

**Poultney Development Review Board
Meeting
Tuesday, March 18, 2025 - 6:00 P.M.
Poultney Town Hall**

Join Zoom Meeting

<https://us02web.zoom.us/j/83935723883?pwd=QnEvcVVrSkN2OUUpCMIFEM0lPTzBjdz09>

Meeting ID: 839 3572 3883

Passcode: 989910

Or Dial: +1 929 205 6099 US

Meeting ID: 839 3572 3883 Passcode: 989910

NOTICE OF HEARING

Purpose: On Tuesday, March 18, 2025 at 6:00PM, the Development Review Board will hold a hearing on an application for a Subdivision Approval and a Conditional Use for the subdivision of property into two lots, 8.48 +/- acres with improvements thereon and 60 +/- acres vacant land, with the Conditional Use being converting an Agricultural Building into a combined Agricultural Building, and Slate Processing Facility, on lands owned by Applicants, Charles W. Brown and Mary L. Brown, located at 4925 Route 30 North (Parcel ID # 010112).

Additional information about the application may be obtained at the Town Manager's Office, Town of Poultney, 9 Main Street, Poultney, VT 05764, during the hours of 8:30 AM and 3:30 PM, Monday through Friday.

Abutting property owners are being provided this Notice of Hearing. Participation in the local proceeding is a prerequisite to the right to take any subsequent appeal.

s/ Paul A. Donaldson
Zoning Administrator

TOWN OF POULTNEY
ZONING/BUILDING/SUBDIVISION PERMIT APPLICATION FORM

Application # _____

Filing fee: \$ 35

A Permit must be applied for and approved prior to undertaking any construction or land development, including the construction of alterations or additions to existing structures or accessory buildings. A Permit must be applied for and approved prior to any change of use of an existing structure or property. Incomplete applications may be denied. Construction must be commenced and completed in accordance with the timeline(s) established by the Poultney Unified Bylaws. Any material misstatement or misrepresentation in the application process may result in any permit issued to be void. If you have any questions, contact the Zoning Administrator. The owner is urged to review the Poultney Unified Bylaws. The issuance of a Permit does not relieve the owner from applying for and obtaining any other permits required by any State of Vermont, and/or Federal, Department or Agency. A PERMIT NOTICE must be posted on the subject property in accordance with the terms of the Poultney Unified Bylaws in order for any issued Permit to be valid.

PROPERTY / OWNER DATA

Names as they appear on the deed: CHARLES W & MARY L. BROWN
Tax map parcel identification number: 010112
Street address of property: 4925 RT. 30N POULTNEY
Owners' mailing address: 2504 SOUTH ST. CASTLETON, VT 05735
Telephone number/E-mail address: 802-462-2297

Does the owner own any adjoining properties or property across a town highway from the subject property? Yes ___ No ✓ (If so, provide a copy of the deed and any surveys of the same)

Contractor/Designer/Architect Contact Information (attach separate sheet if needed):

Name: MARY L. COURCELLE
Mailing address: P.O. BOX 29 BONHOMME, VT 05732
Telephone number/E-mail address: 802-273-3900 coursurvey@aol.com

TYPE OF APPLICATION:

- Application for Permitted Use or Permitted Structure.
- Application for a Site Plan Review by Development Review Board
- Application for a Variance
- Application for Conditional Use
- Application for Subdivision Approval
- Application for change of Nonconforming Use
- Application for alteration to a Nonconforming Structure
- Application for replacement of existing structure
- Other: BOUNDARY LINE ADJUSTMENT

Application # _____

REQUIRED DOCUMENTS / INFORMATION TO BE INCLUDED WITH APPLICATION:

- A copy of most recent deed to the property with recording data.
- A copy of any survey of the property and if recorded, the recording information.
- A copy of the State of Vermont Wastewater and Water Supply Permit or satisfactory evidence of exemption from permit requirements.
- Copies of any and all other State of Vermont permits issued with respect to the property or use.
- Scale drawing of existing and proposed structures and improvements, to include existing setback dimensions, and a plot plan drawn to scale showing the location of the proposed construction with setback dimensions, driveways, parking and other pertinent data.
- For Site Plan Review, specific requirements as outlined in Section 1201 of the Poultney Unified Bylaws.

Estimated cost of construction, materials and labor at current market rates: \$ _____

Detailed description of proposed construction/alterations (attach separate explanation sheet(s) if needed):

Subdivide Parcel into P.47A (Parcel 1) with improvement balance 6047- AND change existing Ag Building into Ag /

Detailed description of existing use: Plate Processing Ag Building

Detailed proposed use: Ag Building combined with JKE processing.

Building dimensions: length: 200'; width: 60; vertical height: _____

Number of stories: 1

Dimensions of the lot: 435 ft. x 750 ft.; frontage on street or road: 794 ft.

Proposed or existing setbacks: from road right-of-way: 60 ft.; side yard: 126' ft.; other side yard: 480' ft.; rear yard: 280' ft.

OWNERS' SIGNATURES

x Charles W. Brown

x Marydawn

THIS SECTION FOR USE BY THE ZONING ADMINISTRATOR ONLY:

Date complete application received with fee: _____

Zoning district: _____

Applicable sections of the Bylaws: _____

- Approved
- Denied: Reasons: _____ (see appeal rights contained in Bylaws)
- Referred to the Development Review Board for hearing under § _____

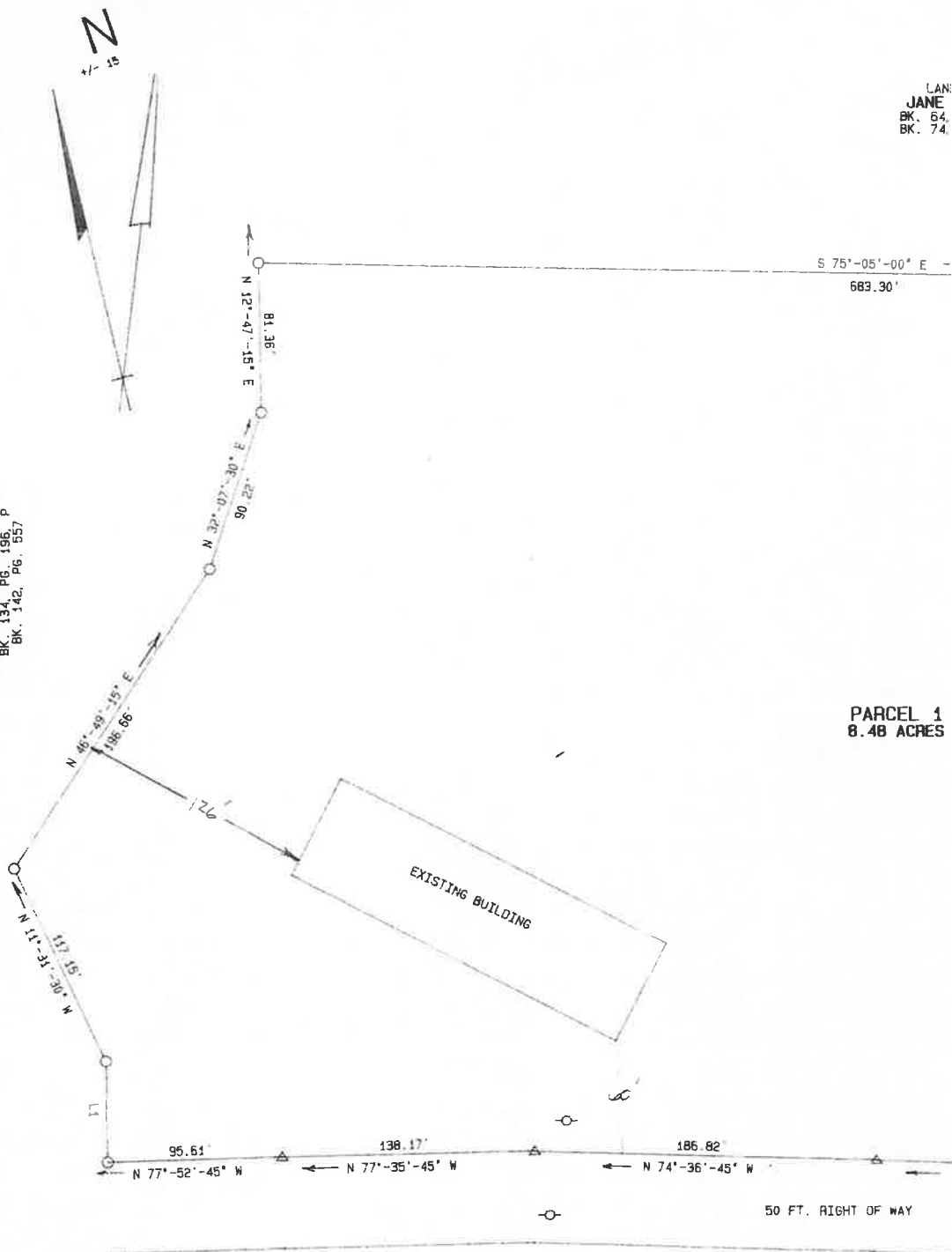
Zoning Administrator

Date

LAN:
JANE
 BK. 64,
 BK. 74.

OTHER LANDS OF
CHARLES & MARY BROWN
 BK. 134, PG. 196, P
 BK. 142, PG. 557

PARCEL 1
8.48 ACRES

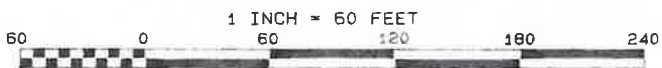


OTHER LANDS OF
CHARLES & MARY BROWN
 BK. 134, PG. 196
 BK. 142, PG. 557

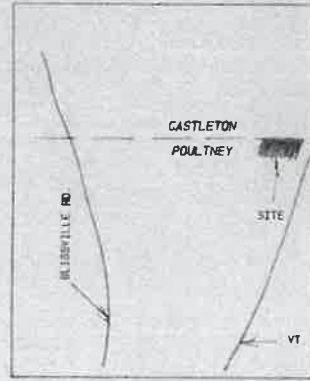
| BEARING TABLE | | |
|---------------|----------|-----------------|
| LINE | DISTANCE | BEARING |
| L1 | 55.46 | N 12°-47'-15" E |

LEGEND

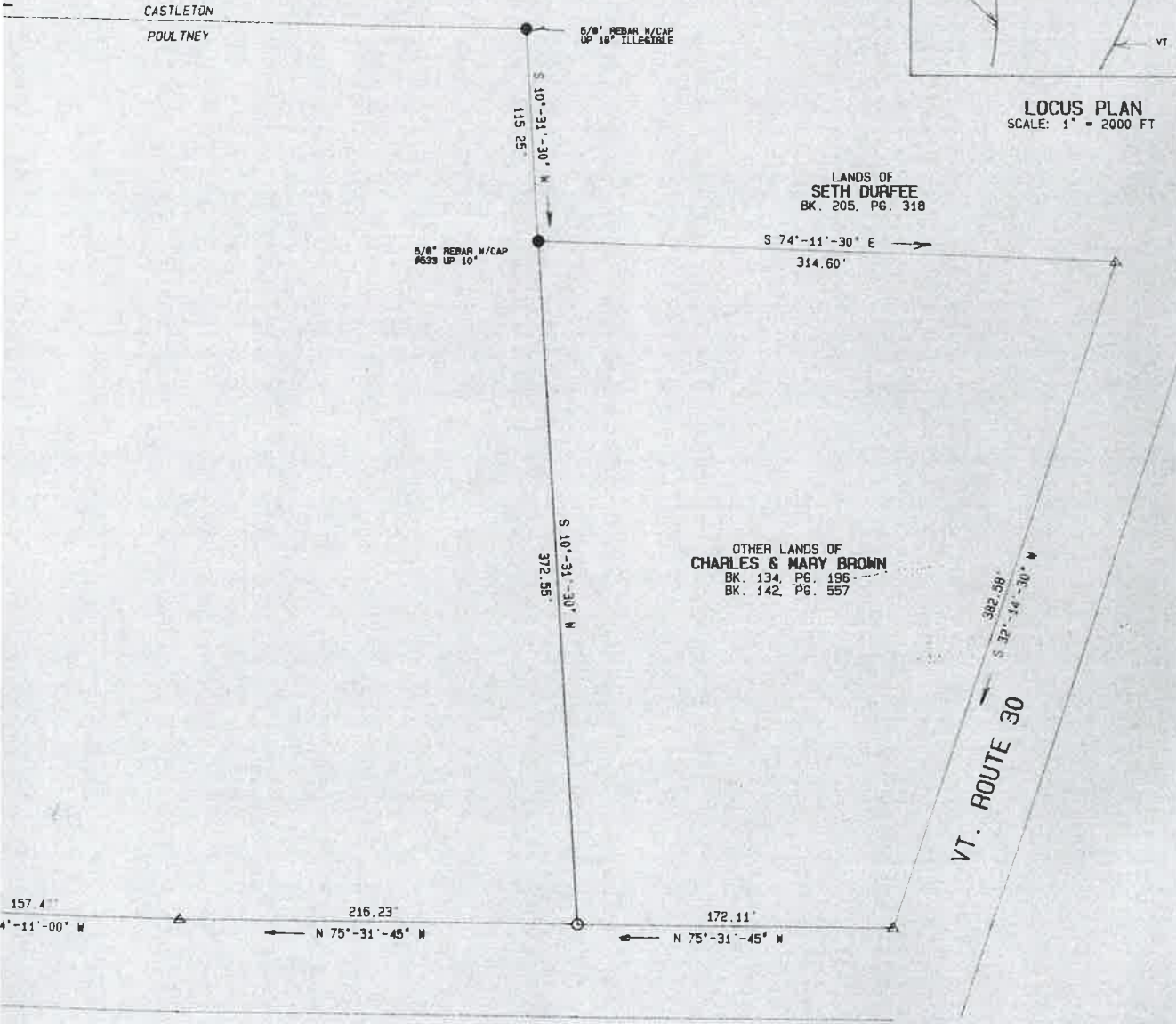
- UTILITY POLE
- △ UNMONUMENTED POINT
- IRON PIN FOUND
- 5/8" REBAR W/CAP#533 UP 8"



of
IL16
166
409



LOCUS PLAN
SCALE: 1" = 2000 FT



157.4'

4°-11'-00" W

216.23'

N 75°-31'-45" W

172.11'

N 75°-31'-45" W

CERTIFICATION
1. THIS SURVEY IS BASED ON A PRIOR SURVEY ENTITLED, "PORTION OF LANDS OF CHARLES & MARY BROWN", PREPARED BY COURCELLE SURVEYING CO., DATED JULY 1, 2016 WITH A REVISION DATE OF SEPT 16, 2022.
2. BEARINGS ARE MAGNETIC NORTH FROM 1983.
3. THIS SURVEY IS NOT INTENDED TO SHOW ALL EASEMENTS OR RIGHTS OF WAY EITHER EXPRESSED OR IMPLIED.
4. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE.



COURCELLE SURVEYING

LAKE BOMOSEEN
P.O. BOX 28
BOMOSEEN, VERMONT
802-273-3900
LAND SURVEYOR
PARCEL 1

BOUNDARY LINE ADJUSTMENT
CHARLES & MARY E

VT. ROUTE 30
POULTNY VERMONT