

	<b>Development Application</b> <b>Town of Stowe Zoning Department</b> <b>PO Box 730</b> <b>Stowe VT 05672</b> <b>Voice (802) 253-6141</b>	<b>Project #</b> (To be assigned) <b>6325</b>
	<b>Date Received:</b> <b>8/3/20</b>	
<b>This form serves as an application for all requested zoning and subdivision reviews.</b>		
<b>Owner Information</b>		
Property Owner	148270 Canada, Inc.	
Mailing Street Address City, State and Zip	c/o Steven Cummings, 4115 Sherbrooke St., W. 6th floor, Suite 600, Montreal, QC/Canada, H3Z 1B1	
Phone Number	Day: _____ Other phone or email: <b>josh@elmvest.ca</b>	
<b>Applicant/Contact Information (Relationship to Owner)</b> <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 <b>All information and correspondence is sent to applicant/contact.</b>		
Contact Name	Kris Jurentkuff, Project Manager	
Company (if any)	Chase & Chase Surveyors & Septic Designers, Inc.	
Mailing Street Address City, State and Zip	30 North Main St., Suite 1, Barre VT 05641	
Phone Number	802-479-9636    Other/Email: <b>kjurentkuff@chasesurveyors.com</b>	
<b>Site Information</b>		
Physical Address	2664 Weeks Hill Road	
Business (if any)		
Tax Map ID	11-053.00	
<b>Please briefly describe the project or request below:</b>		
To subdivide existing 104 acre property as developed with a multi-unit residence into two parcels: Lot 1 of 30+/- acres with the existing residence to be retained, and Lot 2 of 74 undeveloped acres to be conveyed to and merged with the adjacent 140 acre parcel located at 2152 Weeks Hill Road Tax Map ID 10-099.000.  No development is proposed as part of this application. See the attached cover letter for additional detail regarding this request.		
<b>For All Approvals:</b> 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 checked="" type="checkbox"/> Property Owner OR <input type="checkbox"/> Agent for Owner	Signature:  Date: <b>July 30, 2020</b>	
<b>Additional application information is required on reverse side: ➔</b>		
<b>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.</b>		

**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 sewer 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>20</u>	# Bathrooms: <u>15</u>	# Bedrooms: <u>12</u>	# Kitchens: <u>1</u>
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**:	\$ <u>425</u> <i>Perth Superior Co.</i>

\*\* Minimum application fee for all construction (includes recording fee):  
Permitted Uses: \$60.00      Conditional Uses: \$250.00

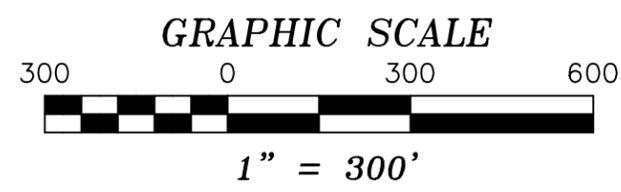
**Fee Schedule for Projects Not Involving Construction  
(all fees below include recording fee)**

- 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/](http://www.townofstowevt.org/townclerk/) and click the link for online payments. Please note there is a 3% convenience fee for credit card payments.



NOTE: CONTOUR DATA AS EXTRACTED FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION (VCGI) LIDAR DATABASE, DATA GENERATED 2018.



**EXISTING CONDITIONS PLAN**  
**148270 CANADA, INC.**  
2664 WEEKS HILL ROAD  
STOWE, VERMONT  
JULY 30, 2020



Surveyors & Septic Designers, Inc

301 North Main Street, Suite 1

Barre, Vt. 05641

Phone 802-479-9636

Fax 802-479-4017

email: [cdchase@chasesurveyors.com](mailto:cdchase@chasesurveyors.com)

[billchase@chasesurveyors.com](mailto:billchase@chasesurveyors.com)

[kjurentkuff@chasesurveyors.com](mailto:kjurentkuff@chasesurveyors.com)

July 30, 2020

Sarah McShane, Zoning Administrator

Town of Stowe

67 Main Street

PO Box 730

Stowe, VT 05672

**RE: Minor subdivision, 148270 Canada, Inc., 2664 Weeks Hill Road, Tax Map ID 11-053.000**

Dear Ms. McShane,

Please find enclosed an application form and supporting materials for a two-lot subdivision of the Cummings property on Weeks Hill Road.

As we have discussed, the intent is to subdivide the existing 104 acre property as developed with the existing multi-unit residential dwelling into two parcels: Lot 1 of 30 acres+/- with the existing residence and Lot 2 of 74 acres of undeveloped land to be conveyed to and merged with the adjoining land located at 2152 Weeks Hill Road, tax map parcel 10-099.000. The proposed Lot 2 and the adjacent 140-acre parcel share approximately 3600' of common boundary. No new development is proposed on Lot 1, and none on Lot 2. This application is functionally a Lot Line Adjustment that is in excess of the 20% of the parcel size that you otherwise could approve administratively as a Minimal Alteration.

The property lies in the Rural Residential 5 (RR) zone, and predominantly within the Ridgeline and Hillside Overlay District (RHOD) as well. It is also located within the Highest Priority Habitat & Connecting Blocks overlay as identified on the Stowe Town Plan Map #1.

With no new development proposed and Lot 2 to be merged with an existing large parcel that is itself largely undeveloped, we don't believe that many of the issues that are typically of concern within these areas exist here. Concerns such as slope-density within the RHOD or segregation of habitat blocks simply don't apply. Therefore, we request that the Board waive submittal requirements that may arise from the property being located within these overlays. We believe that this request is consistent with the intent of Section 9.4(2)(C) of the Zoning Regulations, wherein the Zoning Administrator may determine that development (i.e. subdivision as defined in the Regs) is exempt from the RHOD requirements when it cannot be seen from any vantage point. Certainly, a subdivision with no additional development proposed is not visible and will not impact the scenic views of the Town of Stowe.

In regard to the General Planning Standards expressed in Section 5.1 of the Subdivision Regulations, the proposal conforms with all criteria either because no development is proposed or because Lot 2 is to be merged with adjoining lands. Therefore, we have not provided a detailed written analysis of impacts under these standards. A detailed analysis can be provided if you or the Board believe it necessary.

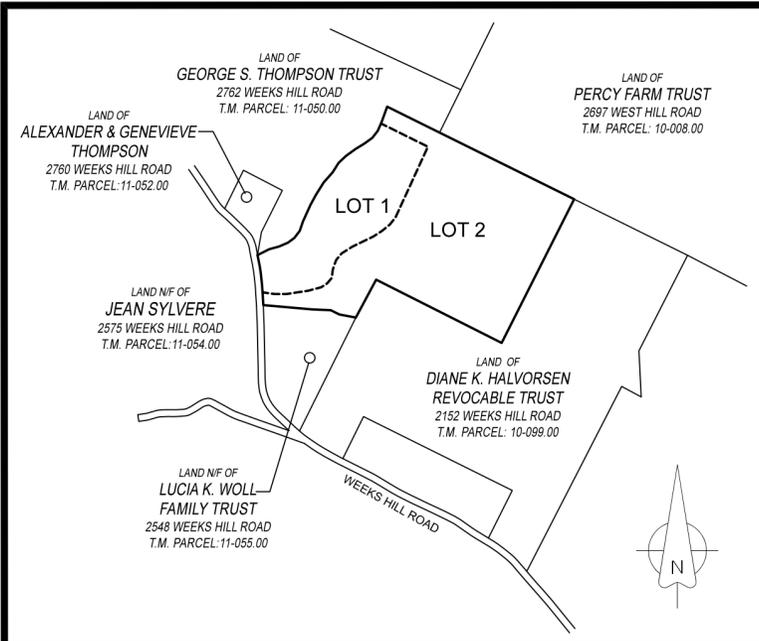
As of the date of this submittal, we have yet to complete a boundary survey of the property. The property was surveyed by Keller & Lowe in 1968 and a reduced copy of that map is enclosed here. Since that time, several adjoining surveys have been completed (Woll 2016, Halvorsen 2002, Percy 1984) all appearing to confirm the prior Keller & Lowe work. The subdivision plan presented here is based on the 1968 survey with the existing interior improvements mapped by us and tied to corner monuments shown on the earlier survey. We believe the resultant areas of the proposed lots are accurate to within a few tenths of an acre but do anticipate minor adjustments when the final survey is completed. We do not believe that minor changes - or even significant changes for that matter - to the area of the parcels will in anyway impact the standards under which this project is reviewed. We hope that the Board agrees, and that minor changes at submittal of the recordable mylar won't impact the approval.

It is our belief that this subdivision as presented satisfies the requirements of the Town of Stowe Subdivision and Zoning Regulations. We hope that you and the Board agree, and that this submittal package may be deemed complete and the application warned for the September 1 hearing. If you have any questions or comments regarding this application, please do not hesitate to contact me. Thank you for your help with this matter and I hope to see you on September 1.

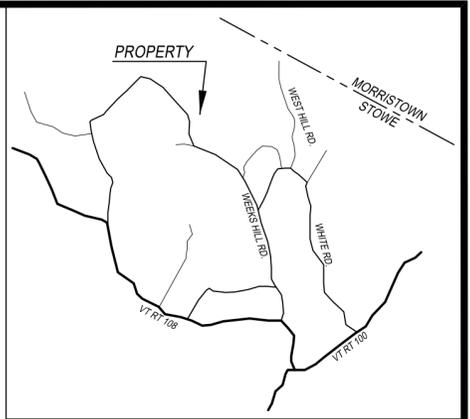
Sincerely,



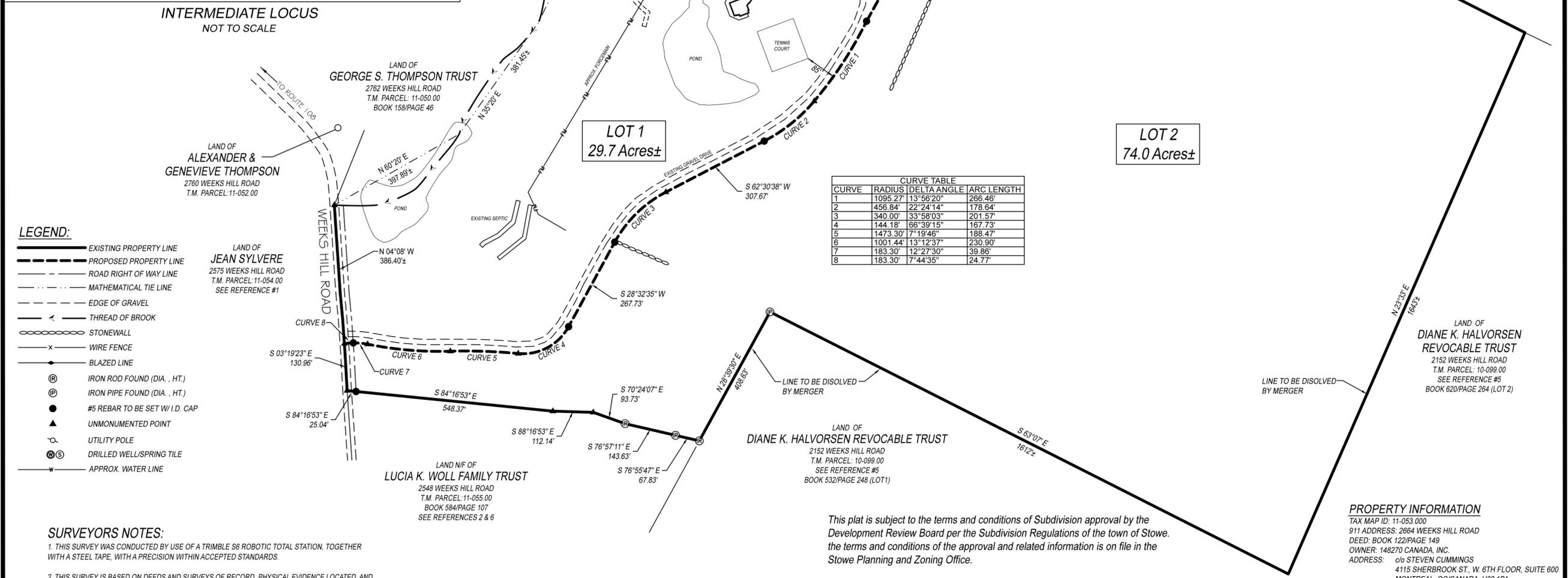
Kris Jurentkuff  
Project Manager



INTERMEDIATE LOCUS  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE



CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
1	1095.27'	13°56'20"	266.46'
2	456.84'	22°24'14"	178.64'
3	340.00'	33°58'03"	201.57'
4	144.18'	66°39'15"	167.73'
5	1473.30'	7°19'46"	188.47'
6	1001.44'	13°12'37"	230.90'
7	183.30'	12°27'30"	39.86'
8	183.30'	7°44'35"	24.77'

**LEGEND:**

- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- ROAD RIGHT OF WAY LINE
- · - · - MATHEMATICAL TIE LINE
- · - · - EDGE OF GRAVEL
- THREAD OF BROOK
- STONEWALL
- x — WIRE FENCE
- BLAZED LINE
- Ⓡ — IRON ROD FOUND (DIA. , HT.)
- Ⓟ — IRON PIPE FOUND (DIA. , HT.)
- — #5 REBAR TO BE SET W/ I.D. CAP
- ▲ — UNMONUMENTED POINT
- — UTILITY POLE
- Ⓢ — DRILLED WELL/SPRING TILE
- APPROX. WATER LINE

**SURVEYORS NOTES:**

- THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, TOGETHER WITH A STEEL TAPE, WITH A PRECISION WITHIN ACCEPTED STANDARDS.
- THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ABUTTERS.
- ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
- ONLY EASEMENTS AND/OR RIGHTS-OF-WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DEPICTED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
- BEARINGS SHOWN HEREON ARE BASED ON REFERENCE #6 (VERMONT GRID NORTH).
- AS OF 7/30/20, ONLY INTERIOR IMPROVEMENTS HAVE BEEN FIELD SURVEYED RELATIVE TO EXISTING CORNER MONUMENTS SHOWN AS FOUND. THE BALANCE OF THE PROPERTY LINES ARE BASED ON PRIOR SURVEYS. THE BALANCE OF THE SURVEY IN ACCORDANCE WITH STATE OF VERMONT AND TOWN OF STOWE PLAT REQUIREMENTS WILL BE COMPLETED FOR FINAL PLAT FILING.

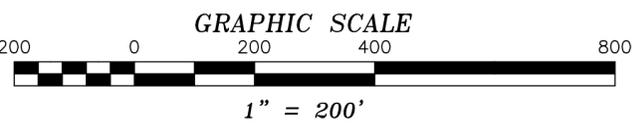
**REFERENCES:**

- A PLAN ENTITLED "LAND OF DAVID CROCKER, WEST HILL ROAD - STOWE, VT.", DATED LAST REVISED MAY 1969 BY KELLER & LOWE, INC., AS RECORDED IN MAP SLIDE 135 OF THE LAND RECORDS OF THE TOWN OF STOWE.
- A PLAN ENTITLED "MRS. MILLETT TO DAVID CROCKER" DATED DECEMBER 1957 BY PAUL BIGELOW AS RECORDED IN MAP SLIDE 858A OF THE LAND RECORDS OF THE TOWN OF STOWE.
- A PLAN ENTITLED "PLAN OF LAND IN STOWE VERMONT BEING CONVEYED BY MT. MANSFIELD SUGAR COMPANY TO PAUL PERCY" DATED MAY 1974 BY J.P.R. ASSOCIATES, INC. AS RECORDED IN MAP SLIDE 204B OF THE LAND RECORDS OF THE TOWN OF STOWE.
- A PLAN ENTITLED "PLAN OF LAND IN STOWE VERMONT, PROPERTY OF PAUL E. PERCY" DATED JULY 1984 BY J.P.R. ASSOCIATES, INC., AS RECORDED IN MAP BOOK 6, PAGE 703 OF THE LAND RECORDS OF THE TOWN OF STOWE.
- A PLAN ENTITLED "SUBDIVISION SURVEY, HIROONA, INC., WEEKS HILL ROAD (T.H.#23) - STOWE VERMONT" DATED AUGUST 2003 BY CHARLES GRENIER CONSULTING ENGINEER, P.C., AS RECORDED IN MAP BOOK 14, PAGE 24 OF THE LAND RECORDS OF THE TOWN OF STOWE.
- A PLAN ENTITLED "TWO LOT SUBDIVISION OF PARCEL 1, LAND OF LUCIA K. WOLL FAMILY TRUST" DATED OCTOBER 2014 BY LITTLE RIVER SURVEY COMPANY, LLC., AS RECORDED IN MAP BOOK 21, PAGE 72 OF THE LAND RECORDS OF THE TOWN OF STOWE.

This plat is subject to the terms and conditions of Subdivision approval by the Development Review Board per the Subdivision Regulations of the town of Stowe. the terms and conditions of the approval and related information is on file in the Stowe Planning and Zoning Office.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman - Development Review Board

**PROPERTY INFORMATION**  
TAX MAP ID: 11-053.000  
911 ADDRESS: 2664 WEEKS HILL ROAD  
DEED: BOOK 122/PAGE 149  
OWNER: 148270 CANADA, INC.  
ADDRESS: c/o STEVEN CUMMINGS  
4115 SHERBROOK ST. W 6TH FLOOR, SUITE 600  
MONTREAL, QC/CANADA, H3Z 1B1  
ZONE: RURAL RESIDENTIAL 5 (RR5)  
OVERLAY DISTRICT: RIDGELINE AND HILLSIDE OVERLAY DISTRICT



CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 26 V.S.A § 2596. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

PRELIMINARY 7/30/20 - SEE NOTE 6

DATED: WILLIAM R. CHASE RLS. #542 VERMONT  
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

**SUBDIVISION PLAN**  
**148270 CANADA, INC.**  
2664 WEEKS HILL ROAD  
STOWE, VERMONT

SCALE: 1" = 200'	DATE: 7/29/20	PROJ.# 2019 033	DWG# 033A
DRAWN BY: KKJ	CHECKED BY: WRC	FB/PG: 93/94	SHEET: PLAT 1

**Chase & Chase**  
301 North Main Street, Suite 1  
Barre, Vt. 05641  
802-479-9636  
Surveyors & Septic  
Designers, Inc