- LOT 3**
- AREA 20% OR LESS = 4.89AC
  - o DENSITY: 4.89/5 = 0.978 UNITS
  - AREA OVER 20% = 1.14AC
  - o DENSITY: (1.14/5)/4 = 0.057 UNITS
  - TOTAL = 4.89 + 1.14 = 6.03 ACRES
  - o DENSITY = 0.978 + 0.057 = 1.035 UNITS » OKAY

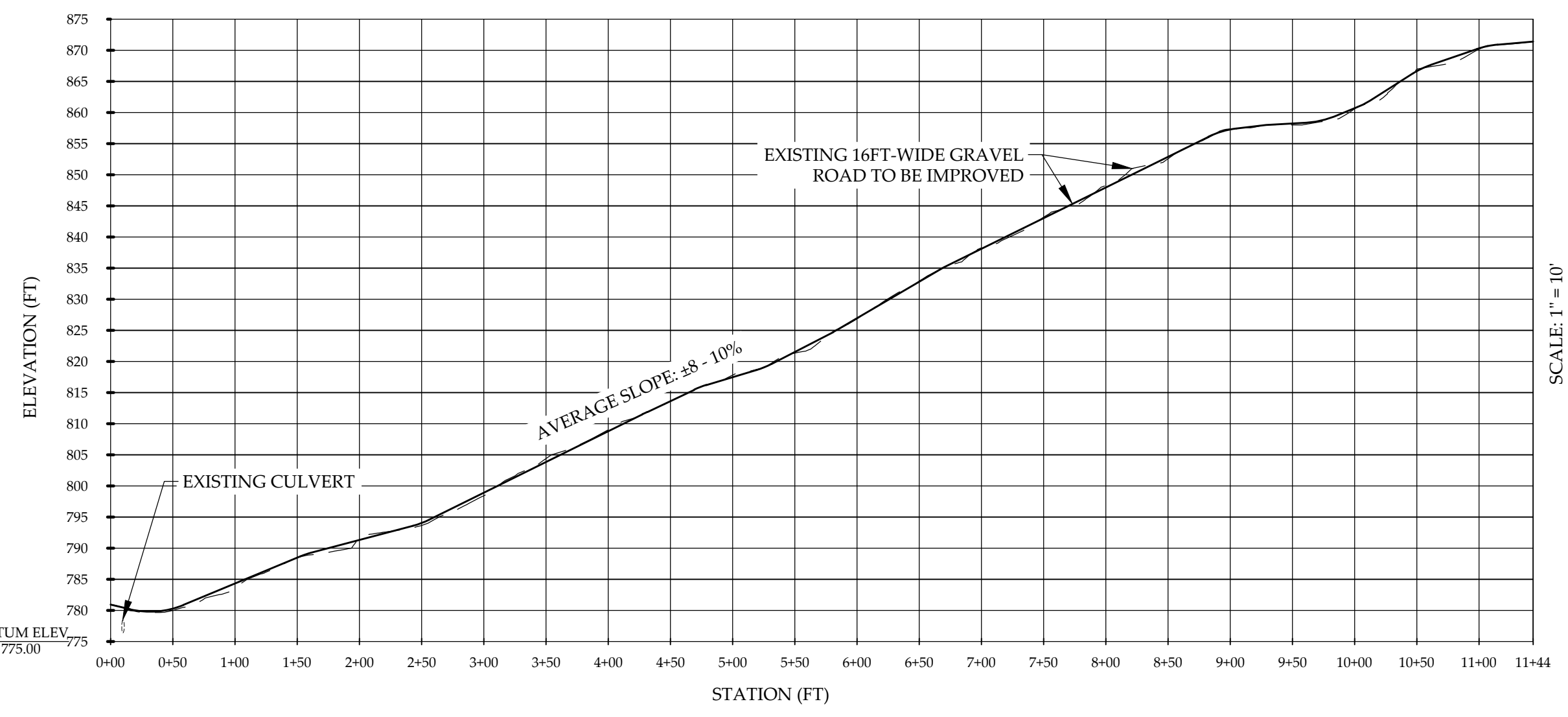
**PLAN REFERENCES:**

- 1) TOPOGRAPHIC, PARCEL, AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 08-05-24.
- 2) BOUNDARY SURVEY PROVIDED BY GLENN TOWNE ON 08-23-24.

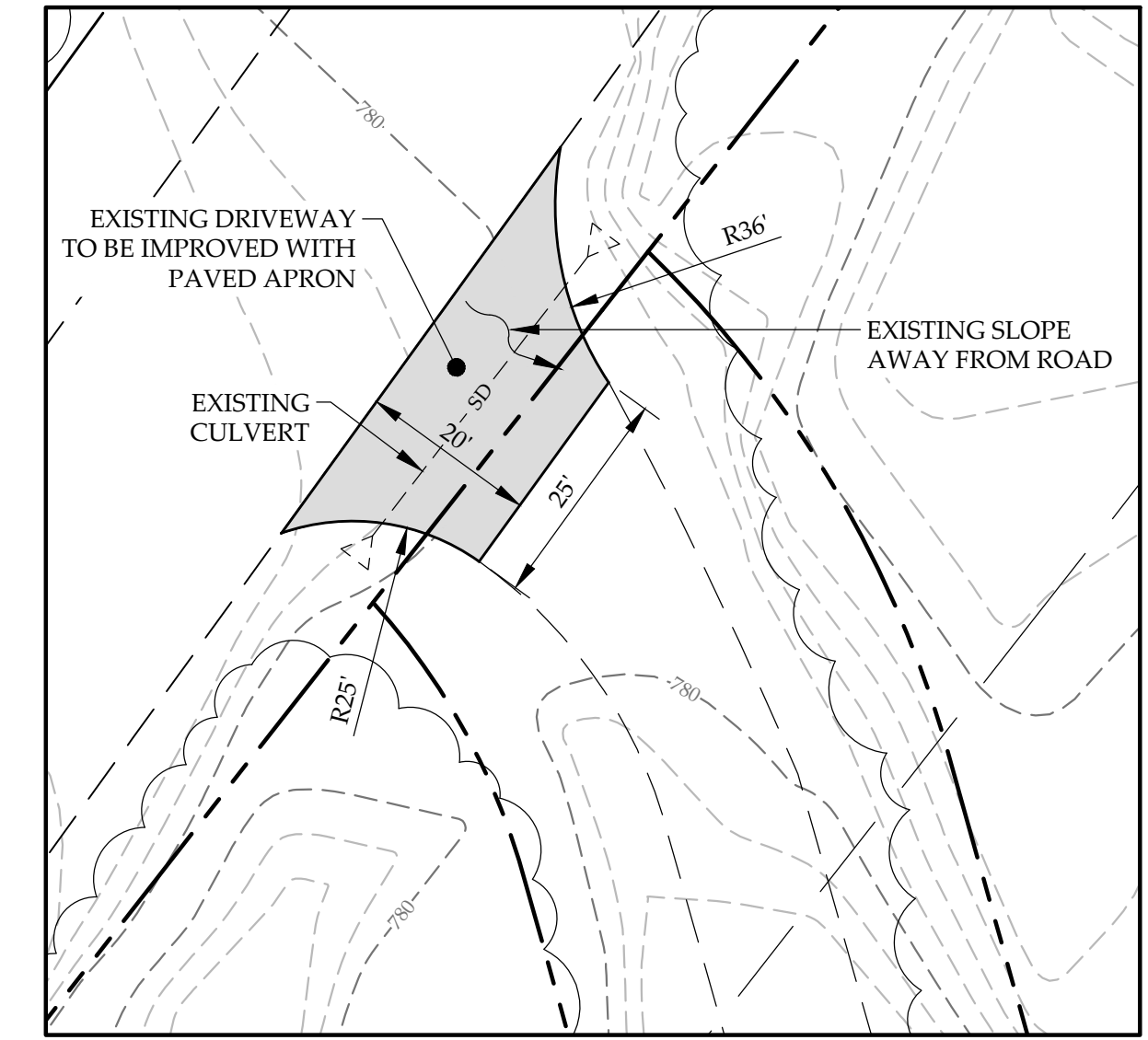
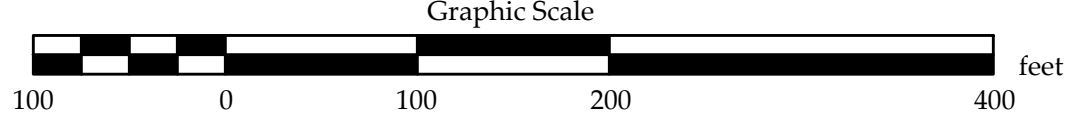
**NOTES:**

- 1) THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #2. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A. TITLE 27 SECTION 1403 AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
- 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- 3) THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND SHALL PRESERVE ALL EXISTING UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF THE PROJECT.

REVISION: 12-24-24 - REVISED SHEET TO INCLUDE ROAD PROFILE  
REVISION: 12-19-24 - REVISED VIEWPORT TO SHOW ENTIRE LOT 4, ADDED BLUE LINE STREAM



**ROAD PROFILE**  
SCALE: 1" = 100'  
Graphic Scale



**PARTAIL SITE PLAN**  
SCALE: 1" = 20'  
Graphic Scale

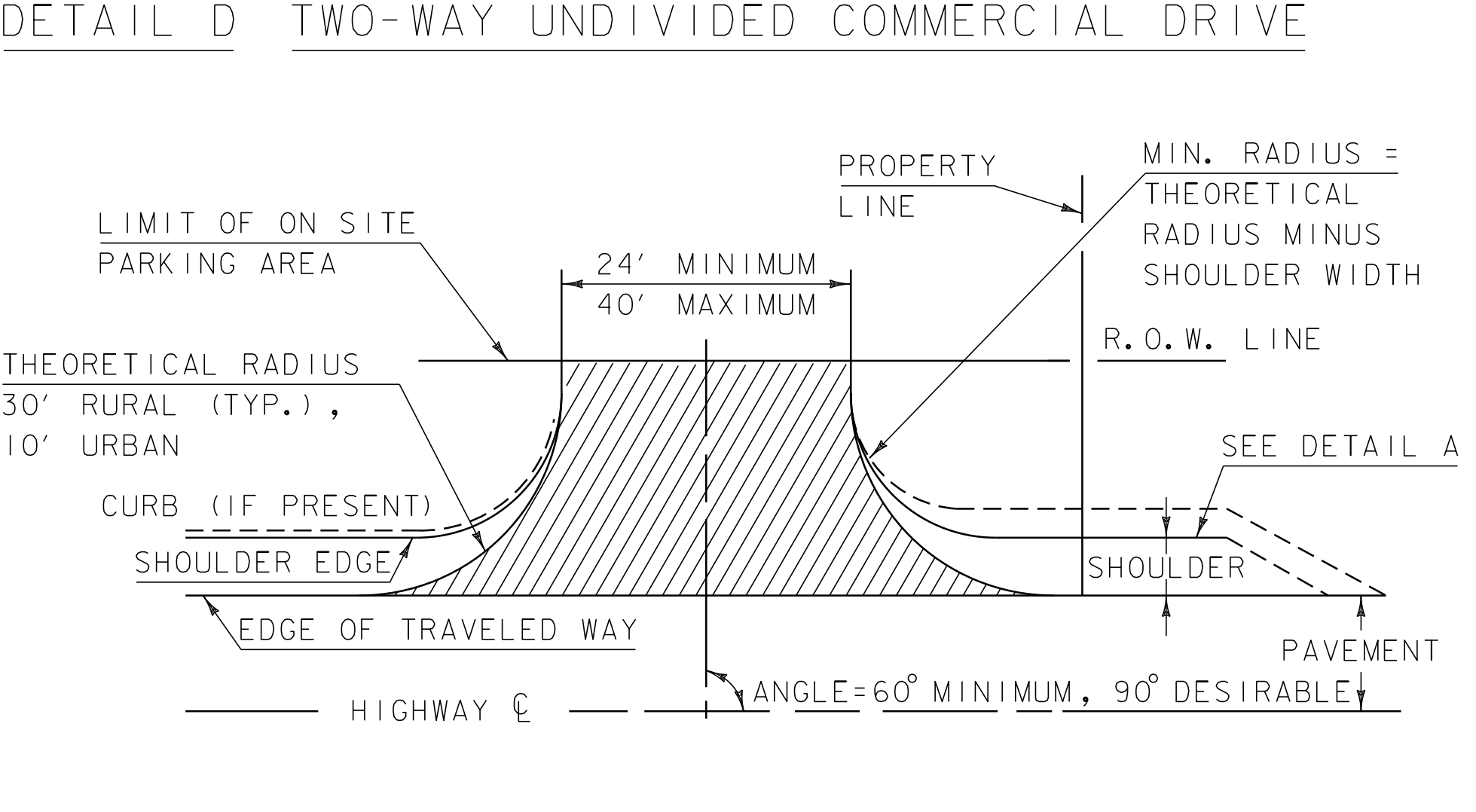
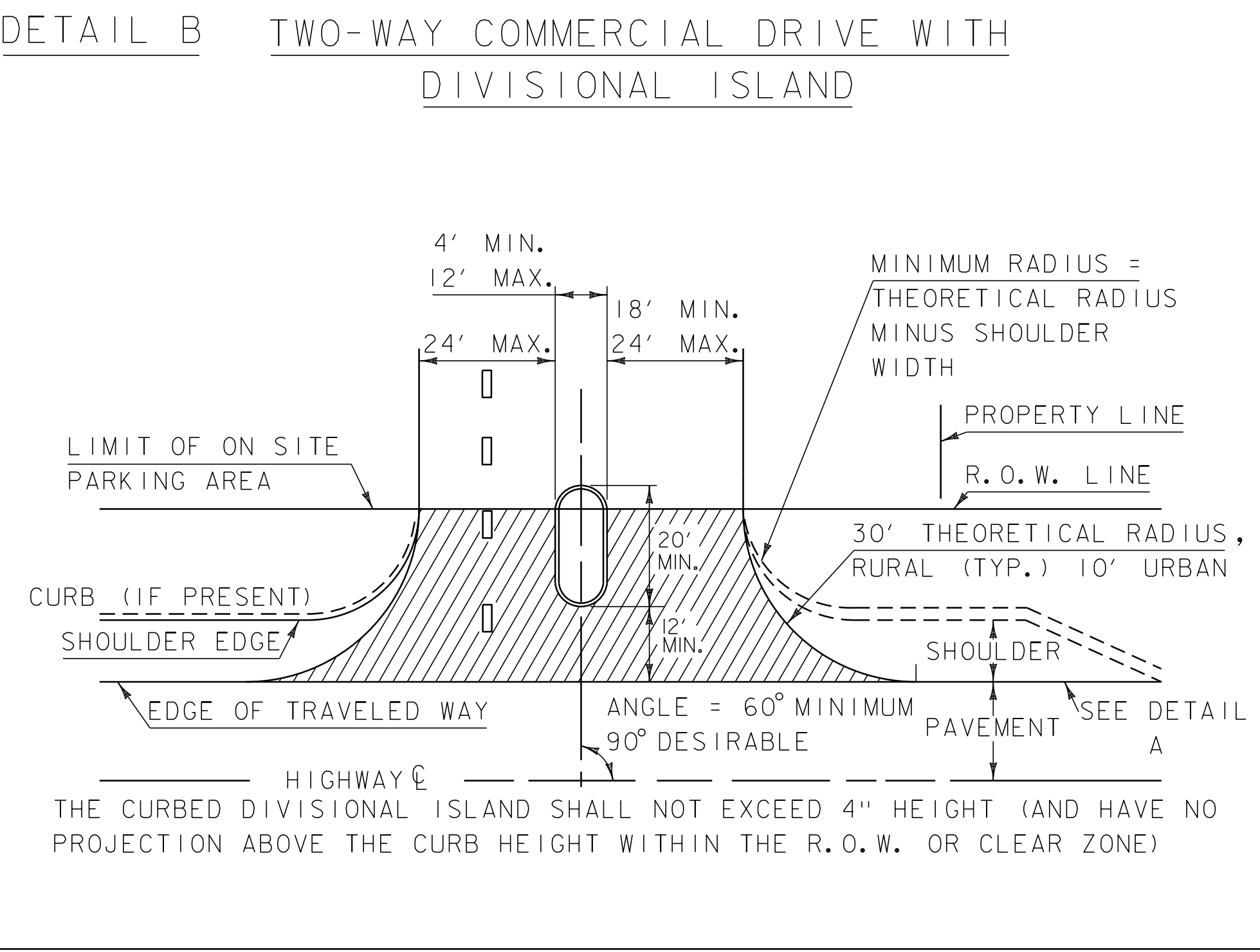
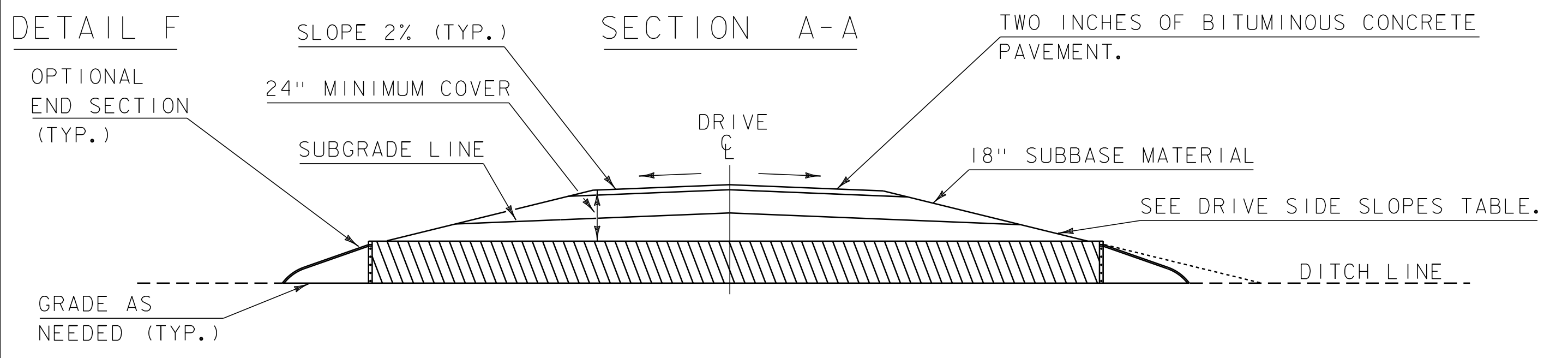
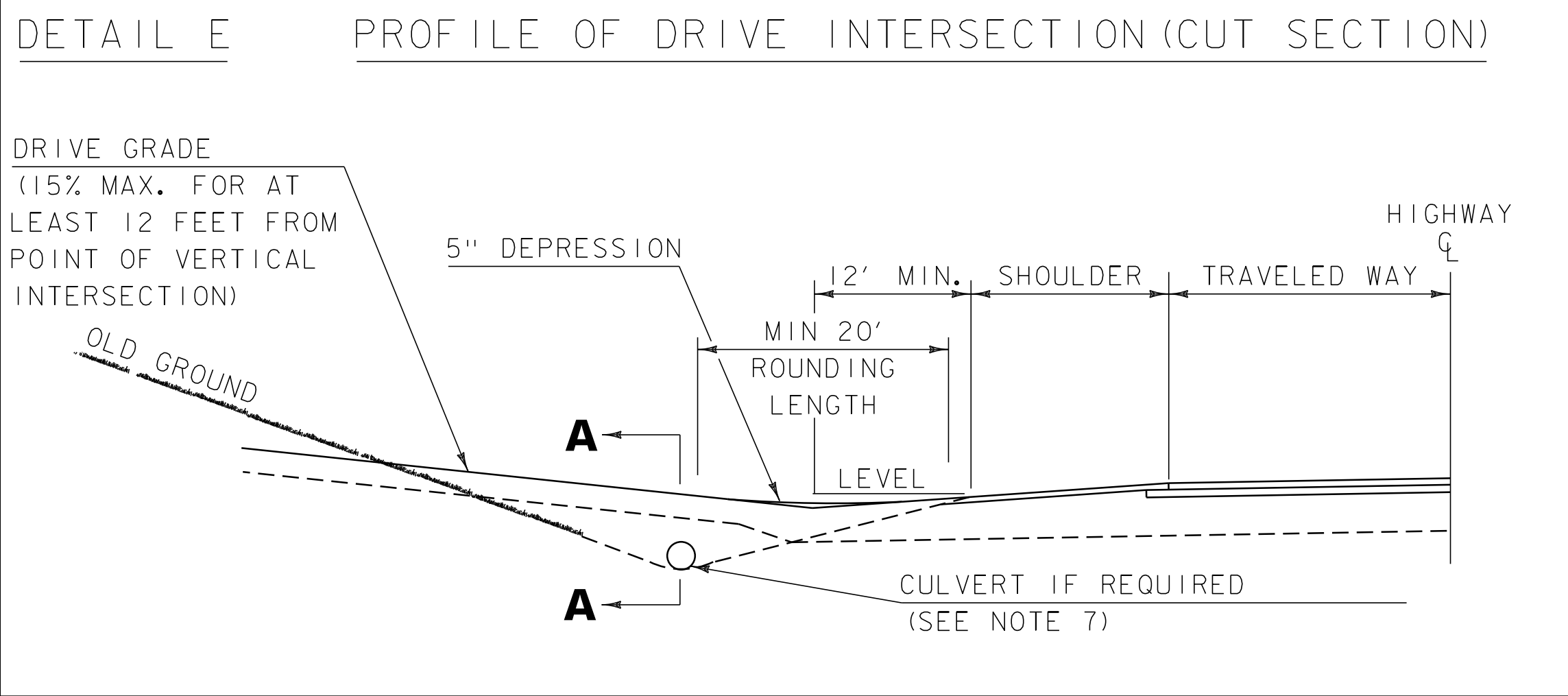
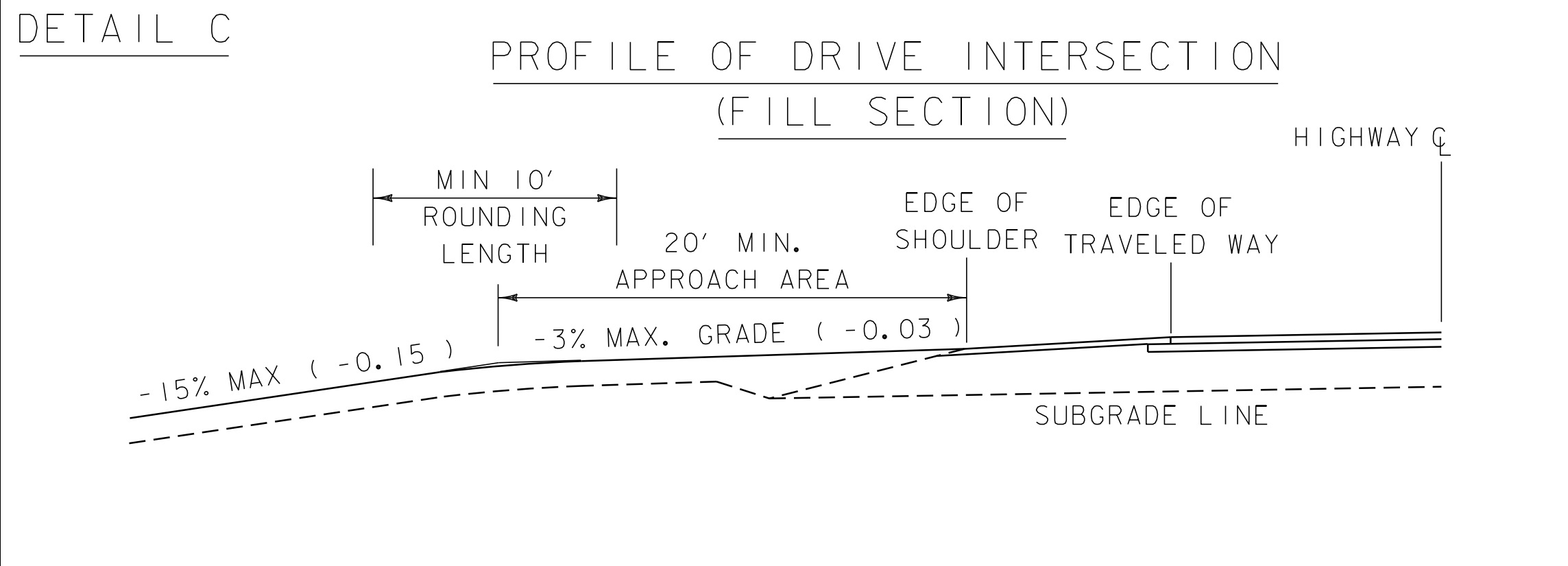
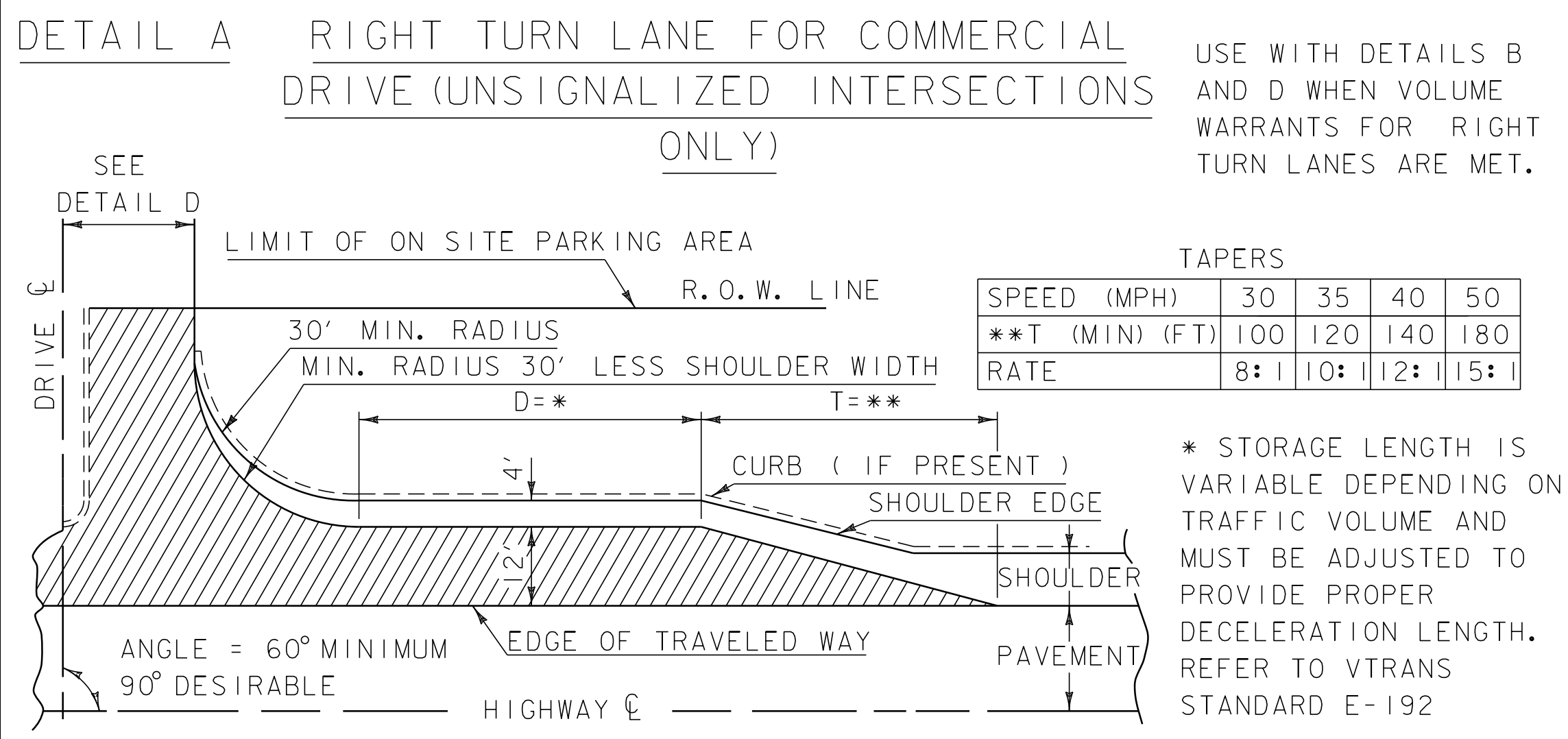


**SITE PLAN**  
THOMAS C. MICHELSON  
VERMONT ROUTE 100  
STOWE, VERMONT

**MUMLEY ENGINEERING, INC.**  
46 HUTCHINS STREET  
MORRISVILLE, VT 05661  
WWW.MUMLEYENGINEERING.COM  
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PROJECT NO.: 24100  
DRAWN BY: WEH  
CHECKED BY: TRM  
SCALE: AS NOTED  
DATE: 12/12/24

SHEET NO.  
**C-1**  
1 OF 1 SHEETS



THIS DETAIL WILL ALSO APPLY TO COMMERCIAL SERVICE DRIVES, WHEN AUTHORIZED, HAVING A MAXIMUM WIDTH OF 20'. THE SERVICE DRIVE WILL HAVE A "SERVICE VEHICLES ONLY" SIGN PLACED AT THE HIGHWAY ROW LINE.

### DRIVE SIDE SLOPES TABLE

LOCATION OF SLOPE	SLOPE RATE
DESIGN SPEED > 40 MPH	1:6 OR FLATTER
URBAN AREAS, OR DESIGN SPEED < 40 MPH	1:4 DESIRABLE 1:2 ALLOWABLE
OUTSIDE CLEAR ZONE	1:2 OR FLATTER

- THIS SHEET IS INTENDED FOR USE BY DESIGNERS ON HIGHWAY PROJECTS AND IN CONJUNCTION WITH A PERMIT FOR WORK WITHIN HIGHWAY RIGHTS OF WAY. ALL CONSTRUCTION REQUIRED BY THE PERMIT AND INDICATED ON THIS SHEET SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND IS SUBJECT TO THE APPROVAL OF THE VERMONT AGENCY OF TRANSPORTATION. WHEN USED WITH THE PLANS FOR A HIGHWAY CONSTRUCTION PROJECT, THIS SHEET IS INTENDED TO BE A GUIDE FOR THE DESIGNER CONCERNING DRIVE WIDTHS, HORIZONTAL, VERTICAL AND GEOMETRIC CHARACTERISTICS.
- ALL COMMERCIAL DRIVES SHALL BE PAVED FROM THE EDGE OF THE TRAVELED WAY TO THE HIGHWAY RIGHT-OF-WAY, TO THE FARTHEST POINT OF CURVATURE ON THE DRIVEWAY EDGE OR AS DIRECTED BY THE DISTRICT TRANSPORTATION ADMINISTRATOR. THIS PAVING IS INDICATED IN DETAILS (A, B AND D) BY HATCHING.
- DEPTH OF SUBBASE AND PAVEMENT TO BE THE SAME AS HIGHWAY OR AS SHOWN IN DETAIL F WITHIN THE LIMITS OF THE HIGHWAY RIGHT-OF-WAY.
- VEHICULAR ACCESS FROM PARKING AREAS TO THE RIGHT-OF-WAY AT OTHER THAN APPROVED ACCESS POINTS WILL BE PREVENTED BY THE CONSTRUCTION OF CURBING OR OTHER SUITABLE PHYSICAL BARRIER.
- IF CURB IS PRESENT, SEE APPROPRIATE CURB DETAIL STANDARD.
- WHERE TRAFFIC VOLUME FOR A PROJECT IS SUBSTANTIAL THE AGENCY MAY REQUIRE SPECIAL LANES FOR TURNING, SIGNALS OR OTHER MODIFICATIONS. BASED ON TRAFFIC STUDIES THE AGENCY WILL DETERMINE SPECIFIC TREATMENT TO BE USED.
- CIRCULAR DRAINAGE CULVERTS UNDER DRIVES SHALL HAVE A MINIMUM INSIDE DIAMETER (I.D.) OF 15" OR AS OTHERWISE SHOWN ON THE PLANS. PIPE ARCHES USED UNDER DRIVES SHALL HAVE A MINIMUM INSIDE CROSS-SECTIONAL AREA EQUIVALENT TO THAT PROVIDED BY A 15" CIRCULAR PIPE. IF A CULVERT LARGER THAN 15" IS LOCATED UPSTREAM OF THE PROPOSED CULVERT THEN THE NEW CULVERT SHALL, AS A MINIMUM, MATCH THE SIZE OF THE UPSTREAM CULVERT.
- THE OFFSET BETWEEN THE PROPERTY LINE AND THE EDGE OF THE DRIVEWAY MAY BE GOVERNED BY LOCAL ZONING LAWS. DRIVEWAY WIDTH RESTRICTIONS SHOWN PERTAIN ONLY TO THE AREA WITHIN THE HIGHWAY R.O.W. OR THE END OF THE TURNING RADIUS WHICHEVER IS GREATEST.
- DRIVEWAY GRADES STEEPER THAN THOSE SHOWN MAY BE ALLOWED AS LONG AS A 20' APPROACH AREA IS ACHIEVED FOR THE VEHICLE TO PAUSE BEFORE ENTERING THE HIGHWAY.
- THIS STANDARD APPLIES TO LARGER RESIDENTIAL DEVELOPMENTS, SUBDIVISIONS AND OTHER COMMERCIAL ACCESSES. SEE VTRANS STANDARD B-71A FOR FIELD DRIVES, LOGGING DRIVES, AND RESIDENTIAL ACCESSES SERVING UP TO TWO SINGLE FAMILY HOMES OR A DUPLEX.
- FOR DRIVEWAY AND INTERSECTION SPACING DISTANCES REFER TO THE "VERMONT AGENCY OF TRANSPORTATION ACCESS MANAGEMENT PROGRAM GUIDELINES", LATEST REVISION.
- INTERSECTION SIGHT DISTANCES, EQUAL TO OR GREATER THAN THOSE SHOWN BELOW, SHOULD BE PROVIDED IN BOTH DIRECTIONS FOR ALL DRIVES ENTERING ON PUBLIC HIGHWAYS, UNLESS OTHERWISE APPROVED BY THE AGENCY OF TRANSPORTATION. INTERSECTION SIGHT DISTANCE IS MEASURED FROM A POINT ON THE DRIVE AT LEAST 15 FEET FROM THE EDGE OF TRAVELED WAY OF THE ADJACENT ROADWAY AND MEASURED FROM A HEIGHT OF EYE OF 3.5 FEET ON THE DRIVE TO A HEIGHT OF 3.5 FEET ON THE ROADWAY. STOPPING SIGHT DISTANCE IS MEASURED FROM AN EYE HEIGHT OF 3.5 FEET TO AN OBJECT HEIGHT OF 2.0 FEET ON THE ROADWAY.

### SIGHT DISTANCE TABLE

POSTED SPEED OR DESIGN SPEED (MPH)	MINIMUM STOPPING SIGHT DISTANCE (FT)	MINIMUM INTERSECTION SIGHT DISTANCE (FT)
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	610

THE ABOVE VALUES ARE TAKEN FROM THE 2011 AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS & STREETS."

REV.	DATE	DESCRIPTION
0	JUL. 1, 2019	ORIGINAL APPROVAL
OTHER STANDARDS REQUIRED:		

# COMMERCIAL DRIVES



# STANDARD B-71B