

April 22, 2020

Sarah McShane
Town of Stowe
PO Box 216
Stowe, VT 05672

Re: Boundary Line Adjustment, Shonio & Sampson
1110 and 0 Weeks Hill Road
McCain Project No. 39018

Dear Sarah,

Please find the enclosed application materials for a Boundary Line Adjustment application. We have included one original and nine copies of the applicable items.

- Application fee in the amount of \$105.00;
- Stowe Zoning Development Application;
- List of adjoining property owners (certified mail receipts to follow once the DRB hearing is scheduled);
- Preliminary Survey, Sheet 1 of 1, dated April 21, 2020 ((1) full size & (9) reduced 11x17 copies).
- Site Plan sheet C-1, dated April 7, 2020 ((1) full size & (9) reduced 11x17 copies).

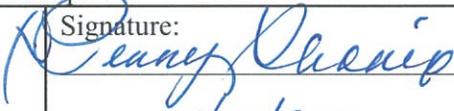
The project involves a boundary line adjustment between the Shonio parcel (10-121.000) and the Sampson parcel (10-123.000) to accommodate a replacement wastewater system for the Shonios. The adjustment will result in the Shonio parcel gaining 0.16± acres (0.13± acres excluding the right-of-way). After adjustment, the Shonio parcel will be 0.48± acres (0.38± acres excluding the right-of-way), and the Sampson parcel will be 4.03± acres (3.89± acres excluding the right-of-way). No new development is proposed with this application.

Please let me know if you have any questions or need any additional information

Sincerely,
McCain Consulting, Inc.



George N. McCain Jr., P.E.

	Development Application Town of Stowe Zoning Department PO Box 730 Stowe VT 05672 Voice (802) 253-6141		Project # (To be assigned)
	This form serves as an application for all requested zoning and subdivision reviews.		Date Received:
Owner Information			
Property Owner	Barry & Penny Shonio PO Box 1031, Stowe, VT 05672		
Mailing Street Address City, State and Zip	Robert & Estelle Sampson 2659 Woodley Road, Washington DC 20008		
Phone Number	Day: _____ Other phone or email: 802-793-3474 (Shonio)		
Applicant/Contact Information (Relationship to Owner) <input type="checkbox"/> Owner (If so, skip to site information) <input type="checkbox"/> Lessee <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Architect/Designer <input type="checkbox"/> Agent for Owner <input type="checkbox"/> Under purchase contract All information and correspondence is sent to applicant/contact.			
Contact Name	George N. McCain Jr., P.E.		
Company (if any)	McCain Consulting, Inc.		
Mailing Street Address City, State and Zip	93 South Main St., Suite 1 Waterbury, VT 05676		
Phone Number	802-244-5093 Other/Email: george@mccainconsulting.com		
Site Information			
Physical Address	1110 Weeks Hill & 0 Weeks Hill		
Business (if any)			
Tax Map ID	10-121.000 & 10-123.000		
Please briefly describe the project or request below:			
<p>The project involves a boundary line adjustment between the Shonio parcel (10-121.000) and the Sampson parcel (10-123.000) to accommodate a replacement wastewater system for the Shonios. The adjustment will result in the Shonio parcel gaining 0.16± acres (0.13± acres excluding the right-of-way). After adjustment, the Shonio parcel will be 0.47± acres (0.38± acres excluding the right-of-way), and the Sampson parcel will be 4.03± acres (3.89± acres excluding the right-of-way). No new development is proposed with this application</p>			
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:	Signature: 		
<input checked="" type="checkbox"/> Property Owner OR <input type="checkbox"/> Agent for Owner	Date: 4/17/2020		
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.			



Development Application
Town of Stowe Zoning Department
 PO Box 730
 Stowe VT 05672
 Voice (802) 253-6141

Project #
 (To be assigned)

Date Received:

This form serves as an application for all requested zoning and subdivision reviews.

Owner Information

Property Owner: **Barry & Penny Shonio**
 PO Box 1031, Stowe, VT 05672

Mailing Street Address: **Robert & Estelle Sampson Cooke - Sampson D.L.**
 City, State and Zip: **2659 Woodley Road, Washington DC 20008**

Phone Number: Day: _____ Other phone or email: **802-793-3474 (Shonio)**

Applicant/Contact Information (Relationship to Owner)

- Owner (If so, skip to site information) Lessee Contractor
 Architect/Designer Agent for Owner Under purchase contract

All information and correspondence is sent to applicant/contact.

Contact Name: **George N. McCain Jr., P.E.**

Company (if any): **McCain Consulting, Inc.**

Mailing Street Address: **93 South Main St., Suite 1**
 City, State and Zip: **Waterbury, VT 05676**

Phone Number: **802-244-5093** Other/Email: **george@mccainconsulting.com**

Site Information

Physical Address: **1110 Weeks Hill & 0 Weeks Hill**

Business (if any): _____

Tax Map ID: **10-121.000 & 10-123.000**

Please briefly describe the project or request below:

Cooke - D.L.
 The project involves a boundary line adjustment between the Shonio parcel (10-121.000) and the Sampson parcel (10-123.000) to accommodate a replacement wastewater system for the Shonios. The adjustment will result in the Shonio parcel gaining 0.16± acres (0.13± acres excluding the right-of-way). After adjustment, the Shonio parcel will be 0.47± acres (0.38± acres excluding the right-of-way), and the Sampson parcel will be 4.03± acres (3.89± acres excluding the right-of-way). No new development is proposed with this application.
D.L. Cooke -

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:
 Property Owner OR
 Agent for Owner

Signature: *David Cook*
 Date: **4/22/2020**

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 construction 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 type="checkbox"/> No <input checked="" type="checkbox"/>
Will the development create an additional 1/2 acre of impervious surface?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be other changes resulting in increased sewer or water flows?	Yes <input type="checkbox"/> No <input checked="" 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: _____ * 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:	# Bathrooms:	# Bedrooms:	# Kitchens:
New Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:

Please complete the fee calculation below for all construction projects:

Indicate new/additional gross floor area	Cost/Sq. Ft.	Fee Required
Heated Enclosed Space: _____ sq ft	\$.20/sq. ft.	\$
Unheated Enclosed Space: _____ sq ft	\$.13/sq. ft.	\$
Unheated Unenclosed Space: _____ sq ft (such as decks and open porches)	\$.07/sq. ft.	\$
Structures other than buildings (such as ponds and tennis courts) (administrative approval)	\$50/structure	\$
Structures other than buildings (such as ponds and tennis courts) (Conditional use approval required)	\$100/structure	\$
Additional Recording Fee:	\$15 for permitted uses \$30 for conditional uses	\$
	Total Fee**:	\$

** Minimum application fee for all construction (includes recording fee):

Permitted Uses: \$60.00 Conditional Uses: \$250.00

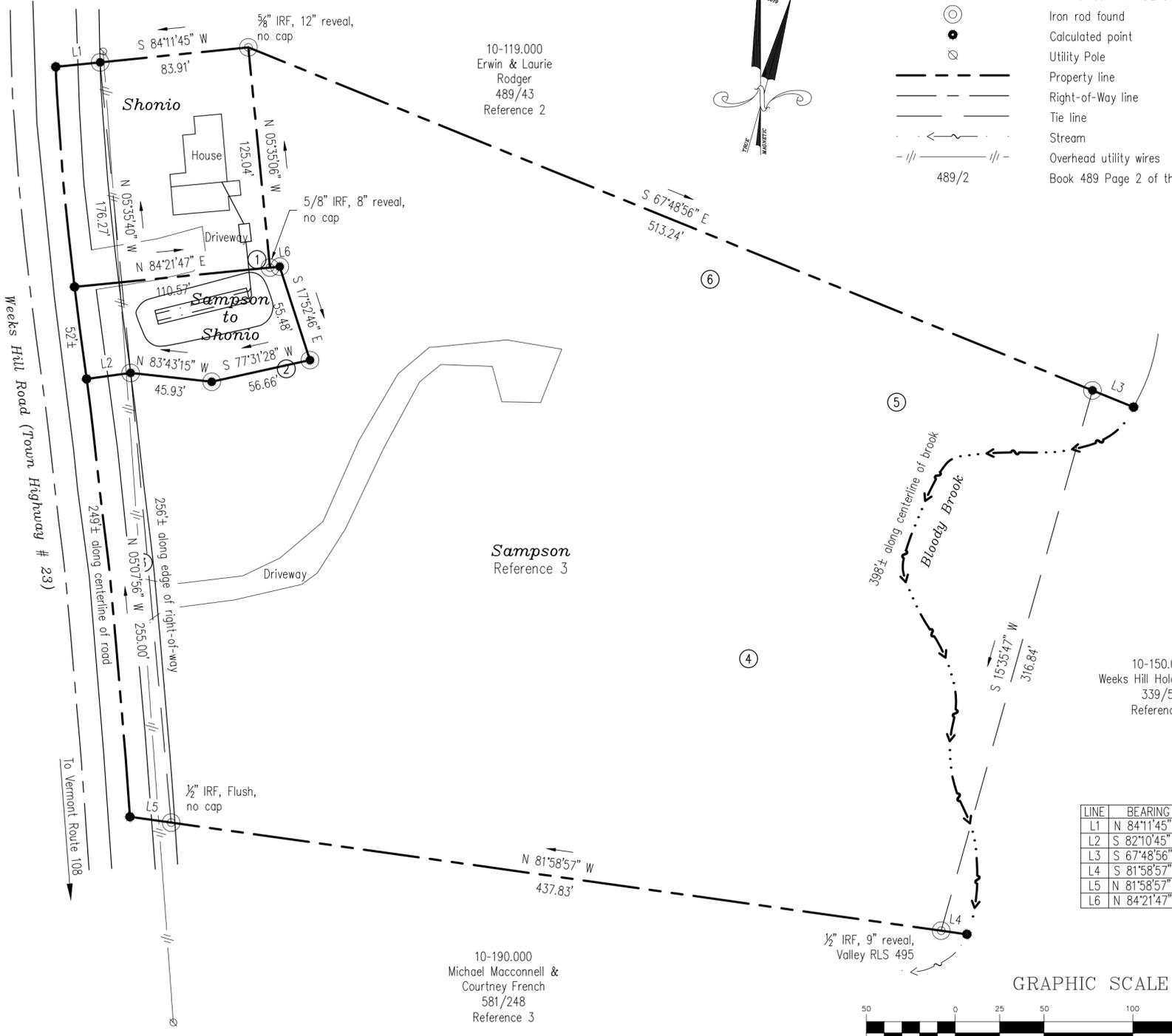
**Fee Schedule for Projects Not Involving Construction
(all fees below include recording fee)**

For permitted uses not involving construction: \$60
 For conditional uses not involving construction, appeals and variances: \$250
 Administrative amendment of conditional uses: \$70
 New signs: \$70
 Certificate of Occupancy: \$55 (additional inspections if need after first: \$40)
 Subdivisions:
 Preliminary Layout Application (Base Fee): \$250
 Preliminary Layout (Fee per lot if equal to and/or more than 5 lots): \$250/lot or unit
 Final Plat Application (Base Fee): \$250
 Final Plat Application (additional fee per lot if preliminary layout was not required): \$100/lot or unit
Minor Subdivision - Lot Line Adjustment: \$105 (includes recording fee for one map page)
 Final Plat Recording Fee (per map page): \$25

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.townofstowevt.org/townclerk/ and click the link for online payments. Please note there is a 3% convenience fee for credit card payments.

List of Adjoiners
Barry and Penny Shonio & Robert and Estelle Sampson
1110 and 0 Weeks Hill Road, Stowe, VT
Tax Map ID 10-121.000 & 10-123.000

Tax Map ID	Owner & Mailing Address
10-119.000	Erwin & Laurie Rodger 225 East Side Ave. Mattituck, NY 11952
10-159.000	Weeks Hill Holdings LLC c/o John Emery & George Deming 69 Common St. Dedham, MA 02026
10-129.000	Michael MacConnell 1026 Weeks Hill Road Stowe, VT 05672
10-124.000	Jeffrey & Charlotte Brynn 1061 Weeks Hill Road Stowe, VT 05672
10-122.000	Edward Egan & Lauren Bass 2102 Swift Blvd Houston, TX 77030



- LEGEND**
- 1/2" Iron rod to be set with cap marked "VAN IDERSTINE 719"
 - Iron rod found
 - Calculated point
 - Utility Pole
 - Property line
 - Right-of-way line
 - Tie line
 - Stream
 - Overhead utility wires

TITLE SOURCE: Stowe Land Records

- Martin A. Shonio and Barbara Shonio by warranty deed to Barry Shonio and Penny Shonio, dated August 11, 1992, recorded in Book 243, Page 128 of the Stowe Land Records.
- Marie Lamarche Gilbert by warranty deed to Robert Sampson and Estelle Sampson, dated December 10, 1984, recorded in Book 116, Page 112 of the Stowe Land Records.

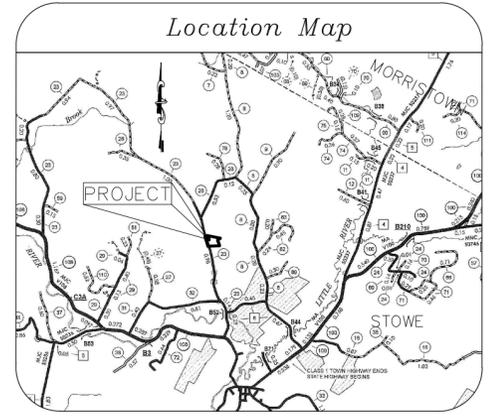
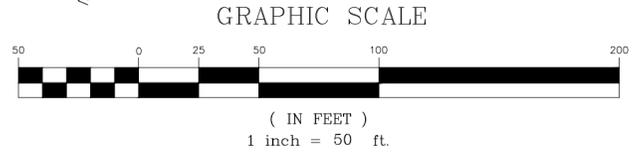
REFERENCES:

- A plat entitled "Bloody Brook, Stowe, Vermont, scale 1" = 100'." by Robert Frey, date revised March, 1984, recorded in Slide 451A of the Stowe Land Records.
- A plat entitled "Map of Survey showing Land in Stowe, VT. being Conveyed from Earl JR. & Cecil Mayo to Jean Paul Patnode, Lot 1, scale 1" = 50'." by Russell Deming, dated November, 1979, recorded on Slide 309A of the Stowe Land Records.
- A plat entitled "Map of Survey showing Land in Stowe, VT. being Conveyed from Earl JR. & Cecil Mayo to Marie Lamarche Gilbert, Lot 2, scale 1" = 50'." by Russell Deming, dated November, 1979, recorded in Slide 820B of the Stowe Land Records.
- A plat entitled "Map of Survey showing Land in Stowe, VT. being Conveyed from Earl JR. & Cecil Mayo to Marie Lamarche Gilbert, Lot 3, scale 1" = 50'." by Russell Deming, dated November, 1979, recorded in Slide 820B of the Stowe Land Records.

NOTES:

- This map is based on the research of the Stowe Land Records, physical evidence found and a total station traverse with a minimum positional tolerance precision ratio that meets the standards for urban surveys, set by the Vermont State Administrative Rules of the Board of Land Surveyors, effective January 7, 2013, performed by Daniel Auszura and Keith R. Van Iderstine between July, 2019 - April, 2020.
- Except where otherwise noted, no attempt was made to identify and/or locate any easements or rights-of-way that may exist, either recorded or unrecorded. The Weeks Hill Road (Town Highway #23) right-of-way is assumed to be 3 rods wide and centered on the traveled way.
- This subdivision is subject to the provisions of the following permits:
Wastewater System and Potable Water Supply Permit WW-5-???? Pending.
Town Subdivision Permit # Pending.
- Bearings are based on Magnetic North as observed by McCain Consulting, Inc., on July 15, 2019.
- Research by Daniel Auszura. Map by Scott J. Herring. Certified by Keith R. Van Iderstine.

LINE	BEARING	DISTANCE
L1	N 84°11'45" E	25±
L2	S 82°10'45" W	25±
L3	S 67°48'56" E	25±
L4	S 81°58'57" E	15±
L5	N 81°58'57" W	23±
L6	N 84°21'47" E	5.51'



STOWE, VT TOWN CLERK'S OFFICE

Received for record _____ A.D. 20__

at _____ o'clock _____ minutes ____ m.

and recorded in _____

Attest: _____

Town Clerk

Final Plan Approved by
Stowe, Vt Development Review Board

Date

DRB

Property	Existing Acreage		Acreage Exchange		Total Acreage	
Shonio	0.32± to centerline	0.25± to edge of right-of-way	+0.16± to centerline	+0.13± to edge of right-of-way	0.48± to centerline	0.38± to edge of right-of-way
Sampson	4.19± to centerline	4.02± to edge of right-of-way	-0.16 to centerline	-0.13± to edge of right-of-way	4.03± to centerline	3.89± to edge of right-of-way

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PRELIMINARY

Keith R. Van Iderstine, L.S. 719
This map complies with
27 VSA 1403 and 26 VSA 2596

BOUNDARY LINE ADJUSTMENT BETWEEN
**Barry & Penny Shonio and
Robert & Estelle Sampson**
Weeks Hill Road Stowe, Vermont

SCALE : 1" = 50'
PROJECT : Mc39018
DRAWING: 39018sv.DWG

McCAIN CONSULTING, INC.
93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

DATE: April 21, 2020 SHEET 1 OF 1

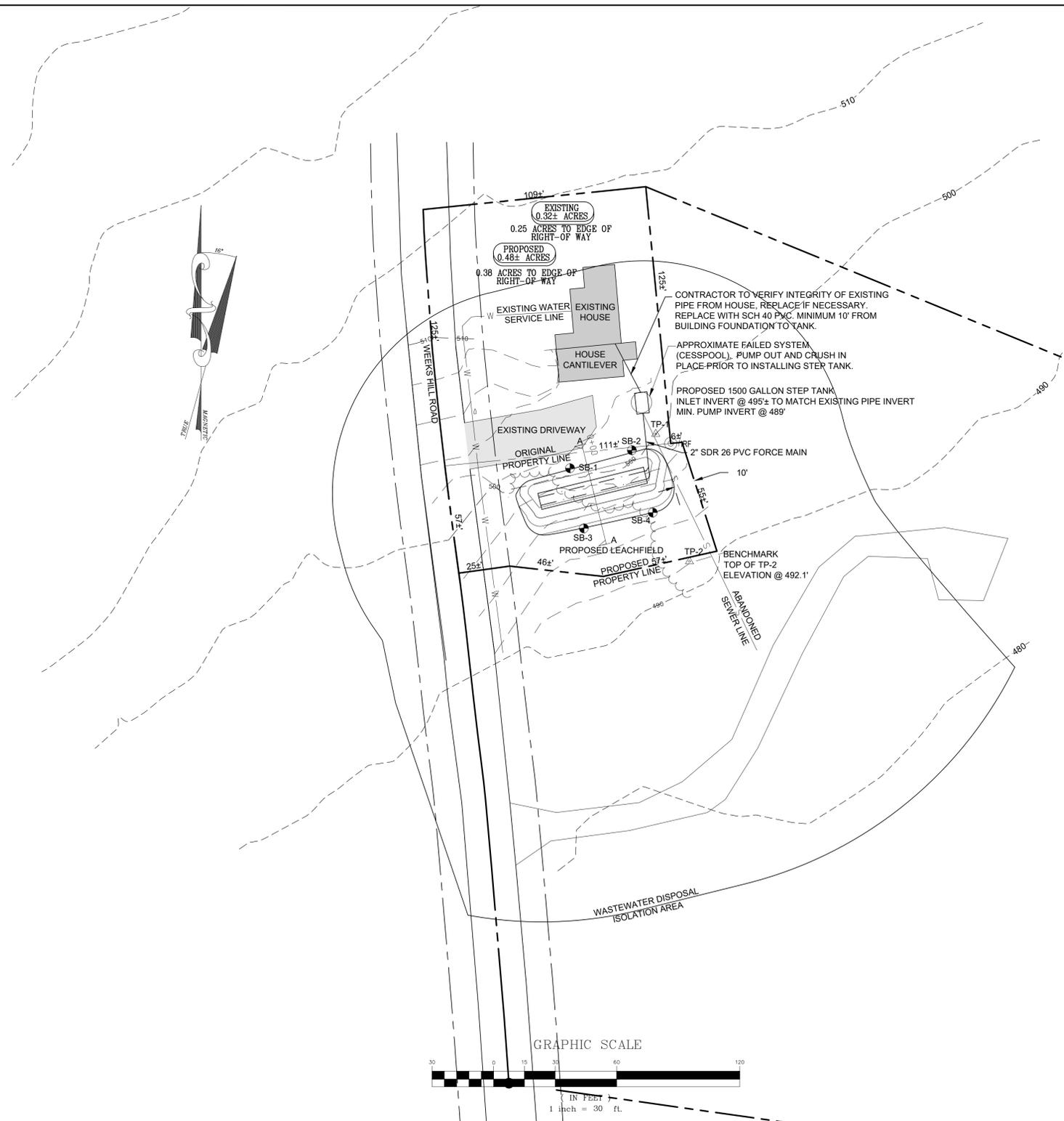
Setbacks:

The following are general setback distances that must be met unless otherwise authorized by the permitting authority and/or the consultant. This list does not necessarily include all required setback distances and the listed setback distances may not apply to all sites:

ITEM	LEACHFIELD	SEPTIC TANK	SEWER
DRILLED WELL	SEE PLAN	50	50
SPRING	SEE PLAN	75	75
LAKES, PONDS, IMPOUNDMENTS	50	25	25
RIVERS, STREAMS	50	25	10
PROPERTY LINE	25	10	10
ROADWAY, DRIVEWAY, PARKING LOTS	10	5	SEE PLAN
TREES	10	10	10
SERVICE WATER LINE	25	25	SEE PLAN

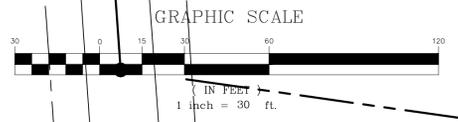
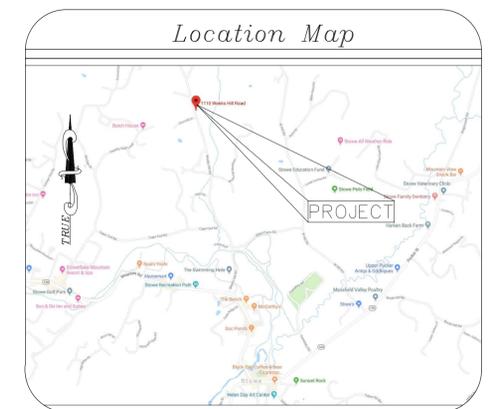
This design is for a septic system to replace a failing system at the site. This is a "best fix" solution and as such it does not fully comply with the Wastewater System and Potable Water Supply Rules effective April 12, 2019 (the Rules). It is the opinion of the designer that this design complies with the intent of the Rules which, generally stated, is to prevent the creation of health hazards which include, but are not limited to; surfacing sewage; contaminated drinking water, groundwater and surface water; to insure adequate drainage related to the proper function of sewage disposal areas; and to insure that facilities are designed, constructed, operated, and maintained in a manner that will promote sanitary and healthful conditions.

The leachfield as designed does not comply with the property line setback requirement as specified in §1-912(a) of the Rules.



LEGEND

	Traverse point
	Test pit
	10' contours
	2' contours
	10' LIDAR contours
	Tree line
	Property line
	Right of way line
	Septic easement



Topography by Total Station
Contour Interval 2'
Approximate USGS Datum
Based on Hand Held GPS Unit

THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

THIS IS NOT A SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA SEC. 1403 FOR THE FILING OF SURVEY PLATS.



CONSULTANT:
GUNNER MCCAIN
LD-B #237

SITE PLAN
BARRY & PENNY SHONIO
FAILED SYSTEM REPLACEMENT
& BOUNDARY LINE ADJUSTMENT
1110 WEEKS HILL ROAD STOWE, VT

SCALE : 1" = 30'
DESIGNED BY: GNM PROJECT #39018
DRAWN BY: WDB
CHECKED BY: GNM

MCCAIN CONSULTING, INC.
93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

DATE: APRIL 7, 2020

SHEET C-1

