

Town of New Haven
Application to Development Review Board

Parcel # 0321-140 0321-120 Map # 8 Applicant: I own this property: YES NO

Name: THOMAS L. BOISE

Email: tlboise@gmail.com Phone: 802-453-3295

Address 575 town Hill Road, New Haven, Vermont 05472

Landowner: I THOMAS L. BOISE am the legal owner of the property located at 538 town Hill 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 _____

Previous Use: _____

Current Use: _____

Signature of land owner Thomas L Boise Date Mar 22, 2021

Signature of Applicant
(in addition to owner) _____

Fee Paid _____

Date of Hearing by Board _____ Application# _____

Approved _____ Denied _____ Decision _____

Conditions _____

Date of notice given to applicant _____

Estey, Michael J.

From: Ronald LaRose <ronaldllarose@gmail.com>
Sent: Thursday, March 18, 2021 10:28 AM
To: Estey, Michael J.
Subject: 2-Acre Lot from Tom Boise
Attachments: 21006 - Boise, Thomas - New Haven Model (option -1).pdf; 21006 - Boise, Thomas - New Haven - option 2 Model (1).pdf

△ External Sender △

Mike -

Attached are two options for you and Tom to discuss. Tom did give us guidance as to not take in his existing curb cut on Town Hill Road south of the barn and he wanted this line to go from the road to your existing southeasterly corner. This area is zoned 2-acre minimum.

We are assuming Tom wants to process this conveyance through the town as a Boundary Line Adjustment. One option only connects this new line to your southeasterly corner or a point. Does the DRB see this as BLA? I don't know.

The other option shows an overlap of your southerly boundary line. I see no problem here using a BLA .

Your 25' right of way, as deeded and noted on several maps, runs along the southerly boundary line of the Paquette property, not where your current driveway is. No problem at this time as you are driving across your father-in-law's property and he is going to deed this lot to you. Option 1, your present driveway will still cross a portion of Tom's land, meaning he would have to give you an easement over the existing driveway. Option 2 will eliminate this easement issue over your existing driveway.

You and Tom digest this as best as you can and if it would be beneficial for me to meet with both of you to explain both scenarios, let me know and I will meet you.

In either case, Tom needs to retain a minimum of 200' of road frontage in this area. This can be verified through the Zoning Administrator.

RONL

Town of New Haven
Received for Record _____ A.D. _____
at _____ o'clock _____ minutes _____ M
and recorded in _____
attest: _____
Town Clerk

OPTION # 2

Corner Table:

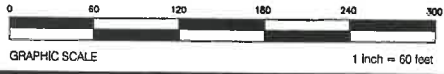
The symbol "s" denotes outside diameter of applicable monumentation.

Corner 1: 5/8" rebar found flush, disturbed and located at base.
Corner 2: 1-1/4" iron pipe found 18" above ground, located at base.
Corner 3: 1-1/4" iron pipe found 29" above ground.
Corner 4: 5/8" rebar set XX" above ground.
Corner 5: Calculated point of survey dimensions, monument not recovered at the time of this survey.
Corner 6: 5/8" rebar found flush with rod cap.
Corner 7: 5/8" rebar found flush.
Corner 8: 5/8" rebar set XX" above ground.

NOTE: All monuments were consistent with survey of record, plumb and sturdy unless otherwise noted.

Survey Notes:

- This survey has been compiled from field surveys and record evidence including the following plats:
a. "5 Lot Subdivision of Thomas L. Boise, Located in, Addison County, New Haven, Vermont", prepared by David H. Hudson, LS 31, dated August 5, 2004, and recorded in the Town of New Haven Land Records, Map Slide 56.
b. "Plan of Survey Showing A Proposed Land Swap between Thomas L. Boise & Michael & Kimberly Estey, Located in, Addison County, New Haven, Vermont", prepared by David H. Hudson, LS 31, dated December 10, 2003, and recorded in the Town of New Haven Land Records, Map Slide 54.
c. "Subdivision, Otter Creek Acres LTD, Portion of Parcel #1, Tax Map Sheet 05 Lot 321", prepared by Paul M. Tasatano, LS 369, dated January 1988, and recorded in the Town of New Haven Land Records, Map Slide 14.
d. "Subdivision, Otter Creek Acres LTD, Vol. 44 Pg. 155 Addison County New Haven, VT, Tax Map 08 Lot 321", prepared by Paul M. Tasatano, LS 369, dated February 1991, and recorded in the Town of New Haven Land Records, Map Slide 22.
e. "Portion of Property of Thomas L. Boise, Addison County, New Haven, VT", prepared by Ronald L. LaRose, LS 272, dated October 22, 1995, and recorded in the Town of New Haven Land Records, Map Slide 33.
- Bearings are oriented to State Plane Coordinates (NAD83, SPC 4400 VT, EPOCH: 2010.0000) as determined by static GPS observations made on site February 9, 2021 and post-processed using National Geodetic Survey OPUS-RS software.
- The public right-of-way of Town Hill Road is assumed to be 6 rods (99') based on surveys of record.
- This property may be subject to legal rights of others including aerial, subsurface, or ancient roads, if any, additional easements, restrictions, and/or reservations whether or not shown hereon that may or may not be found in the Town of New Haven Land Records.
- There may be wells, drilled, shallow or otherwise, that could affect this property.
- This survey depicts the boundary lines of Boise and abutting owners based on records as of February 2021.
- This plat is prepared for the use of Boise and no representations are assumed by the undersigned for any other individual or entity.
- Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.



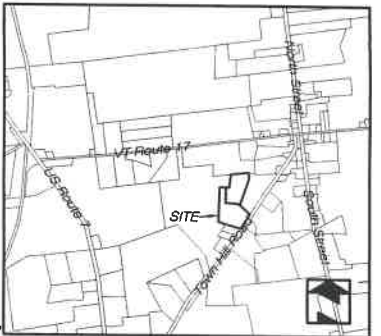
compiled & prepared by
LaRose Surveys, P.C.
Land Surveyors - Boundary Consultants
Walter G. Septic System Designers
P.O. Box 388 - 224A West Street
Bristol, Vermont 05443
802.453.5818
www.larosesurveys.com
info@larosesurveys.com

Boise
Deed Reference: 47:213 & 66:75
Total Area Before BLA = 13.0 acres ±
Total Area After BLA = 10.9 acres ±
Zoning District: RA-2
Parcel ID# 0321-120
SPAN # 432-135-11124

Estey
Deed Reference: 50:364 & 66:78
Total Area Before BLA = 10.2 acres ±
Total Area After BLA = 12.3 acres ±
Zoning District: RA-2
Parcel ID# 0321-140
SPAN # 432-135-11125

NOTE: Total areas are based upon existing surveys. The perimeter boundary lines were not surveyed at the time of this survey.

NOTE: existing 25' ROW based on deed (50:364) and surveys of record



Location Plan n.t.s.

Legend

- Project Boundary Line
- - - - - Adjoiner Boundary Line
- Iron Pipe/Rebar Found
- Rebar Set
- △ Calculated Point
- ± More or Less
- * Corner Number
- ⊕ Utility Pole

Approved by Resolution of the New Haven Development Review Board on _____ 20____ Subject to all requirements and conditions of said Resolution.
Signed this _____ day of _____ 20____
BY: _____

plat showing a
boundary line adjustment

THOMAS L. BOISE
and lands of
MICHAEL J. & KIMBERLY J. ESTEY
Town Hill Road
New Haven, Addison County, Vermont

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION SHOWN ON THIS PLAT IS A FAITHFUL PORTRAYAL OF CIRCUMSTANCES PERTINENT TO SUBJECT PROPERTY. A COLLABORATION OF FIELD, PAROL AND PERTINENT RECORD EVIDENCE WAS USED IN THE ANALYSIS OF BOUNDARY CONCLUSIONS SHOWN HEREON. THIS PLAT WAS PREPARED IN ACCORDANCE WITH 27 VSA 1403.

Ronald L. LaRose, L.S.

March 12, 2021