

Permit Fees
 Filing Fee
 TOTAL

50 Zoning Permit
 50 Conditional Use Permit
 10 filing = \$110

PAID

Application # **2023 04**
 Date Submitted **FEB 1, 2023**
 Date Approved _____

Town of Calais Zoning Permit Application

3120 Pekin Brook Road, East Calais, VT 05650

Applicant Nathan Nadeau Property Owner Benjamin Knutson
 Address 17 Sunset Terrace Property Address 208 Jack Hill
Newport, VT 05855
 Phone (H) _____ (W) 802-251-5012 Tax Parcel ID No. 330208
 E-Mail Address nadeau@horizonengineering.com Acreage 6.41
 Feet of Road Frontage 600+

A. Proposed Development - construction, addition, etc. - attach narrative page if necessary

Include footprint and dimensions of proposed construction

B. Proposed Change of Use, Conditional Use, or Right of Way

Right-of-Way To Access Lot 2
Creation of a non-frontage lot

C. Minor Subdivision - see Article 6 - especially 6.2 (c State permit #

Include acreage and road frontage for each lot

3.17 - 600' +
3.24 - Right-of-Way



CHECK BELOW FOR OTHER NECESSARY PERMITS OR FORMS

Application is not complete without approved Curb Cut

Permit No.	Approval Date

Curb Cut Permit - from Selectboard

State Septic Permits required prior to construction

WARNING: State permits may be required for this project. Call 802-476-0195 for wastewater specialist; 802-476-0190 for environmental specialist before beginning project.

Conditional Use	<input type="checkbox"/>	Change of Use	<input type="checkbox"/>
Variance	<input type="checkbox"/>	Right of Way	<input type="checkbox"/>

D. CHECK YOUR ZONING DISTRICT AND OVERLAY DISTRICT

ZONING DISTRICT

Village	<input type="checkbox"/>
Rural Residential	<input checked="" type="checkbox"/>
Resource Recreational	<input type="checkbox"/>
Shoreland	<input type="checkbox"/>

OVERLAY DISTRICT

None	<input checked="" type="checkbox"/>
Floodplain	<input type="checkbox"/>
Upland	<input type="checkbox"/>
Design Control District	<input type="checkbox"/>

E. Present Building(s)

length	width	neigh	barm	baths	use(s)
		t	s		

F. SITE SKETCH

Please use the space below or your own space to sketch your property.
You are expected to provide the following information.

- property lines and lengths
- existing and/or proposed structures - including footprint and dimensions *Lefavour*
- existing and/or proposed waste disposal *Lefavour*
- existing and/or proposed water supply *Lefavour*
- existing and/or proposed rights-of-way
- existing and/or proposed driveway
- distance from structures/driveway to public road
- distance from structures/waste disposal to any streams, ponds, and wetlands *Lefavour*
- distance from structures/waste disposal to property lines *Lefavour*
- existing and/or proposed parking *Lefavour*
- power lines

SEE ATTACHED

Application # **2023 04**

G. Permission to Enter Property & Applicant Certification Signatures

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented.

The undersigned hereby certifies that the information submitted in this application regarding the property is true, accurate and complete and that I (we) have full authority to request approval for the proposed use of the property and any proposed structures. I (we) understand that any permit will be issued in reliance on the above representations and will be automatically void if any are untrue or incorrect.

The permit is also void if the development under this permit is not begun within 18 months of the approved permit.

THIS APPLICATION MUST BE SIGNED BY ALL OWNERS OF THE PROPERTY

Signature of owner(s) of property: [Signature] Date: 2/1/23

Date: _____

Signatures of applicant(s) other than property owner:

Date: _____

Date: _____

NOTE: Failure to develop your property in accordance with your application and any conditions of this permit may result in an enforcement action and may affect your ability to sell or transfer clear title to your property.

Please return completed form to:

Zoning Administrator
3120 Pekin Brook Road
East Calais, VT 05650

Permit Fee _____
Filing Fee _____

at 110 Part 7

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ADMINISTRATIVE OFFICER ACTIONS

Owner NATHAN NADEAU Applicant: BENJAMIN KNUDTSON
Zoning District: RURAL RES Overlay: NONE

Application must be referred to DRB for approval of:

- Date: _____ Conditional Use Approval
- Date: _____ Variance Approval
- Date: _____ Subdivision Approval — *large locked parcel*
- Date: _____ Right-of-Way Approval
- Date: _____ Design Review District Approval
- Date: _____ Change of Use Approval

Administrative Officer: *John McNeil*

Date: FEB 2, 2023

DEVELOPMENT REVIEW BOARD ACTION

Approval Date: _____	Conditional Use	Denial Date: _____
Approval Date: _____	Variance	Denial Date: _____
Approval Date: _____	Subdivision	Denial Date: _____
Approval Date: _____	Right-of-Way	Denial Date: _____
Approval Date: _____	Design Review Dist.	Denial Date: _____
Approval Date: _____	Change of Use	Denial Date: _____

FINAL ADMINISTRATIVE OFFICER ACTION ON ZONING PERMIT #

2023 04

APPROVED:

Date: _____ Administrative Officer Signature _____

_____ with conditions

_____ without conditlons

DENIED:

Date: _____ Administrative Officer Signature _____

Reason for denial: _____

RECORDED: _____
Date Time Town Clerk

2023 04

Appeal of the Decision of the Administrative Officer
REQUEST FOR CONDITIONAL USE

To: Development Review Board
From (Applicant Name and Address): Ben Knudtson

The attached "Town of Calais Zoning Permit Application" has been denied by the Zoning Administrator. I (we) are appealing that decision for the following reason(s):

The Zoning Administrator, John, denied the application because I am asking to create a non frontage lot.

In addition to the information contained in the zoning application, I (we) have answered the following questions in order to aid your review of this request.

Describe the general uses (other than residential) and character of the adjoining landowners and the neighborhood.

Residential, agriculture (hay and horses at two of the homes) Sunny, friendly, light. ~~lots~~ 3-20 acre lots

Will the proposed use result in any increase in water demand or sewage disposal?

if a home is someday built on it. A septic & wastewater plan has been developed for the lot and is ready to be filed with the state

If yes, describe the existing and proposed water supply and sewage disposal facilities and address their adequacy to serve the proposed use and protect surface and groundwater.

A waste water plan has been developed with a state registered engineer & locations of a septic tank on the new lot and a backup septic for the current home.

Will the proposed use result in additional traffic on the roads and highways in the vicinity?

If so, please estimate the number of vehicles that will travel to and from the location on a daily basis.

Not currently. If a home is built, 1 or 2 cars additionally

Will the proposed use result in fumes, gas, dust, smoke, odor, noise, vibration or similar annoyances? If yes, please describe.

Not currently. Perhaps noise if a home is someday built

Manosh approved drilling site for a possible, future well

The Development Review Board may require additional site maps; time schedules for completion of development; or other information.

Signed [Signature] Date 2/1/23

Signed _____ Date _____

On the reverse please list names and mailing addresses of abutting landowners – including landowners across the road.

Names and addresses of adjoining landowners:

DAN WESTON, 3916 NORTH POTSDAM AVE, # 3235, SIOUX FALLS, SD 57104

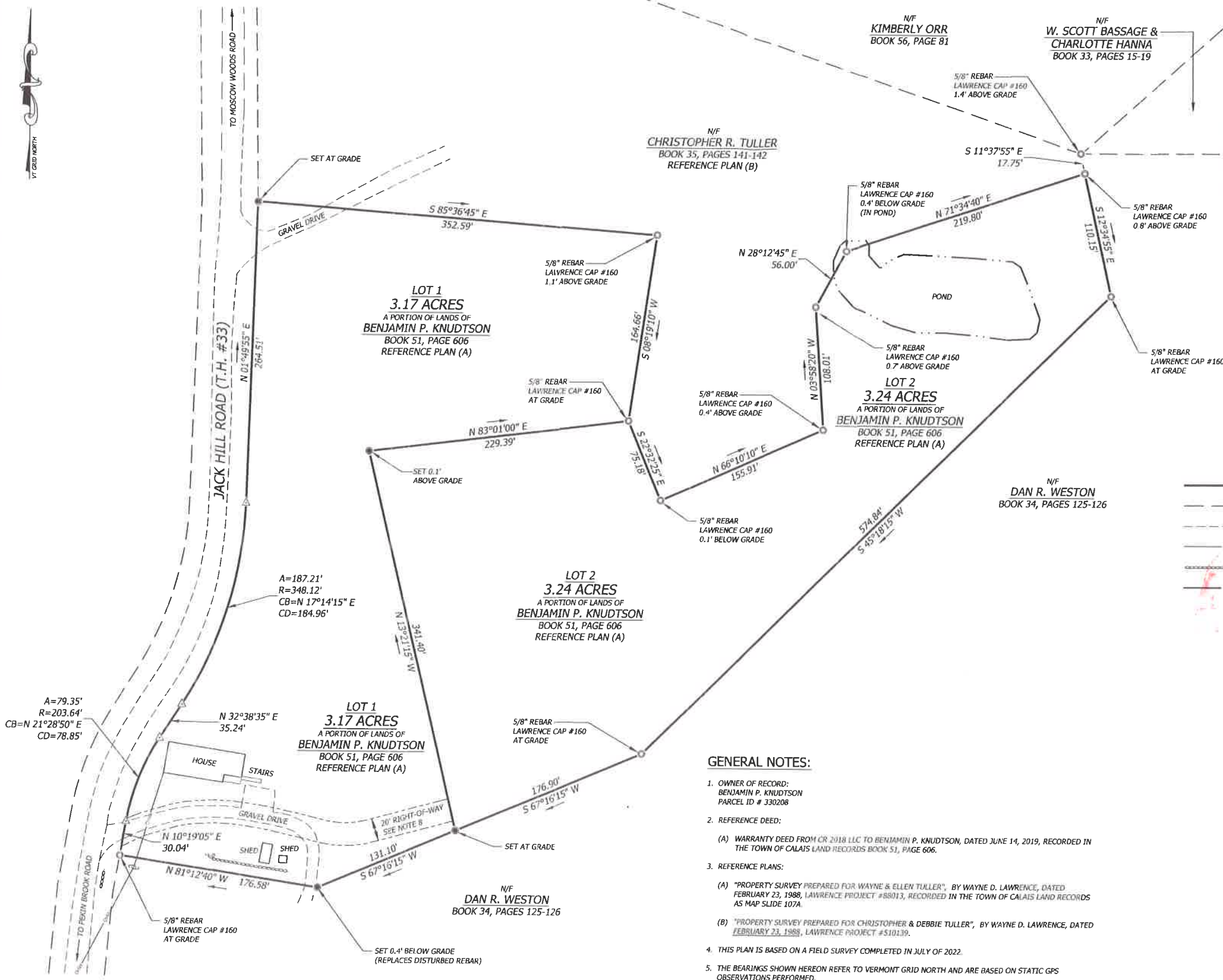
SCOTT & CHARLOTTE BASSAGE, 510 FIFERS RIDE, EAST CALAIS, 05650

PETER & SAGE KENNEDY, 121 JACK HILL ROAD, EAST CALAIS, 05650

HENRIKARD & CYNTHIA BELLEVUE, 379 JACK HILL ROAD, EAST CALAIS 05650

CHRISTOPHER TULLER, 322 JACK HILL ROAD, EAST CALAIS, 05650

KIMBERLY ORIZ, 436 JACK HILL ROAD, EAST CALAIS, 05650



VICINITY MAP

LEGEND

- — IRON ROD OR PIPE FOUND (SEE PLAN FOR DESCRIPTION)
- — 5/8-INCH IRON ROD SET WITH HORIZONS ID CAP #754
- ⊙ — UTILITY POLE
- △ — CALCULATED POINT
- — PROPERTY BOUNDARY
- - - - ABUTTING PROPERTY BOUNDARY
- - - - EDGE OF GRAVEL
- - - - OVERHEAD UTILITY WIRES
- - - - STONE RETAINING WALL
- - - - EDGE OF POND

2023 04

horizons
Engineering

Civil and Structural Engineering
Land Surveying and Environmental Consulting

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SUBDIVISION BOUNDARY SURVEY PREPARED FOR

BENJAMIN KNUDTSON

208 JACK HILL ROAD
CALAIS, VT 05650

OF PROPERTY LOCATED AT
208 JACK HILL ROAD
CALAIS, WASHINGTON COUNTY, VERMONT

DEED BOOK 51, PAGE 606
PARCEL ID NUMBER 330208



DATE:	7/7/2022	PROJECT #:	220639
SURV'D BY:	NPN	DRAWN BY:	FB
CHECK'D BY:	NPN	ARCHIVE #:	H-

SHEET 1 OF 1

GENERAL NOTES:

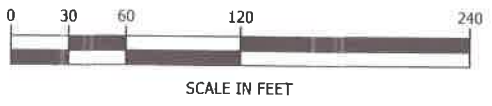
- OWNER OF RECORD: BENJAMIN P. KNUDTSON
PARCEL ID # 330208
- REFERENCE DEED:
(A) WARRANTY DEED FROM CR 2018 LLC TO BENJAMIN P. KNUDTSON, DATED JUNE 14, 2019, RECORDED IN THE TOWN OF CALAIS LAND RECORDS BOOK 51, PAGE 606.
- REFERENCE PLANS:
(A) "PROPERTY SURVEY PREPARED FOR WAYNE & ELLEN TULLER", BY WAYNE D. LAWRENCE, DATED FEBRUARY 23, 1988, LAWRENCE PROJECT #88013, RECORDED IN THE TOWN OF CALAIS LAND RECORDS AS MAP SLIDE 107A.
(B) "PROPERTY SURVEY PREPARED FOR CHRISTOPHER & DEBBIE TULLER", BY WAYNE D. LAWRENCE, DATED FEBRUARY 23, 1988, LAWRENCE PROJECT #510139.
- THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED IN JULY OF 2022.
- THE BEARINGS SHOWN HEREON REFER TO VERMONT GRID NORTH AND ARE BASED ON STATIC GPS OBSERVATIONS PERFORMED.
- JACK HILL ROAD (TOWN HIGHWAY #33) AS SHOWN HEREON IS A GRAVEL, PUBLIC HIGHWAY, THE ROAD RIGHT-OF-WAY IS DEPICTED AS THREE RODS WIDE (49.5') PER VERMONT STATUTE AND IS DEFINED BY THE EXISTING ROAD AS SURVEYED AND MONUMENTS FOUND.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LANDS DESCRIBED IN THE REFERENCE DEED INTO LOTS 1 AND 2 AS DEPICTED HEREON. LOCATION OF THE NEW BOUNDARY LINES IS AS DIRECTED BY BENJAMIN KNUDTSON. LOT 2 IS TO BE SERVED BY A 20' RIGHT-OF-WAY AND UTILITY EASEMENT ALONG THE EXISTING GRAVEL DRIVEWAY FROM JACK HILL ROAD PAST THE EXISTING HOUSE AND THEN ALONG A NEW GRAVEL DRIVEWAY TO LOT 2. THE RIGHT-OF-WAY IS TO BE CENTERED ON THE DRIVEWAY AS CONSTRUCTED.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE BASED ON A PRECISION GPS SURVEY AND THE TOWN OF CALAIS LAND RECORDS.

THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

Nathan P. Naudeau 9/29/2022
NAME DATE



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