

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

www.barnardandgervais.com



January 19, 2021

Town of New Haven
Attn: Aaron Brown, Zoning Administrator
78 North Street
New Haven, VT 05472

Subject: Chris Granstrom, Two Lot Subdivision and Boundary Line Adjustment, 142 & 262 River Road, New Haven, Vermont – Sketch Plan Application and Required Information.

Dear Aaron:

I am writing on behalf of Chris Granstrom to formally request a Sketch Plan review hearing for a proposed Two Lot Subdivision and Boundary Line Adjustment relative to his two existing adjoining parcels located at 142 & 262 River Road in New Haven. The properties are subject to State of Vermont Wastewater System and Potable Water Supply Permit # WW-9-0917. Chris Granstrom is proposing to adjust the boundary between the two existing lots, and to subdivide to create one new lot. As a result of this Two Lot Subdivision and Boundary Line Adjustment, the following parcels will be created:

Lot 1 will be 5.0± acres in size and will include the existing single-family residence that will continue to be served by the existing on-site wastewater system and provided water by the existing on-site drilled well.

Lot 2 will be 14.9± acres in size and will include the existing Lincoln Peak Winery that will continue to be served by the existing on-site wastewater system and provided water by the existing on-site drilled well.

Lot 3 will be 52.3± acres in size, will remain undeveloped at this time, and will contain deferral language in the new deed in accordance with section 1-902(b)(1)(B) of the State of Vermont Environmental Protection Rules, Chapter 1, Wastewater System and Potable Water Supply Rules, effective April 12, 2019.

In accordance with the Town of New Haven Subdivision Regulations, the following items are respectfully submitted:

1. Town of New Haven Application to Development Review Board.
2. Town of New Haven DRB Sketch Plan Checklist.
3. Adjoining Landowners List.
4. Sketch Plan drawing "SK-1", dated 01-18-2021.

Please review the included information and let me know if there are any other items that are required for the Sketch Plan review. In the meantime, should you have any questions or comments regarding the Sketch Plan application, please do not hesitate to give me a call at (802) 482-2597.

Sincerely,

Scott Baker
Project Manager/ Draftsman

c: Chris Granstrom

**Town of New Haven
Application to Development Review Board**

Parcel # _____ Map # _____ Applicant: I own this property: YES NO

Name: Chris Granstrom

Email: cgranstrom@gmail.com Phone: 802-989-1107

Address 262 River Road, New Haven, VT 05472

Landowner: I Chris Granstrom am the legal owner of the property located at 142 & 262 River Road Described in Book _____ Page _____ of the New Haven Land Records. I acquired the property on _____

Type of Application: **Application for:**

Sketch Plan
 Variance Conditional Use Permit Site Plan Review Boundary Line Adjustment

Minor Subdivision (<3) Major Subdivision (> 3)

Appeal for interpretation of zoning ordinance or map.

Appeal from decision of the administrative officer.
A copy of this appeal must be filed with the administrative officer.

Application for a change of nonconforming use

Other: _____

Provision of zoning ordinance in question Sections 1002, 1003, 1005

Previous Use: Agricultural, Residential, Commercial

Current Use: Agricultural, Residential, Commercial

Signature of land owner Chris Granstrom Date 1/18/2021

Signature of Applicant
(in addition to owner)
Fee Paid _____
Date of Hearing by Board Chris Granstrom Application# 1/18/2021

Approved Denied Decision

Conditions _____

Date of notice given to applicant _____

Chris Granstrom
142 & 262 River Road, New Haven, Vermont
Two Lot Subdivision and Boundary Line Adjustment
DRB Sketch Plan Checklist for all Applications

- 2 copies submitted to ZA 15 days prior to DRB meeting
- Name and contact information of owner
- Neighboring residents and addresses for future notification
- Proposal sketched on a survey of the property, or in absence of a survey, sketch may be submitted on a copy from the town tax maps.
- Minimum sketch size: 11 x 17
- Vicinity map included, showing where property is located
- Sketch should include the main features of the land including:
 - General land cover (open, wooded, hedge rows, etc)
 - T.B.D. Features that may limit or restrict development (streams, wetlands, wet areas, mapped flood zones, ledges, steep slopes, archaeological sites, cemeteries, etc.)
 - Existing and/or proposed septic and well locations *
 - Existing and/or proposed structures and their proposed uses *
 - T.B.D. Existing and/or planned town and private culverts
 - Existing and/or planned roads, driveways, farm roads *
 - Existing and/or planned Rights of Way or other easements *
 - Approximate acres of each lot
 - Applicable zoning district boundaries

* Man made improvements shown on the sketch should include dimensions of improvement and distances in feet to nearest property boundary and to other existing and proposed improvements.

Sketch Plan Complete - _____
(Zoning Administrator Signature) (Date)

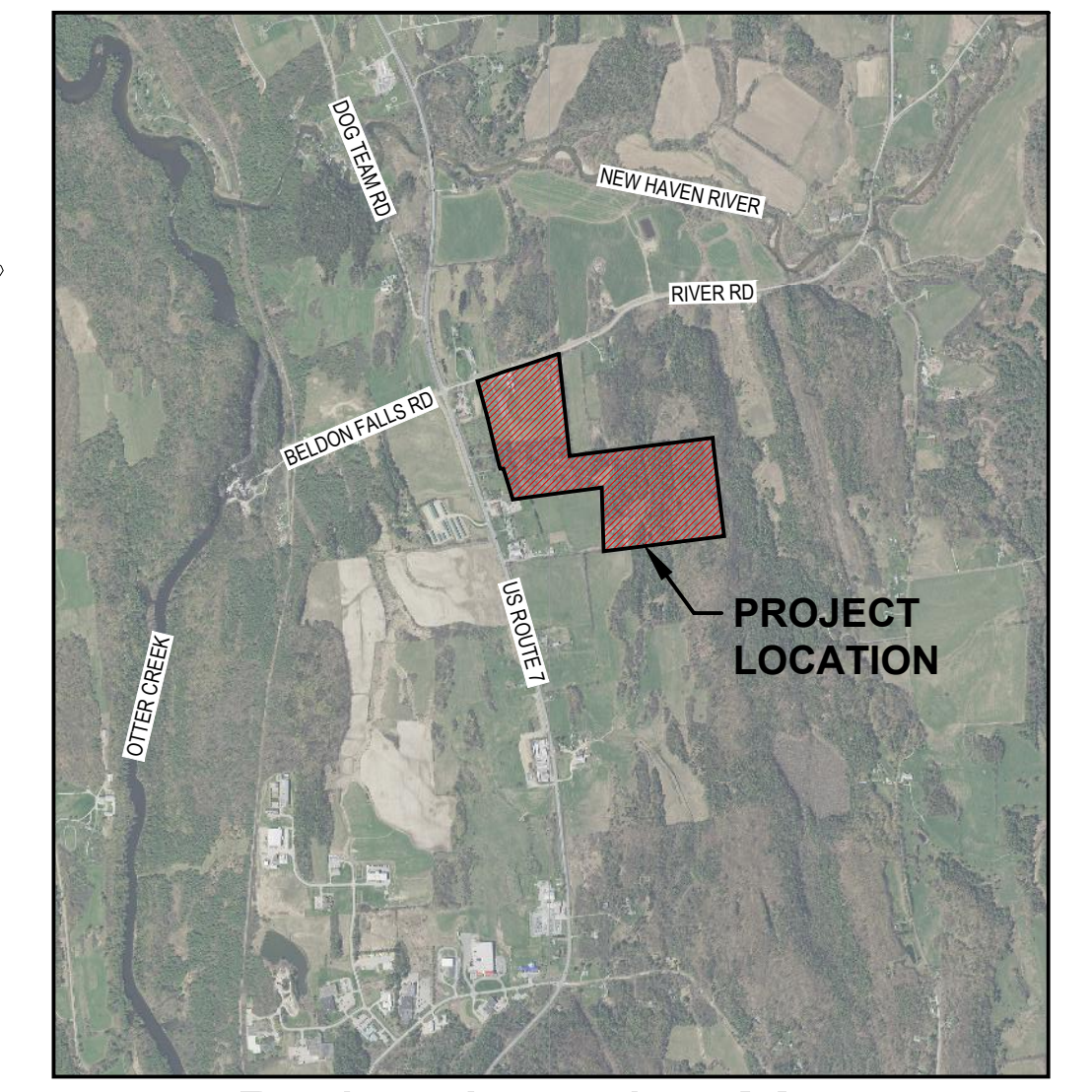
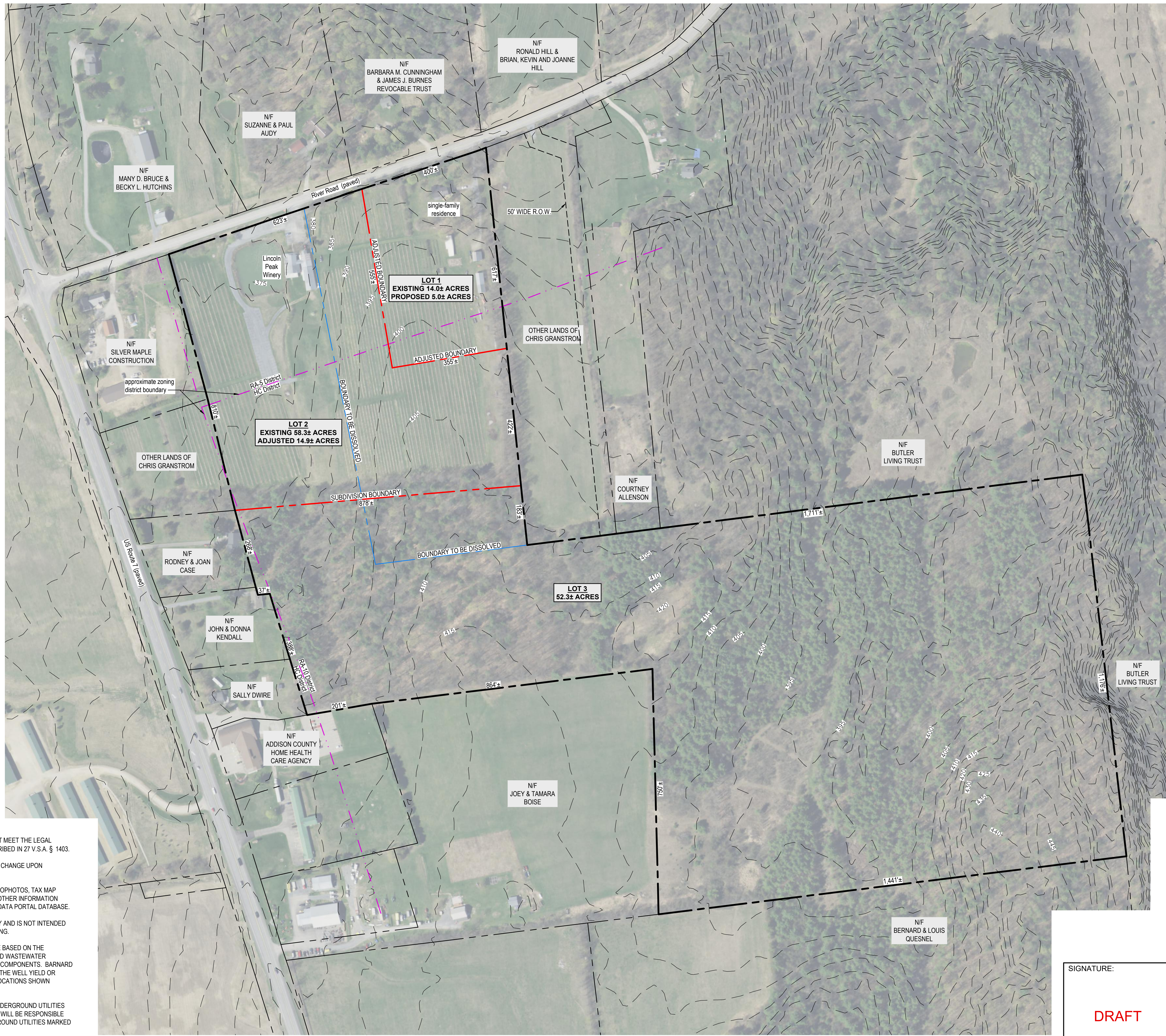
**Chris Granstrom
142 & 262 River Road
New Haven, Vermont
Two Lot Subdivision and Boundary Line Adjustment**

Adjoining Landowners

Landowner	Mailing Address
Silver Maple Construction	10A Main Street Bristol, VT 05443
Many D. Bruce & Becky L. Hutchins	47 River Road New Haven, VT 05472
Suzanne & Paul Audy	167 River Road New Haven, VT 05472
Barbara M. Cunningham & James J. Burnes Joint Revocable Trust	PO Box 685 Middlebury, VT 05753
Ronald Hill & Brian, Kevin and Joanne Hill	722 Burpee Road Bristol, VT 05443
Courtney Allenson	346 River Road New Haven, VT 05472
Randy & Wendy Butler – Trustees of the Butler Living Trust	1848 Halpin Road New Haven, VT 05472
Bernard & Louis Quesnel	1480 Route 7N, Apt. 1 Middlebury, VT 05753
Joey & Tamara Boise	132 Ethan Allen Highway New Haven, VT 05472
Addison County Home Health Care Agency Inc.	PO Box 754 Middlebury, VT 05753
Sally Dwire	PO Box 29 Salisbury, VT 05769
John & Donna Kendall	350 Ethan Allen Highway New Haven, VT 05472
Rodney & Joan Case	388 Ethan Allen Highway New Haven, VT 05472

ZONING INFORMATION	
ZONING DISTRICTS	
HIGHWAY COMMERCIAL (HC)	
RURAL AGRICULTURAL 5-ACRE (RA-5)	
RURAL AGRICULTURAL 10-ACRE (RA-10)	
DIMENSIONAL REQUIREMENTS	
RURAL AGRICULTURAL 10-ACRE (RA-10):	
LOT AREA:	10 AC. MIN.
RESIDENTIAL DENSITY:	1 DU/ 10 AC. MAX.
LOT FRONTAGE:	600 FT. MIN.
LOT DEPTH:	700 FT. MIN.
SETBACK - FRONT YARD:	100 FT. MIN.
SETBACK - SIDE YARD:	25 FT. MIN.
SETBACK - REAR YARD:	25 FT. MIN.
RURAL AGRICULTURAL 5-ACRE (RA-5):	
LOT AREA:	5 AC. MIN.
RESIDENTIAL DENSITY:	1 DU/ 5 AC. MAX.
LOT FRONTAGE:	200 FT. MIN.
LOT DEPTH:	200 FT. MIN.
SETBACK - FRONT YARD:	100 FT. MIN.
SETBACK - SIDE YARD:	25 FT. MIN.
SETBACK - REAR YARD:	25 FT. MIN.
HIGHWAY COMMERCIAL (HC):	
LOT AREA:	5 AC. MIN.
RESIDENTIAL DENSITY:	1 DU/ 5 AC. MAX.
LOT FRONTAGE:	200 FT. MIN.
LOT DEPTH:	200 FT. MIN.
SETBACK - FRONT YARD:	100 FT. MIN.
SETBACK - SIDE YARD:	25 FT. MIN.
SETBACK - REAR YARD:	25 FT. MIN.
LOT COVERAGE:	40% MAX.

NOTE: DIMENSIONAL STANDARDS SHOWN ARE FOR RESIDENTIAL USE ONLY.



Project Location Map
Not to Scale

LEGEND	
	BOUNDARY LINE/ R.O.W. (EXISTING)
	BOUNDARY LINE/ R.O.W. (PROPOSED)
	BOUNDARY LINE/ R.O.W. (TO BE DISSOLVED)
	BOUNDARY LINE/ R.O.W. (ABUTTING)
	SIDELINE OF EASEMENT
	EDGE OF ROAD/DRIVE (SURFACE NOTED)
	5-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
	1-FOOT GROUND SURVEY CONTOUR
	FINISH GRADE
	ZONING DISTRICT BOUNDARY
	ZONING SETBACKS
	GRAVITY SEWER
	FORCE MAIN
	1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
	WELL ISOLATION
	WASTEWATER ISOLATION
	UTILITY POLE/ OVERHEAD WIRES
	SURVEY TRAVERSE STATION
	TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
	TEST PIT (TP-01)
	SOIL BORING (SB-01)
	DRILLED WELL (UNLESS OTHERWISE NOTED)

- PROJECT NOTES:
1. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LEGAL REQUIREMENTS OF A BOUNDARY SURVEY AS DESCRIBED IN 27 V.S.A. § 1403.
 2. THIS IS A SKETCH PLAN ONLY AND IS SUBJECT TO CHANGE UPON COMPLETION OF A BOUNDARY SURVEY.
 3. THIS SKETCH PLAN IS BASED ON AVAILABLE ORTHOPHOTOS, TAX MAP BOUNDARIES, GROUND SURFACE CONTOURS, AND OTHER INFORMATION PROVIDED BY THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
 4. THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND/OR PERMITTING.
 5. THE PROPOSED DRILLED WELL SITES SHOWN ARE BASED ON THE REQUIRED ISOLATION DISTANCES TO THE PROPOSED WASTEWATER DISPOSAL SYSTEMS AND THE ASSOCIATED SYSTEM COMPONENTS. BARNARD & GERVAIS, LLC MAKES NO WARRANTY REGARDING THE WELL YIELD OR WATER QUALITY RELATIVE TO THE DRILLED WELL LOCATIONS SHOWN HEREON.
 6. NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD AND GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK.
 7. FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.



SIGNATURE:

DRAFT

JASON S. BARNARD
LICENSED DESIGNER #126179

DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting		
167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 933-5168		10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597
TWO LOT SUBDIVISION AND BOUNDARY LINE ADJUSTMENT		PROJECT NO. 20388
CHRIS GRANSTROM		DATE: 01-18-2021
142 & 262 RIVER ROAD, NEW HAVEN, VERMONT		SCALE: 1" = 150
SKETCH PLAN		SURVEY: --
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		DRAWN: SB
<input checked="" type="checkbox"/> PRELIMINARY DRAFT	<input type="checkbox"/> FINAL STATE REVIEW	CHECKED: JSB
		DRAWING NO. SK-1
		SHEET 1 OF 1