

**Land**  
**4504481**  
**Active**

**00 Mystic Drive**  
**Norwich VT 05055**

**Unit/Lot #:**

**Price - List \$139,500**  
**Price - Closed**  
**Date - Closed**



**Zoning** RR  
**Lot Acres/SqFt** 20.500000/ 892,980  
**Price Per Acre** \$8,243  
**Taxes TBD** Y  
**Gross Taxes/Year** \$0.00 / 2015  
**Flood Zone** Unknown  
**Water Access**  
**Water Body Type**  
**Water Frontage Length**  
**Water Restrictions**  
**Current Use** N  
**DOM** 451

**Road Frontage** Yes  
**Road Frontage Length** 113  
**Surveyed** Yes  
**Surveyed By** Rockwood  
**Easements** Yes  
**Parcel Access ROW** No  
**ROW Length/Width** /  
**ROW Other Parcel** Yes  
**Total Lots/Leases** 1 /  
**Exposure** East, North,  
**Estimated Open Space %**  
**Land Gains** N

**Directions** Route 5 north to Goodrich Four Corners on left, left on Mystic Dr.,.1 mile after I-91 underpass, up Mystic Dr., look for "for sale" sign on right, follow drive in.

Elevated building lot with nice local views east toward Hanover hills, 360 degree solar exposure, and GREAT CONVENIENCE, about 3.2 miles from Hanover Inn corner. Lot already has driveway roughed-in, a large, level cleared area for house site, and state-approved septic design. HOUSE SITE IS AN OPEN-SLATE OPPORTUNITY TO CREATE A LANDSCAPE. Subdivision approval for this lot requires sprinklered house, partially buried utilities, and certain driveway construction specifications--more information available; driveway construction plan available. Parcel could be purchased with the adjacent lot, MLS #4504477, 16.4+/- acres, \$199,000. Mystic Dr. is a private road, shared with others, lying partially on this property.

**Virtual Tours**

Unbranded Tour URL 1

**LOT/LOCATION**

<b>Lot Description</b>	Hilly, Level, Open, Sloping, Steep, Stream,	<b>Area Description</b>	Rural
<b>County</b>	Windsor	<b>Devel/Subdiv</b>	
<b>Pole Number</b>		<b>Suitable Use</b>	Other, Residential
<b>Permit Status</b>	State - Issued	<b>Permit Number</b>	
<b>Roads</b>	Dead End, Gravel, Paved, Private, Public, Shared,	<b>Driveway</b>	
<b>Equipment</b>		<b>Amenities</b>	
<b>Parking</b>		<b>School-Elementary</b>	MarionW.Cr
<b>School-District</b>	Dresden	<b>School-High</b>	HanoverHig
<b>School-Middle</b>	FrancisCRI		

**UTILITIES**

<b>Services</b>		<b>Management Co/Phone</b>	
<b>Water</b>	On-Site Well Needed, Private	<b>Fuel Company</b>	
<b>Sewer</b>	On-Site Septic Needed, Septic Design Available	<b>Phone Company</b>	
<b>Electric</b>	At Street	<b>Cable Company</b>	
		<b>Electric Company</b>	

**PUBLIC RECORDS**

<b>Recorded Type</b>	Warranty	<b>Deeds-Total</b>		<b>Book/Page</b>	169 / 373
<b>Map</b>		<b>Block</b>		<b>Lot</b>	
<b>SPAN #</b>	450-142-13186	<b>Property ID</b>	11-152.100	<b>Plan Survey #</b>	11288
<b>Assmt Amt/Year</b>	\$228,700 / 2015	<b>Assmnts-Special</b>		<b>Tax Class</b>	TBD
<b>Tax Rate</b>					

**DISCLOSURES**

<b>Fee/Frequency</b>	/	<b>Fee Includes</b>	
<b>Fee 2/Frequency</b>	/	<b>Fee 2 Includes</b>	
<b>Fee 3/Frequency</b>	/	<b>Fee 3 Includes</b>	

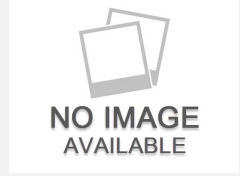
**Monthly Lease Amt**  
**Listing Service** Full Service  
**Comp Only/Type** No  
**Short Sale** No  
**Covenants** No  
**Resort** No  
**Auction** N  
**Auctioneer - Responsible**  
**Auctioneer License #**  
**Auctn Price Determnd By**  
**Delayed Showing/Begin Date** N /

**Sale Includes**  
**Items Excluded**  
**Land Restrictions** Easement/ROW  
**Foreclsd/BankOwnd/REO** No  
**Shore Rights**  
**Documents Available** Property Disclosure, Septic Design, State Permit, State  
**Possession** At Closing  
**Auction Date/Time** /  
**Auction Info**  
**Financing**

**PREPARED BY**

**William H Johnson - Cell: 603-381-8603**  
 star@biggreenre.com

**Big Green Real Estate - Off: 603-643-3942**  
 15 Buck Rd.  
 Hanover NH 03755



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Listed By: William H Johnson / Big Green Real Estate

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, ALLEN H. BRITTON, JR., of Naples, County of Collier, and State of Florida, Grantors, in the consideration of One Dollar and other good and valuable consideration, paid to my satisfaction by ALLEN H. BRITTON, JR., TRUSTEE OF THE ALLEN H. BRITTON TRUST, of Naples, County of Collier and State of Florida, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, ALLEN H. BRITTON, JR., TRUSTEE OF THE ALLEN H. BRITTON TRUST, and his successors and assigns forever, a certain parcel of land in the Town of Norwich, in the County of Windsor and State of Vermont, described as follows:

Being the *balance* of the so-called Eanchuk and is all and the same lands and premises conveyed to Allen H. Britton, Jr. by Warranty Deed of Ena Eanchuk dated May 3, 1988 and recorded at Book 89, Pages 228-230 of the Norwich Land Records EXCEPT for that portion of the lands and premises conveyed to Forrest L. Henry, Jr. and Terrie Henry by deed of Allen H. Britton, Jr. dated November 5, 1990 and recorded at Book 99, Pages 314-316 of the Norwich Land Records. The property is shown on a plan entitled, "Allen H. Britton, Jr., Goodrich Four Corners Rd., Norwich, Vt., Scale: 1" = 200'; Date Feb. 1, 1988 (Revised June 22, 1989-Parcel A), Proj. No. 11288, K.A. LeClair Assoc., Inc., Civil Engineers, Hanover, N.H."

The express limited purpose of this conveyance is to transfer title in the subject premises into the name of Allen H. Britton, Jr., Trustee of the Allen H. Britton Trust.

Reference should be made to the above-mentioned deeds and records and to the deeds and records referred to therein for a more complete and particular description of the lands and premises conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, ALLEN H. BRITTON, JR., TRUSTEE OF THE ALLEN H. BRITTON TRUST, and his successors and assigns, to their own use and behoof

forever;

RECEIVED  
*September 28* A.D. 20 *04*  
AT *11* O'CLOCK *10* MIN. *A* M  
AND RECORDED IN *Land records*  
BOOK *1109* PAGE *393-394*  
ATTN: 1

Vermont Property Transfer Tax  
32V.S.A. Chap. 231  
- ACKNOWLEDGMENT -  
RETURN RECEIVED  
(INCLUDES CERTIFICATE AND RECEIPT)  
Return No. *133-04*

X

And we, the said Grantor, ALLEN H. BRITTON, JR., for myself and my heirs, executors and administrators, do covenant with the said Grantee, ALLEN H. BRITTON, JR., TRUSTEE OF THE ALLEN H. BRITTON TRUST, and his successors and assigns, that until the ensembling of these presents, I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid; that they are FREE FROM EVERY ENCUMBRANCE, except as above-noted; and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as above-noted.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 22<sup>nd</sup> day of <sup>September</sup> ~~August~~, 2004.

IN PRESENCE OF:

[Signature]  
Witness

[Signature]  
Allen H. Britton, Jr.

STATE OF VERMONT  
WINDSOR COUNTY, SS

At Hartford in said County this 22<sup>nd</sup> day of <sup>September</sup> ~~August~~, 2004 personally appeared ALLEN H. BRITTON, JR. and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me [Signature]  
Notary Public

My Commission Expires: 2/10/07

(SEAL)

VERMONT WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, ENA EANCHUK, a widow, of Norwich, in the County of Windsor and State of Vermont, Grantor, in the consideration of One (\$1.00) Dollar and other good and valuable considerations, paid to my full satisfaction by ALLEN H. BRITTON, JR., of Norwich, in the County of Windsor and State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, ALLEN H. BRITTON, JR. and his heirs and assigns forever, a certain piece of land in Norwich, in the County of Windsor and State of Vermont, described as follows, viz:

Being a parcel of land with all the buildings thereon situated on the westerly side of the Goodrich Four Corners Road, so-called, and consisting of 39 acres, more or less, including 4.5 acres of a power line right-of-way and more particularly described as beginning at the intersection of the Blood Hill Road, so-called, and the Goodrich Four Corners Road, so-called, said corner marking the most northerly corner of the premises hereby conveyed; thence going South along the Goodrich Four Corners Road right-of-way a distance of 1,450 feet, more or less, to an existing iron pipe; thence turning and going South 50° 45' West a distance of 282.9 feet to an iron pipe; thence continuing South 43° 48' West a distance of 91.2 feet to an iron pipe; thence South 38° 32' West 94.4 feet to an iron pipe; thence turning South 43° 14' East a distance of 263.4 feet along the southerly line of land and premises now or formerly of one Bowdoin to an iron pipe; thence South 60° 51' East a distance of 74.7 feet to an iron pipe on the westerly right-of-way line of said Goodrich Four Corners Road; thence continuing southerly along said road 505 feet, more or less, to a corner marking the southeast corner of the premises hereby conveyed; thence turning and going North 68° 02' 30" West along a stone wall and wire fence a distance of 762.5 feet to an existing iron rod; thence continuing along said stone wall and wire fence North 68° 59' West a distance of 566.6 feet to an existing iron pipe in the fence line between the premises hereby conveyed and land and premises now or formerly of one Hodgeson; thence going North 39° 09' East along said wire fence a distance of 280 feet to an existing iron pipe; thence continuing along said wire fence North 41° 08' East 159.7 feet to a boundary point at an angle break in the fence line; thence North 18° 57' East a distance of 387.0 feet to a boundary point at an angle break in the

fence; thence N 41° 38' East along said fence a distance of 198.1 feet to a boundary point at an angle break in the fence; thence North 60° 41' East along said fence line a distance of 292.8 feet to a boundary point at an angle break in the fence; thence North 77° 18' East along said fence line a distance of 66.6 feet to a set iron rod in said fence line; thence South 67° 39' East along said fence line 229.5 feet to a set iron rod; thence turning and going North 20° 01' East along said fence line a distance of 587.8 feet to a set iron rod; thence North 45° 26' East along said fence line a distance of 69.9 feet to a set iron rod on the southeasterly side of Blood Hill Road, so-called; thence running North and East along the easterly side of said Blood Hill Road 565 feet, more or less, to the point of beginning.

The above described premises are subject to the perpetual exclusive right and easement heretofore granted to Central Vermont Public Service Corporation on 17 May, 1967 and to its successors and assigns the perpetual exclusive right and easement to erect, construct, maintain, reconstruct, relocate, operate and remove electric transmission, distribution and communication lines or a strip of land 150 feet in width, said strip being 75 feet wide at the northerly side and 75 feet on the southerly side of a survey line extending from the westerly boundary to the easterly boundary, more particularly described as beginning at a point in the property division line fence between lands now or formerly of Allen H. Britton, Jr. on the West and lands of the said Eanchuks on the East, said point being located about 39 feet Southerly of a fence corner marking the southeast property corner of lands now or formerly of Margaret Milliken and the northeast property corner of lands now or formerly of Allen H. Britton, Jr. and the westerly property division line of the premises of John Eanchuk, now deceased, and Ena Eanchuk, said distance being measured along property division line fence; thence running across the lands of said Eanchuks on a straight course of about North 47° 22' East a distance of 89 feet, more or less, to an angle point; thence continuing across lands of the grantors on a straight course of about North 64° 33' East crossing the Town Highway a distance of 2,069 feet, more or less, to a point in the property division line between lands of said Eanchuks on the West and lands now or formerly of George and Jean French on the East, all as described in the aforesaid grant of easement to said Central Vermont Public Service Corporation, dated 17 May, 1967 and recorded in the Norwich Land Records.

The above described premises are further described as being a part only of the lands and premises heretofore conveyed by Michael Koloski and Hermine Koloski, husband and wife, to John Eanchuk and Ena Eanchuk, husband and wife, dated 9 May, 1945 and recorded in Book 27 at Page 177 of the Norwich Land Records to which deed and its record reference may be had.

Further, the above described parcel of land is described in a certain survey of Allen H. Britton, Jr., Goodrich Four Corners Road, Norwich, Vermont, Scale 1" = 200', date: February 1, 1988, Project No. 11288 by K.A.

LoClair Associates, Inc., Civil Engineers, Hanover, New Hampshire, to which map reference may also be had.

There is also reserved to the Grantor herein the right to use and occupy the above described premises for a period of three (3) months from the date of this deed, rent free.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, ALLEN H. BRITTON, JR., and his heirs and assigns, to his own use and behoof forever;

And I the said Grantor, ENA EANCHUK, for myself and my heirs, executors and administrators, do covenant with the said Grantee, ALLEN H. BRITTON, JR., and his heirs and assigns, that until the ensealing of these presents I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are free from every encumbrance; except for the real estate taxes for the Town of Norwich for the tax year beginning April 1, 1988 which the Grantee, by acceptance of the delivery of this deed, agree to prorate; and I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as stated herein.

IN WITNESS WHEREOF, I hereunto set my hand and seal, this 3<sup>d</sup> day of May, 1988.

Ena Eanchuk

ENA EANCHUK

In the Presence of:

Peter P. Plante  
Ann P. Watt

STATE OF VERMONT  
WINDSOR COUNTY, SS.

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
-ACKNOWLEDGMENT-  
with Rec'd. Tax Paid - Board of Health Cert. Rec'd.  
Land Use & Development Plans Act Cert. Rec'd.  
Return No. A159617  
Signed Chloe Miranda DRWA  
Date May 3 1988

At Hartford, in said County, this 3<sup>d</sup> day of May, 1988, ENA EANCHUK personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

RECEIVED

Before me,

May 3 A.D. 1988  
2 O'CLOCK 55 MIN. P.M.  
AND RECORDED IN LAND RECORDS  
BOOK 87 PAGE 330 OF LAND RECORDS  
ATTEST. Chloe Miranda  
TOWN CLERK, NORWICH, VERMONT

Peter P. Plante  
Notary Public

PLANTE,  
RICHARDS,  
LANLEY &  
RETY, P.C.





**SELLER'S PROPERTY INFORMATION REPORT**  
TO BE COMPLETED BY SELLER



Seller's Name(s): Allen H. Britton Trust Date: 7/15/16 AMB  
8/16/10

Property Address: Goodrich Four Corners and Mystic Rds.  
Norwich, VT 05055

**INTRODUCTION:** This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills that would provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

**INSTRUCTIONS TO SELLER:** (1) Answer ALL questions. (2) Disclose conditions that you know about that affect the Property. (3) Attach additional pages to this Report if additional information is required. (4) Complete this form yourself. (5) If some items do not apply to this Property, write "N/A" (Not Applicable). IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

**THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.  
-THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).**

**1. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)**

- (a) Has any fill or off-site material been placed on the property? (ROUGH ROADS)  YES  NO  DON'T KNOW
- (b) Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have occurred on the property or in the immediate neighborhood?  YES  NO  DON'T KNOW
- (c) Is the property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?  YES  NO  DON'T KNOW
- (d) Do you know of any past or present drainage, high water table, or flood problems affecting the property or adjacent properties?  YES  NO  DON'T KNOW
- (e) Is the property served by a road maintained by the municipality?  YES  NO  DON'T KNOW
- (f) Are there public or private landfills or dumps (compacted or otherwise) on the property or on any abutting property?  YES  NO  DON'T KNOW
- (g) Are there currently any underground storage tanks, including gasoline, propane and/or fuel oil on the property?  YES  NO  DON'T KNOW
- (h) Have there been any underground storage tanks, including gasoline, propane and/or fuel oil on the property in the past?  
If yes, have they been removed?  YES  NO  DON'T KNOW  
When? \_\_\_\_\_ By whom? \_\_\_\_\_  YES  NO  DON'T KNOW
- (i) Do you know the location of the boundary lines of the property?  YES  NO  DON'T KNOW
- (j) Are the boundary lines of the property marked in any way?  YES  NO  DON'T KNOW  
If yes, how are they marked? PAINT

Seller(s) Initials AMB AMB



- JAN 2011  
 (k) Has the property been surveyed? Rockwood Land Services LLC <sup>NMB</sup>  YES  NO  DON'T KNOW  
 If yes, when? JAN. 1995 By whom? K.A. LeCLAIR Assoc.
- (l) Is a copy of the survey available?  YES  NO  DON'T KNOW
- (m) Are there any easements or rights of way (other than customary utility easements that service the property)? (POWER LINES)  YES  NO  DON'T KNOW
- (n) Are there any boundary line disputes, claims of adverse possession, encroachments, shared driveways, party walls or zoning set back violations?  YES  NO  DON'T KNOW

If any of your answers in this section are "YES," explain in detail: \_\_\_\_\_

**2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS**

HEATING/AIR CONDITIONING/HOT WATER

- (1) Air Conditioning  Central Air  Window  (#) AC Units Included in Sale \_\_\_\_\_
- (2) Heating  Electric  Fuel Oil  Natural Gas  Propane  Wood  Base Board  Hot Air  
 Other \_\_\_\_\_
- (3) Hot Water  Electric  Fuel Oil  Natural Gas  Propane  Domestic  Solar  
 Other \_\_\_\_\_

Are you aware of any problems regarding these systems?  YES  NO, if "yes," explain in detail: \_\_\_\_\_

ELECTRICAL SYSTEM

Are you aware of any problems or conditions that affect the electrical system?  YES  NO, if "yes," explain in detail: \_\_\_\_\_

OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE

Mark the items included in the sale of the property:

- Electric Garage Door Opener - Number of Transmitters \_\_\_\_\_  Security Alarm System ( Owned  Leased)  Humidifier
- Dehumidifier  Lawn Sprinklers  Automatic Timer  Smoke Detectors - How Many? \_\_\_\_\_  Swimming Pool
- Pool Heater  Spa/Hot Tub  Pool/Spa Equipment (list): \_\_\_\_\_
- Refrigerator  Stove  Microwave Oven  Washer  Dryer  Dishwasher  Trash Compactor  Intercom
- Ceiling Fans  Sump Pump  Well Pump  Central Vacuum  Freezer  Woodstove  Cable/Satellite - (receiver/dish)
- Indoor/Outdoor Grill  Garbage Disposal  Hood/Fan  Whirlpool Bath  Attic Fans  Other: \_\_\_\_\_

Are any of the items that will be included in the sale of the property in need of repair or replacement?  YES  NO, if "yes," explain in detail: \_\_\_\_\_

List Equipment and Appliances, including any AC Units, Excluded From Sale of the Property \_\_\_\_\_

**3. STRUCTURAL COMPONENTS**

Check any of the following items that have significant defects or malfunctions or that need significant repair:

- Foundation  Slab  Chimney  Fireplace  Interior Walls  Ceilings  Floors
- Windows  Doors  Storms/Screens  Exterior Walls  Driveway  Sidewalks  Pool  Roof
- Outside Retaining Walls  Other Structures/Components: \_\_\_\_\_

If any of the above items are checked, please describe the defect or malfunction or items that need significant repair: \_\_\_\_\_

Seller(s) Initials AHB NMB

Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement or in any crawl space?

YES  NO, if "yes," explain in detail: \_\_\_\_\_

Have there been any repairs or other attempts to control any water or dampness within the basement or crawl space?

YES  NO  DON'T KNOW, if "yes", explain in detail: \_\_\_\_\_

Are any of the above recurring problems?  YES  NO, if "yes," when and how often have they recurred? \_\_\_\_\_

Has there been significant damage to the property or any of the structures from fire, wind, floods, earth movements or landslides?

YES  NO  DON'T KNOW

Has paint containing lead been used on the property?  YES  NO  DON'T KNOW

### ROOF

Asphalt or Composition Shingle  Fiberglass Shingle  Wood Shingle  Slate  Metal  Tile  Asbestos Composition Shingle  Rain Gutters  Other (describe) \_\_\_\_\_  Don't know

Approximate age of roof? \_\_\_\_\_

Has the roof ever leaked since you have owned the property?  YES  NO

Has the roof been replaced or repaired since you have owned the property?  YES  NO If "yes," when? \_\_\_\_\_

Do you know of any current problems with the roof?  YES  NO If "yes," explain: \_\_\_\_\_

If any of your answers in this section are "YES," explain in detail: \_\_\_\_\_

## 4. WATER SUPPLY

**Special Notice:** Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time.

Buyer's inspection of these systems by a qualified inspector is strongly recommended.

### Type of System:

The Property is connected to and serviced by (check appropriate boxes):

Public or Municipal Water System  Community Water System  Private On-site Water System  Shared Water System

On-site  Off-site (check one)

Well  Well/Pump  Cistern/Reservoir/Holding Tank  Spring  Lake  Pond Supply  Spring/Lake/Pond/Pump

Supplemental systems:  Water Softener/Conditioner  Infrared Light  Reverse Osmosis

Other: \_\_\_\_\_

Water Pipes are:  Copper  Galvanized Metal  Lead  PVC (Plastic)  Combination  Don't know.

### Condition of System:

Has the water been tested for coliform bacteria?

YES  NO  DON'T KNOW If "yes," when? \_\_\_\_\_

By whom? \_\_\_\_\_ Results: \_\_\_\_\_

Has any other water quality or water chemistry testing been done?

YES  NO  DON'T KNOW If "yes," when? \_\_\_\_\_

Seller(s) Initials

*ATB*

*MR*



By whom? \_\_\_\_\_ Results: \_\_\_\_\_

Are you aware of low water pressure in your water system?  YES  NO

Has your water supply ever run out or run low?  YES  NO If "yes," please explain \_\_\_\_\_

Please explain any other problems you have had with your water system, including water quality or quantity: \_\_\_\_\_

Does the water have any odor, bad taste, cloudiness or discoloration?  YES  NO If "yes" to any, please describe \_\_\_\_\_

**5. SEWER/SEPTIC WASTEWATER SYSTEM**

**Special Notice:** Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time.

Buyer's inspection of these systems by a qualified inspector is strongly recommended.

Type of System:

The Property is connected to and serviced by (check appropriate boxes):

- Public or Municipal Sewer System
- On-site septic/wastewater system
- Off-site septic/wastewater system
- Septic Tank
- New or Alternate Technology (explain technology) \_\_\_\_\_
- Holding Tanks
- Cesspool
- Sewage Pump
- Dry Well
- Subsurface Leach Field
- Mound System
- Other
- Don't know

Condition of System:

If other than public or municipal sewer system, please answer the following:

Date septic system installed? \_\_\_\_\_

If the septic/wastewater system is other than a public or municipal system, is the system entirely on your Property?

YES  NO  DON'T KNOW, If "no," where is it? \_\_\_\_\_

Has the septic/wastewater system been repaired since you owned the Property?  YES  NO If "yes," when? \_\_\_\_\_

What was done: \_\_\_\_\_

By whom? \_\_\_\_\_

Type of septic tank  Concrete  Metal  Fiberglass  Other (describe) \_\_\_\_\_  Don't Know

Septic tank capacity (in gallons) \_\_\_\_\_  Don't Know

Date Septic Tank Last Inspected? \_\_\_\_\_  Don't Know Date Septic Tank Last Cleaned? \_\_\_\_\_  Don't Know

By whom? \_\_\_\_\_

To your knowledge, is any portion of the sewer/septic/wastewater system in need of repair or replacement?  YES  NO

If "yes," please explain: \_\_\_\_\_

**6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY**

(a) Age of building: Main Bldg. \_\_\_\_\_ Additions to Main Bldg. \_\_\_\_\_ Additional Bldgs (a) \_\_\_\_\_ (b) \_\_\_\_\_

(b) Is Seller currently occupying the property?  YES  NO If "no," how long has it been since Seller occupied? \_\_\_\_\_

(c) Has Seller built or caused to be built any of the buildings on the property, or made any additions, modifications, alterations or renovations to any building on the property?  YES  NO If "yes," please explain: \_\_\_\_\_

If "yes," did you obtain all necessary permits and approvals for such work?  YES  NO

Seller(s) Initials                     A H B                    A B

- (d) Did any former owners of the property make any additions, structural changes, or other alterations to the property?  
 YES  NO  DON'T KNOW  
 If your answer is "yes," was all work done with all necessary permits and approvals in compliance with building codes?  
 YES  NO  DON'T KNOW If your answer is "no," please explain: \_\_\_\_\_
- (e) Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the property?  YES  NO
- (f) Are there any Property tax abatements, land use tax stabilization agreements or other special Property tax arrangements applicable to the Property?  YES  NO  DON'T KNOW
- (g) Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?  
 YES  NO
- (h) Does the property have Urea-Formaldehyde Foam Insulation?  YES  NO  DON'T KNOW
- (i) Does the property have Asbestos and/or Asbestos Materials in the siding-walls-plaster-flooring-insulation-heating system?  
 YES  NO  DON'T KNOW
- (j) Has the property been tested for Radon Gas?  YES  NO  DON'T KNOW  
 If "yes," when? \_\_\_\_\_ By whom? \_\_\_\_\_ Results: \_\_\_\_\_
- (k) Does the property have evidence of mold?  YES  NO  DON'T KNOW If "yes," what has been done about the mold?  
 \_\_\_\_\_
- (l) Are you aware of any off-site conditions in your neighborhood/community that could adversely affect the value or desirability of the property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.?  YES  NO  DON'T KNOW If "yes," please explain: \_\_\_\_\_
- (m) Do you have any knowledge of termites, dry rot, or pests on or affecting the property?  YES  NO
- (n) Do you have any knowledge of any damage to the property caused by termites, dry rot or pests?  YES  NO
- (o) Is the property currently under warranty or other coverage by a licensed pest control company?  YES  NO
- (p) Do you know of any termite/pest control reports or treatments for the property in the last five years?  YES  NO

If any of your answers in this section are "yes," explain in detail: \_\_\_\_\_

## 7. CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS

- (a) Is the property part of a condominium or other common ownership or is it subject to covenants, conditions and restrictions (CC&R's)?  YES  NO  DON'T KNOW
- (b) Is there any defect, damage, or problem with any common elements or common areas, which could affect their value or desirability?  YES  NO  DON'T KNOW
- (c) Is there any condition or claim which may result in an increase in assessment or fees?  
 YES  NO  DON'T KNOW If your answer to (b) or (c) is "yes," please explain: \_\_\_\_\_
- (d) Are Stormwater Permits current?  YES  NO  DON'T KNOW
- (e) Are there any homeowners' association or "common area" expenses or assessments affecting the property?  
 YES  NO  DON'T KNOW
- (f) Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties?  YES  NO  DON'T KNOW If any of your answers in this section are "YES," explain in detail: \_\_\_\_\_

## 8. OTHER MATTERS

- (a) Is there any existing or threatened legal action affecting the property?  YES  NO  DON'T KNOW
- (b) Do you know of any violations of local, state, or federal laws or regulations relating to this property?  
 YES  NO  DON'T KNOW

Seller(s) Initials

*AHSB*

*MR*



(c) IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE PROPERTY?

(In answering this question, you should be guided by what you would want to know about the property if you were buying it.)

YES  NO  DON'T KNOW OF ANYTHING ELSE

If any of your answers in this section are "YES," explain in detail: \_\_\_\_\_

SELLER'S STATEMENT

Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer.

IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY OR THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED BY THE SELLER IN THIS REPORT OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED BY THE SELLER IN THIS REPORT.

Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

Seller Ellen A Britton In Trustee Date 8/16/10

Seller Stephen Britton Trustee Date 7/15/16

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION; HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

Buyer/Prospective Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer/Prospective Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer/Prospective Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer/Prospective Buyer \_\_\_\_\_ Date \_\_\_\_\_

On \_\_\_\_\_, this report, prepared by Seller, was provided to Buyer/Prospective Buyer by \_\_\_\_\_, acting as (check one):

Seller's Real Estate Agency  Broker's Agent  Buyer's Real Estate Agency

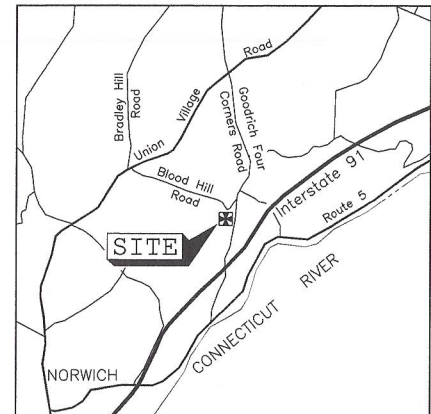
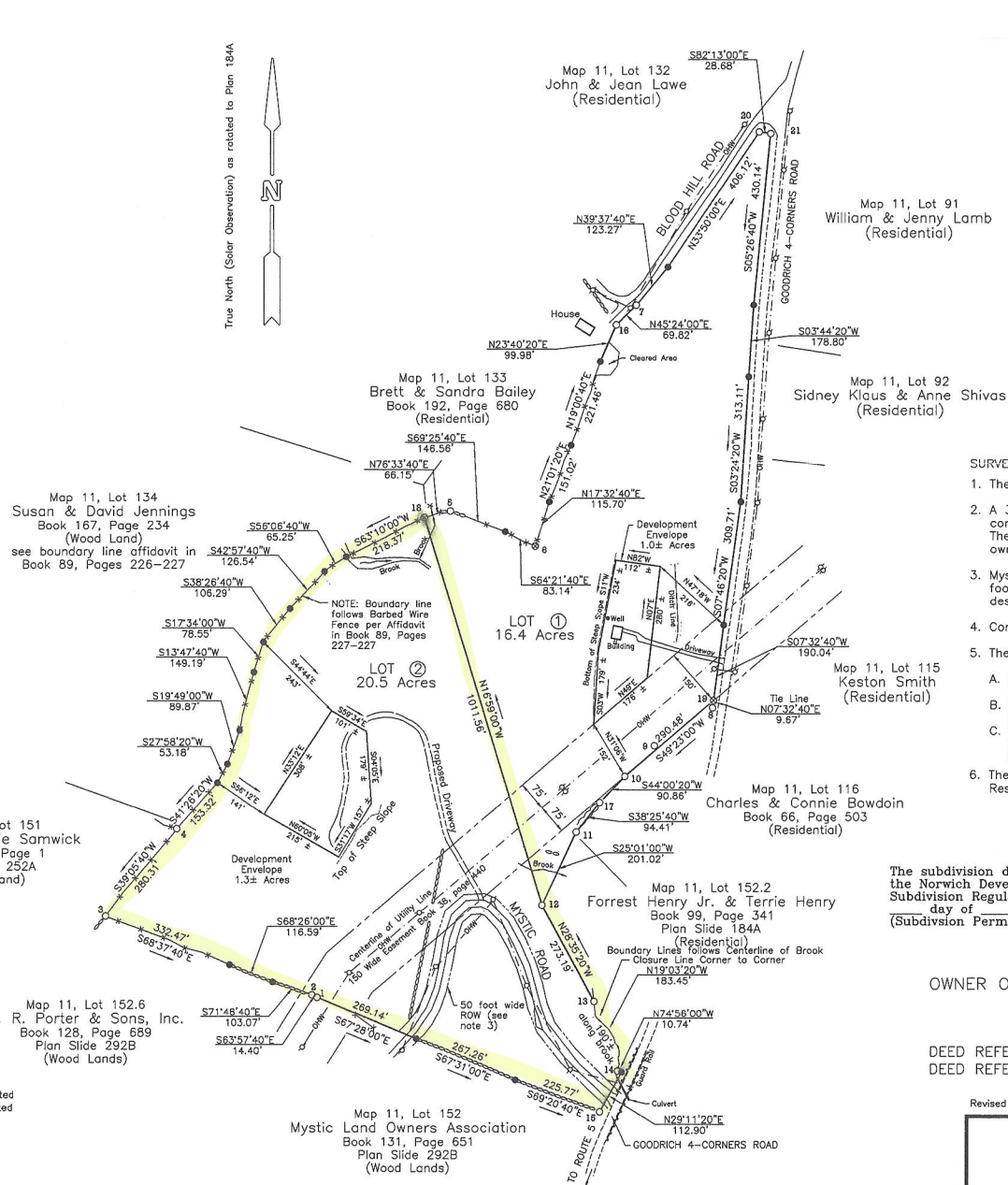
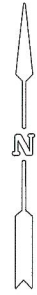
Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

CORNER MONUMENT DESCRIPTIONS

- 1 Found a yellow 3/4 inch rebar protruding 6 inches from a rock pile within the Utility ROW
- 2 Found a 1/2 inch rebar protruding 33 inches and located at the top
- 3 Found a 1-1/2 inch yellow Iron Pipe protruding 9 inches at the end of a stone wall
- 4 Found a 2 inch yellow Iron Pipe protruding 13" at an intersection of barbed wire fences
- 5 Found a yellow 3/4 inch rebar protruding 8 inches from the center of a stone wall
- 6 Found a 3/4 inch rebar removed and bent and replaced at the plan position with a Set blue 5/8 inch rebar and purple plastic cap protruding 5"
- 7 Found a yellow 3/4 inch rebar protruding 6 inches on the east side of the road and at the top of a steep slope
- 8 Found a rusted 1 1/2 inch Iron Pipe protruding 5 inches with metal post witnesses
- 9 Found a rusted 1 1/2 inch Iron Pipe protruding 28 inches, not used as a corner (10.4' off line)
- 10 Found a rusted 1 1/2 inch Iron Pipe protruding 12" and leaning, located at the top
- 11 Found a yellow 1 1/2 inch Iron Pipe protruding 4 inches in a rocks pile
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- 13 Found a yellow 3/4 inch rebar protruding 8 inches in the center of the brook
- 14 Found a yellow 3/4 inch rebar protruding 8 inches on the east side of the brook
- 15 Found a 1 1/4 inch concrete filled Iron Pipe protruding 8 inches around 4 feet up a steep slope on the west side of the road
- 16 Found a yellow 3/4 inch rebar protruding 15 inches at the base of a 15 inch Hemlock
- 17 Found a yellow 1 1/2 inch Iron Pipe protruding 12 inches in a bush
- 18 Set a blue 5/8 inch rebar with purple plastic cap protruding 7 inches at wire fence intersection
- 19 Set a blue 5/8 inch rebar with purple plastic cap protruding 7 inches
- 20 Set a blue 5/8 inch rebar with purple plastic cap protruding 4 inches at the intersection of Blood Hill and Goodrich Four Corners Roads
- 21 Set a Blue 5/8 inch rebar with purple plastic cap protruding 6 inches at the intersection of Blood Hill and Goodrich Four Corners Roads

True North (Solar Observation) as related to Plan 184A



SURVEY NOTES:

1. The purpose of this Subdivision Plan is to create Lots 1 and 2.
2. A 3 Rod or 49.5 foot wide right-of-way was assumed and computed along both Goodrich 4-Corners and Blood Hill Roads. The intent of this plan is to include whatever ownership the owners have in said road.
3. Mystic Road and the utility line along the road are within a 50 foot wide right-of-way deduced in common with the grantors as described in Book 128, Page 691 and shown on Plan 292B.
4. Corner Monuments noted as " SET " were set in February 2011.
5. The following plans are referenced as part of this survey.
  - A. Plan slide 184-A titled Allen H. Britton, Jr., dated Feb. 1, 1988, revised June 22, 1989, by K. A. LeClair, Assoc., Inc.;
  - B. Plan slide 292-A titled Allen Britton, Jr., dated May 20, 1984, revised Sept. 23, 1994, by K. A. LeClair, Assoc., Inc.;
  - C. Plan Slide 292-B titled Subdivision for G.R. Porter & Sons, Inc. - Lands of Allen Britton, Jr., dated July 2, 1998, by Hathorn Surveys.
6. The parcel and surrounding lands are currently zoned Rural Residential (RR).

The subdivision depicted on this plat was duly approved, as conditioned, by the Norwich Development Review Board in accordance with the Norwich Subdivision Regulations and all other applicable laws and regulations on the day of 2 (Subdivision Permit No. \_\_\_\_\_).

OWNER OF RECORD: ALLEN H. BRITTON, JR. TRUST  
ALLEN H. BRITTON, JR. TRUSTEE  
2171 Gulf Shore Boulevard  
Naples, FL 34102

DEED REFERENCE: Book 171, Page 388 Trustee's Certificate  
DEED REFERENCE: Book 89, Pages 228-230 Deed

Revised March 2, 2011, corner monument notes, TWR

SUBDIVISION PLAT FOR

**ALLEN H. BRITTON TRUST**

GOODRICH 4 CORNERS ROAD, NORWICH, VERMONT

SCALE: 1" = 200'

PROJECT NO. 1069      DATE: JANUARY 27, 2011

**ROCKWOOD LAND SERVICES, LLC**

PO BOX 347      (802)436-1039  
HARTLAND, VT 05048      rocksl@vermontel.net

LEGEND:

- |                                |                               |
|--------------------------------|-------------------------------|
| Found Iron Pipe or Rebar       | ○ as noted                    |
| Set Capped Rebar               | ⊙ as noted                    |
| Computed Point                 | ●                             |
| Boundary Line                  | —                             |
| Easement Line                  | - - - - -                     |
| Stone Wall                     | ⊘⊘⊘⊘⊘                         |
| Barbed Wire Fence              | ⚡⚡⚡⚡⚡                         |
| Edge of Pavement               | ⊕⊕⊕⊕⊕                         |
| Utility Pole                   | ⊥                             |
| Deed Reference                 | Book, Page                    |
| Plan Reference                 | Plan No.                      |
| Purple Plastic Rebar Cop Label | TIM ROCKWOOD<br>VT 537 NH 618 |

I HEREBY CERTIFY THAT TO THE BEST OF MY BELIEF AND KNOWLEDGE A STANDARD VERMONT BOUNDARY SURVEY FOR A RURAL LOCATION WAS COMPLETED ON THE PARCEL SHOWN IN ACCORDANCE WITH THE REQUIREMENTS OF 27 VSA 1403(b)-(8) AND IS CONSISTENT WITH THE DEEDS, PLANS AND NOTES ON THIS PLAT, EXCEPT AS NOTED, THAT ARE THE BASIS FOR THIS SURVEYOR'S OPINION OF THE BOUNDARY LINE LOCATIONS.

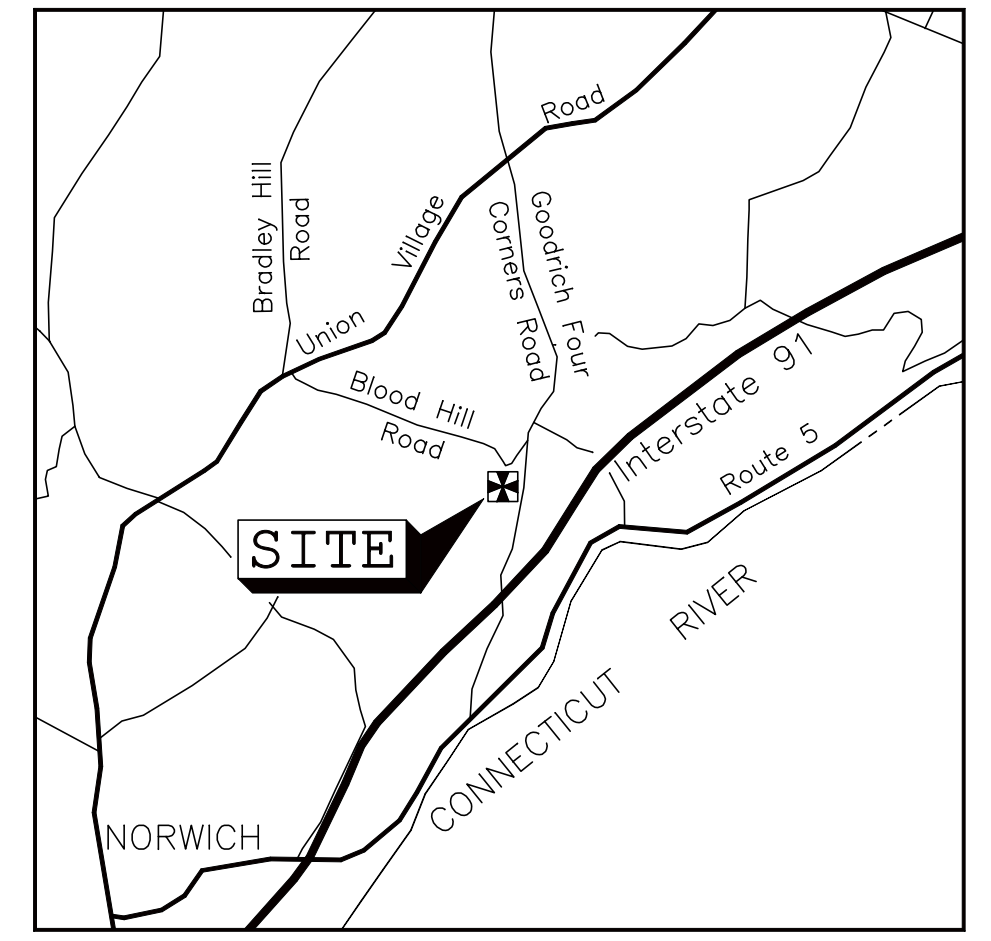
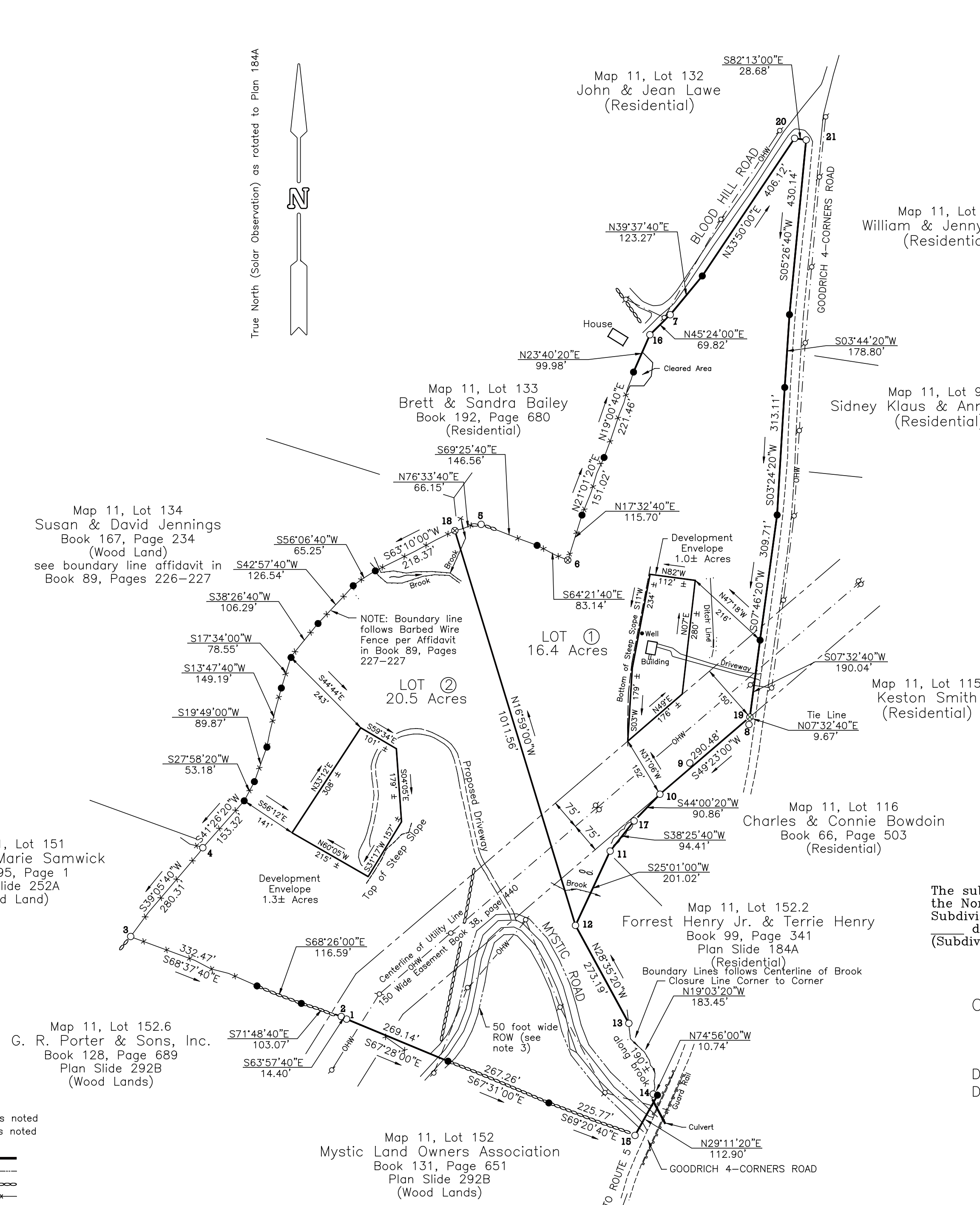
TIMOTHY W. ROCKWOOD  
LLS NO. 537



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ALLEN H. BRITTON, JR. TRUSTEE  
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Revised March 2, 2011, corner monument notes, TWR

SUBDIVISION PLAT FOR

**ALLEN H. BRITTON TRUST**

GOODRICH 4 CORNERS ROAD, NORWICH, VERMONT



SCALE: 1" = 200'

PROJECT NO. 1069 DATE: JANUARY 27, 2011

**ROCKWOOD LAND SERVICES, LLC**

PO BOX 347  
HARTLAND, VT 05048

(802)436-1039  
rockls@vermontel.net

LEGEND:

- |                                |                               |
|--------------------------------|-------------------------------|
| Found Iron Pipe or Rebar       | ○ as noted                    |
| Set Capped Rebar               | ⊗ as noted                    |
| Computed Point                 | ●                             |
| Boundary Line                  | —                             |
| Easement Line                  | - - - - -                     |
| Stone Wall                     | — — — — —                     |
| Barbed Wire Fence              | — x — x — x —                 |
| Edge of Pavement               | - - - - -                     |
| Brook                          | ~~~~~                         |
| Utility Pole                   | ⊥                             |
| Deed Reference                 | Book, Page                    |
| Plan Reference                 | Plan No.                      |
| Purple Plastic Rebar Cap Label | TIM ROCKWOOD<br>VT 537 NH 618 |

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TIMOTHY W. ROCKWOOD  
LLS NO. 537



**TOWN OF NORWICH, VERMONT  
DEVELOPMENT REVIEW BOARD  
NOTICE OF DECISION  
FINAL PLAN REVIEW**

**Application Number:** #61BSUB10

**Lot:** #11-152.100  
271 Goodrich Four Corners

**Site Visit:** October 7, 2010

**Public Hearing Dates:** October 7, 2010 and February 17, 2011

**Applicant:** William H. Johnson ✓  
15 Buck Road  
Hanover, NH 03755

**Landowner:** Allen H. Britton, Jr.  
Allen H. Britton Trust  
2171 Gulf Shore Blvd., Unit 704  
Naples, FL 34102

NATURE OF APPLICATION - #61BSUB10 – Final Plan Review of a Minor Subdivision Application by William H. Johnson, Applicant and the Allen H. Britton Trust, Landowner to divide Lot 11-152.100 into 2 lots of 15.7 acres and 21.3 acres at 271 Goodrich Four Corners.

The record in this case includes the following documents:

Submitted by Applicants

- A-1 Application #61BSUB10, submitted by Applicant, dated 8/25/10.
- A-2 Survey for Allen Britton, Jr., by K.A. LeClair Associates, Inc., dated January 6, 1995, submitted by Applicant on 8/25/10.
- A-3 Site Plan for Allen Britton Trust, prepared by Rockwood Land Services, LLC, dated 1/27/11.
- A-4 a. Schematic Driveway Plan, (Sheet C1) prepared by Rockwood Land Services, LLC, dated 1/20/11; and  
b. Schematic Driveway Plan, (Sheet C2) prepared by Rockwood Land Services, LLC, dated 1/20/11.
- A-5 Response to Recommendations in DRB Preliminary Plan Review (10/20/10), by Rockwood Land Services, LLC, dated 1/27/11.
- A-6 Warranty Deed between Allen and Barbara Britton, Jr. and G.R. Porter & Sons, Inc. including Private Road Maintenance Agreement for Mystic Drive, recorded in the Norwich Land Records, Book 128, Pages 689-693, dated 9/9/98, submitted 2/14/11.

Submitted by Zoning Administrator

- ZA-1 Preliminary Subdivision Review Questionnaire, submitted by ZA, (previously dated 9/22/10), revised 10/05/10.
- ZA-2 Ortho Base Map Sketch (2008) for Britton Subdivision, submitted by ZA, (previously dated 9/10), revised 10/10.

- ZA-3 Checklist for Development Envelopes Table, submitted by ZA, dated 9/22/10.
- ZA-4 Density Calculation Sheet, submitted by ZA, dated 8/25/10.
- ZA-5 Norwich Public Works Department Report, dated 9/26/10.
- ZA-6 Norwich Police Department Report, dated 9/27/10.
- ZA-7 Norwich Fire Department Report, dated 9/27/10.
- ZA-8 Ortho Base Map with Agricultural soils, dated 10/7/10.
- ZA-9 Ortho Based Map with Slopes, dated 10/7/10.
- ZA-10 Preliminary Plan Review, signed by DRB, dated 10/20/10.
- ZA-11 Documents and Interested Parties list, revised 2/17/11.
- ZA-12 Norwich Fire Department Report re: Proposed conditions for waiver from centerline driveway grade, dated 2/10/11.

### I. FINDINGS OF FACT

The following is based upon the information contained in the application documents and the evidence presented at the public hearings.

1. This application ("Application") for Final Plan Review is brought by William H. Johnson, applicant ("Applicant") and Allen H. Britton, Jr., Trustee of the Allen H. Britton Trust, Landowner ("Landowner") to divide Lot 11-152.100 into 2 lots of 15.7 acres ("Lot 2") and 21.3 acres ("Lot 1") at 271 Goodrich Four Corners Road ("Property").
2. The Property lies in the Rural Residential District. The property includes some open land on both lots with the remaining land forested.
3. Lot #2 is undeveloped.
4. Lot #1 has an existing barn, drilled well, buried utility lines, and septic system. It is accessed by an existing driveway from Goodrich Four Corners Road, a paved Class 3 Road.
5. Lot #2 is accessed by a driveway from Mystic Drive, a shared private road beginning at Goodrich Four Corners Road and ending on the Porter subdivision parcel.
6. There is a 150' wide power line easement shown on the plans on both lots does not cross either development envelopes.
7. The Property's abutters include residential homes and large contiguous forest land west of the Property.
8. The Property is subject to prior subdivision #56BSUB98 when the four house lots and large Mystic Road common lot were created.
9. The DRB conducted a site visit on October 7, 2010.
10. The Norwich Subdivision Regulations in this Preliminary Plan Review are referred to as "NSR."

## II. FINAL PLAN REVIEW CRITERIA

### **NSR §2.3(D)(1) – Preliminary Determination Of Density**

11. Based on the Density Calculation Sheet, the maximum number of permitted lots is four. (ZA-4).

### **NSR §2.3(D)(2) – Determination Of Subdivision Status**

12. The Application is a minor subdivision as it creates two lots and the Property has not been the subject of subdivision review within the previous 5 years.

### **NSR §2.3(D)(3) – Determination Of Waiver Status**

13. Applicant requests a waiver from the 12% grade for the driveway under Section 3.14(D) to allow for a maximum of 15% grade.

14. Applicant also requests a waiver to install overhead utilities to Lot #2 under Section 3.9.

### **NSR §2.3(D)(4) – General Conformity With Article 3**

### **NSR §3.3 (B) – Establishment of Development Envelopes**

15. Development envelopes for both lots are shown on the plans. (A-3). The Development Envelope on Lot #1 includes the existing barn structure.

16. The development envelopes appear to meet the required setbacks in the Norwich Zoning Regulations Section 3.07.

17. The final plat will include dimensions of the development envelopes and the approximate distances from property lines based on information provided by the Norwich Planning Office. (A-3).

### **NSR §3.3(C) – Protection of Wetlands, Floodplains, and Surface Waters**

18. There are no mapped wetlands, floodplains or surface waters in or near the development envelopes. A stream is parallel to the boundary line between parcels and is at least 175' from either development envelope.

### **NSR §3.3(D) – Protection of Steep Slopes, Prominent Knolls and Ridgelines**

19. Both development envelopes have some slopes greater than 15% but not in excess of 25%. Any construction on slopes greater than 15% will require an erosion and sedimentation control plan submitted with the zoning application.

20. The maximum permitted structure height is 35", which is lower than the existing tree canopy.

21. There are no mapped ridgelines in either development envelope.

**NSR §3.3(E) – Protection of Wildlife Habitat and Natural Areas**

22. The potential natural areas and wildlife habitat including travel corridors located in development envelopes are also close to other development. There are no mapped deer wintering areas in either development envelope.

**NSR §3.3(F) – Protection of Historic and Cultural Resources**

23. There are no historical and archeological sites and resources in either development envelope or on the property with the exception of a few stone walls.

**NSR §3.3(G) – Protection of Farm Land**

24. Lot #2 is not used for farming. The open area on Lot #1 may have been used for farming and is currently mowed.

25. The development envelope on Lot #2 contains Statewide agricultural soils, however, due to the topography and ledge, the land seems to be unsuitable for farming with the possible exception of pasture land. A small portion (.5acres) of the development envelopment on Lot #1 is on Prime agricultural soils. This represents 7% of the 7 acres of Prime agricultural land which is currently mowed.

**NSR §3.3(H) – Protection of Forest Resources**

26. The forest land is considerably less than 50 acres, is not enrolled in the current use program, and does not appear to have special features. The proposed development envelopes will have minimum impact on the forest land.

27. There is a large contiguous forest land west of the lots to be subdivided. The proposed development envelopes will have minimum impact on these lands.

**NSR §3.3(I) - Protection of Scenic Resources**

28. The Property is not in a scenic corridor or area.

**NSR §3.4 - District Settlement Patterns**

29. The subdivision is similar to other rural development patterns in the area.

**NSR §3.5 - Storm Water Management and Erosion Control**

30. Temporary and permanent storm water management measures have not been designed except on the proposed driveway to Lot #2. Any future construction on areas with slopes over 15% will require an erosion and sedimentation control plan submitted with the zoning application. The plans shall comply with the standards in the Vermont Handbook for Soil Erosion and Sediment Control on Construction Sites.

31. The Applicant commits to protecting areas exposed during construction in accordance with standards of the Vermont Department of Environmental Conservation and the U.S. Department of Agriculture Natural Resource Conservation service as required by NSR §3.5(F).

**NSR §3.6 - Community Services and Facilities**

32. The subdivision will not burden community services and facilities any more than that of two residences.

33. The closest fire hydrant to Lot #2 is 4,700' away and the distance to Lot #1 is 4,517' which is within the required 5,000' set forth in the NSR §3.6(B). The fire flow of the hydrant is greater than 500 gpm and is a "wet hydrant" connected to the Norwich Village water supply system.

34. As a condition of a driveway grade waiver, a home sprinkler system will be installed in the residence on Lot #2 to meet the requirements of NFPA13D: *Installation of Sprinkler Systems in One and Two Family Dwelling and Manufactured Homes* with a minimum of 10 minutes of water available. The Norwich Fire Chief highly recommends a residential sprinkler system for life safety on both lots.

**NSR §3.7 - Roads, Driveways and Pedestrian Access**

35. The private road (Mystic Drive) providing access to Lot #2 was approved in an earlier subdivision. No additional access permits to town or state highways will be needed.

36. The owner of Lot #2 will participate in the maintenance of Mystic Drive along with the other owners of lots accessed by the road. A Driveway Maintenance Agreement for Lot #2 and the other Mystic Drive lot owners is incorporated in the Warranty Deed between Allen and Barbara Britton, Jr. and G.R. Porter & Sons, Inc. including a Private Road Maintenance Agreement for Mystic Drive, recorded in the Norwich Land Records Book 128, Pages 689-693, dated 9/9/98. (A-5 and A-6).

37. The Schematic Driveway Plan depicts the driveway to Lot #2 with a 10 foot width and 1 foot shoulders. The grades on the driveway vary from 1% to a maximum of 14.8% over a 320' section. There are two emergency vehicle turnoffs and culverts. (A-4a and A-4b).

38. The Landowner/Applicant has requested a waiver to allow for a maximum of 15% grade instead of 12% based on the following criteria NSR §3.14(D)(1)a-c:

a. There is only one reasonable location for a driveway to access this parcel. The driveway traverses along a hillside to gain access to the development envelope. The design location is between ledge on the uphill side and a brook on the downhill side. The 14.8% centerline grade is achieved by using fill to raise the slope before getting to the steeper natural slope. Applicant minimized fill by moving the driveway uphill from its current location. To achieve a centerline grade of 12%, a significant disturbance to the uphill ledge and downhill slope is necessary. The ledge would need to be removed in order to move the driveway laterally and protect the down slope brook. The disturbance to the natural slope would be significant.

b. As a provision for the steeper road Applicant is providing a turnoff at the bottom of the 14.8% slope and a second at the top of the 14.8% slope. These turnoffs are provided as close as possible to each other, however they are not close enough to provide a clear line of sight around the curve between the two turnoffs. Additional turnoffs or a wider width on the corner may create a driveway design with significant additional disturbance to the natural slopes.

c. A residential sprinkler system will be installed in the residence on Lot #2 as a method to improve life safety if fire emergency vehicles have difficulty gaining access to the developed portion of the lot.

39. The Schematic Driveway Plan indicates that the sight line between the two turnoffs in 38(b) above will be obstructed by ledge along the inside of the curve. It may be necessary to extend the upper turnoff down the driveway or to increase the roadway width by 2' to allow for a vehicle to stop where the lower turnoff is visible to allow a vehicle coming up the driveway to pass.

### **NSR §3.8 – Water Supply and Wastewater Management**

40. Lot #1 has an existing barn with existing water supply and wastewater system.

41. Lot #2 is undeveloped. Approval of state water supply and wastewater permits will be required prior to starting construction of any structures requiring wastewater disposal.

### **NSR §3.9 – Utilities**

42. Utility lines to Lot #1 already exist and are placed underground. (A-5).

43. Lot #2 is undeveloped. A waiver is requested to install overhead utilities. The installation of underground utilities would be prohibitively expensive caused by the shallow depths to ledge. It would be necessary to blast and excavate ledge in order to place the utility lines underground. The overhead installation requires very limited tree clearing or pruning. The visual impact is minimized because of the current overhead

utilities. The overhead utilities include the local distribution lines along Mystic Drive and a major transmission line with a 150' right-of-way width crossing the parcel southeast of the development envelope.

### **NSR §3.10 - Dedication of Open Space and Common Land**

44. No proposal is made for the specific designation of open space. Future development will not be permitted outside of the development envelope except for Agricultural buildings as defined by the State of Vermont.

### **III. CONCLUSIONS OF LAW**

Based on the findings above, the proposed development, as conditioned below, conforms to the criteria in the Norwich Subdivision Regulations.

The requests for waivers of underground utilities and driveway centerline grade are granted.

### **IV. CONDITIONS**

- A. The conditions set forth herein shall be recorded in the Norwich Land Records at the office of the Town Clerk of Norwich within 45 days of this Notice of Decision ("NOD") by the Norwich Planning and Zoning Office.
- B. A Final Plat shall conform to the specifications and content requirements in Section 2.7 of the Norwich Subdivision Regulations and shall be recorded in the Norwich Land Records within 180 days of the approval and shall include the dimensions of each development envelope and distance from two property lines. An extension of 90 days may be requested if State Permits are still pending after 180 days. Two additional paper copies of the Final Plan shall be submitted to the Planning Office at the time of recording.
- C. The height of any new structures on Lots #1 and 2 shall not exceed 35', or be above the existing tree canopy.
- D. Old stone walls (pre-1940) on either lot shall not be removed from their current location other than for openings for new paths or roads.
- E. Any future development on areas with slopes over 15% will require an erosion and sedimentation control plan submitted with the zoning permit application for review by the zoning administrator. The plans shall comply with the standards in the *Vermont Handbook for Soil Erosion and Sediment Control on Construction Sites*.
- F. All recorded deeds for the transfer of Lot #2 shall refer to the road maintenance agreement in the Warranty Deed between Allen and Barbara Britton, Jr. and G.R.



NORWICH DEVELOPMENT REVIEW BOARD

Porter & Sons, Inc. recorded in the Norwich Land Records Book 128, Pages 689-693 (Exhibit A-6) for the shared portions Mystic Drive.

- G. As a condition of granting a waiver for Lot #2 to allow the centerline grade of the driveway to exceed 12% with a maximum of grade of 15%, as shown on Exhibits A-4a and A-4b, the applicant is required to install a residential sprinkler system that meets the requirements of the current edition of NFPA 13D: *Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes*. Design plans for the sprinkler system by a NICET certified designer shall be submitted to the Norwich Fire Chief at least 30 days prior to the start of construction for review and approval. After completion of installation and prior to occupancy of the residence, the system shall be inspected by the Norwich Fire Chief or an inspector designated by the Norwich Fire Chief. The inspection shall include a "bucket test". A copy of the approved plans and inspection report shall be filed with the Norwich Planning Office prior to occupancy.

In addition to the residential sprinkler system, the Norwich Fire Department recommends prompt snow removal and sanding of the driveway as needed during snow and ice weather events.

- H. The portion of the driveway from the bottom of the upper vehicle pull off on Schematic Driveway Plan C-1 (A-4a) at elevation line 682' down to elevation line 675' shall be increased in width from 10' to a minimum of 12' to better allow two vehicles to pass. The 1' shoulders shall be maintained.
- I. The driveway for Lot #2 shall conform to the construction standards in §3.14(C) NZR except as waived and conditioned above.
- J. The access for the driveway for Lot #2 connecting to Mystic Drive shall meet the same design standards as a driveway accessing a town highway.
- K. Utility lines may be on overhead poles from Mystic Drive along the driveway to the top of the steep section (approximately elevation 685'). The lines shall then be installed underground to the house site unless restricted by too much ledge. A plan for the utility lines shall be submitted to the Zoning Administrator for review prior to installation.
- L. The development approved by this Notice of Decision shall be completed in strict compliance with these Conditions and with the project plans reviewed by the DRB consistent with and subject to the findings, conclusion and conditions of this NOD. No zoning or building permit shall be issued contrary to the terms hereof. The Development Review Board may change any conditions in this permit after receiving a written request from the applicant and holding a warned public hearing.
- M. This approval and any permit issued hereunder shall be binding on each Landowner and Applicant as well as all heirs, successors and assigns, and shall be

NORWICH DEVELOPMENT REVIEW BOARD

void upon the default, non-compliance or non-performance of any of these conditions.

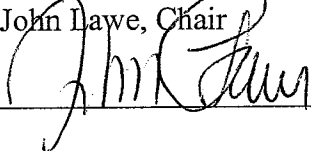
- N. Consistent with its authority to impose conditions deemed necessary to ensure that the proposed development conforms to the subdivision review standards, the DRB may choose to arrange one or more site visits to review the efficacy of the terms and conditions set out in this NOD. Any site visits will be scheduled to occur after all or substantially all site work has been completed. As a condition for approval of the proposed development, the landowner's and/or applicant's cooperation in arranging and conducting these site visits is required.

V. DECISION

The Norwich Development Review Board hereby APPROVES this final subdivision application subject to the conclusions of law and conditions listed above.

Norwich Development Review Board

By John Lawe, Chair

  
\_\_\_\_\_

Dated: 2-24-2011

Members participating: Lawe, Dean, Teeter, Ciccotelli, Loveland, Tuggle, McCabe

Vote: **For:** Lawe, Ciccotelli, Loveland, Tuggle, McCabe, Dean, Teeter

**Against:** None

Interested Persons Participating: **None**

APPEALS OF DECISIONS OF THE DEVELOPMENT REVIEW BOARD

Title 24 V.S.A. §4471. Appeal to environmental court:

(a) An interested person who has participated in a municipal regulatory proceeding authorized under this title may appeal a decision rendered in that proceeding by an appropriate municipal panel to the environmental court. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding. An appeal from a decision of the appropriate municipal panel, or from a decision of the municipal legislative body under subsection 4415(d) of this title, shall be taken in such manner as the supreme court may by rule provide for appeals from state agencies governed by sections 801 through 816 of Title 3, unless the decision is an appropriate municipal panel decision which the municipality has elected to be subject to review on the record.

(b) *Not Applicable to Norwich*

(c) Notice of the appeal shall be filed by certified mailing, with fees, to the environmental court and by mailing a copy to the municipal clerk or the administrative officer, if so designated, who shall supply a list of interested persons to the appellant within five working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person, and, if

**NORWICH DEVELOPMENT REVIEW BOARD**

Britton - #61BSUB10 Notice of Decision Final Plan Review February 24, 2011

Page 10 of 10

any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.

**VERMONT ENVIRONMENTAL COURT**

2418 Airport Road · Barre VT 05641 · (802) 828-1660

<http://www.vermontjudiciary.org/courts/environmental/index.htm>

Notice of the appeal shall be filed within 30 days of the date of the DRB Final Plan Review.



State of Vermont

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

WW-3-1169
(PIN#NS98-0149)

LAWS/REGULATIONS INVOLVED:
Environmental Protection Rules Chapter 1
and Chapter 21, Appendix A, Part 11

LANDOWNER(s): Allen H. Britton, Jr.
ADDRESS: 2171 Gulf Shores Blvd. North
Naples, FL 34102

RECEIVED
June 13 A.D. 20 06
AT 1 O'CLOCK 15 MIN P M
AND RECORDED IN Land Records
BOOK 177 PAGE 573-575
ATTEST Carolyn Clopton
TOWN CLERK, NORWICH, VERMONT

This project, a lot with an existing single-family home and a lot with a proposed single-family home, located on Mystic Drive and Goodrich Four Corners Road in Norwich, Vermont is hereby approved under the requirements of the regulations named above subject to the following conditions:

- 1. The project shall be completed as shown on four (4) sheets of plans prepared by Robert M. Carter, P.E., titled:
A. "Allen Britton, Norwich" (Sheet 1 of 4) dated 3/17/06;
B. "Allen Britton, Norwich" (Sheet 2 of 4) dated 3/17/06;
C. "Allen Britton, Norwich" (Sheet 3 of 4) dated 3/17/06;
D. "Mound System Details - Allen Britton, Norwich" (Sheet 4 of 4) dated 3/17/06;
which have been stamped APPROVED by the Wastewater Management Division. No changes shall be made to the approved plans without prior written approval from the Wastewater Management Division.
2. This project has been reviewed and approved for the existing single-family residence with maximum three (3) bedrooms and maximum of six (7) person occupancy on Lot #1 and the proposed single-family residence with maximum four (4) bedrooms and maximum of seven (7) person occupancy on Lot #2. Construction of additional buildings, including public buildings, single family residences, duplexes and condominium units, is not allowed without prior review and approval by the Division of Wastewater Management, and such approval will not be granted unless the proposal conforms to the applicable laws and regulations.
3. This permit affects property referenced in a deed recorded in Book(s) 89 Page(s)228-230 of the Norwich, Vermont land records. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for recording this permit in the Norwich Land Records within thirty (30) days of receipt of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
4. By acceptance of this permit the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental and health statutes and regulations and with the permit.



State of Vermont

**WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT**

**WW-3-1169**

(PIN#NS98-0149)

LAWS/REGULATIONS INVOLVED:

Environmental Protection Rules Chapter 1  
and Chapter 21, Appendix A, Part 11

LANDOWNER(s): Allen H. Britton, Jr.  
ADDRESS: 2171 Gulf Shores Blvd. North  
Naples, FL 34102

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4. By acceptance of this permit the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental and health statutes and regulations and with the permit.

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT #WW-3-1169  
BRITTON  
PAGE 2

5. The wastewater disposal system(s) shall be constructed as shown on the APPROVED plan(s) and shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. No construction (buildings, roads, water lines, etc.) that might interfere with the installation or operation of the sewage disposal field or its replacement area is permitted. All isolation distances as set forth in Environmental Protection Rules shall be adhered to.
6. The project is approved for on-site water supplies from drilled or percussion wells provided that the wells are located as shown on the plans. The wells shall be installed and properly sealed into bedrock. All isolation distances and construction standards as set forth in Environmental Protection Rules, Chapter 21, part 11 (Small Scale Water Systems), effective September 24, 1992, shall be adhered to.
7. **No permit issued by the Secretary shall be valid, for a substantially completed potable water supply and wastewater system, until the Secretary receives a certification from a designer, signed and dated, that states: "I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater systems were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests." The water and wastewater systems inspection certification(s) shall be completed and submitted to the Springfield Regional Office, and to the municipality, for filing within 30 days of the final inspection.**
8. The potential future replacement wastewater disposal system areas have been identified on the approved plans. All required isolation distances shall be maintained for these sites. If a wastewater or water system serving a lot fails, a revised permit shall be obtained from the Wastewater Management Division prior to installing any replacement system.
9. **The use of the wastewater disposal system approved in this permit for Lot #2 requires that an annual inspection be performed by a Class B or Class 1 Licensed Designer starting when the system is installed. The field inspection shall be done in April or May of each year and a written report shall be submitted to the permittee and the regional office that issued the permit by the following June 15th. The inspection shall consist of a field inspection of the area where the leachfield has been installed. A visual observation of the surface area over the system and the area downslope of the system for a distance of 25' shall be made for any indication of failure. This inspection requirement does not require the installation or observation of groundwater monitors and does not require inspection of other component of the wastewater system such as septic tanks, pump stations or advanced treatment systems. Such inspections may be required if they are part of the approved design, including any operation manuals or written instructions, or if they are required in another permit condition. This condition remains in effect until three inspection cycles have been completed as specified in this condition.**

10. The corners of the proposed primary and replacement wastewater disposal areas and well locations shall be accurately flagged with the flagging being maintained until construction is complete.
11. This permit shall in no way relieve you of the obligations of Title 10 Chapter 48, Subchapter 4, for the protection of groundwater.
12. Each prospective purchaser of any portion of the approved project shall be shown a copy of the approved plan and the Wastewater System and Potable Water Supply Permit before any written contract of sale is entered into.
13. In the event of a transfer of ownership (partial or whole) of this project, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.
14. The Division's issuance of this Permit relies upon the data, designs, judgment and other information supplied by the applicant, his or her professional consultants and other experts who have participated in preparation of the application. The Division makes no assurance that the approved system(s) will meet performance objectives of the applicant and no warranties or guarantees are given or implied.
15. This permit does not relieve you, as applicant, from obtaining all applicable approvals that may be required from the Act 250 District Environmental Commission, the Department of Public Safety, the Department of Health, the State Wetlands Program and other State Agencies or the Town.

JEFFREY WENNBERG, COMMISSIONER  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

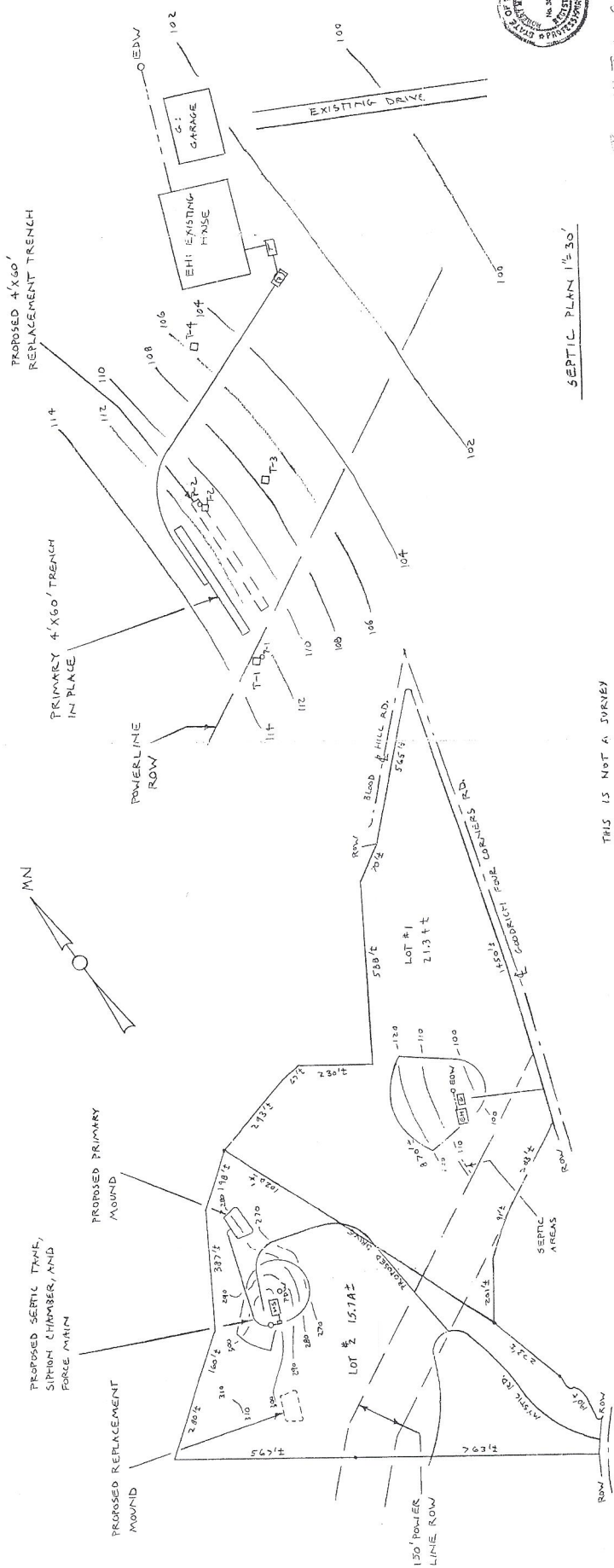
DATE: May 17, 2006

BY

  
JEFF SVEC  
ASSISTANT REGIONAL ENGINEER

Copies: Norwich Town Planning & Select Board  
Robert Carter, P.E.





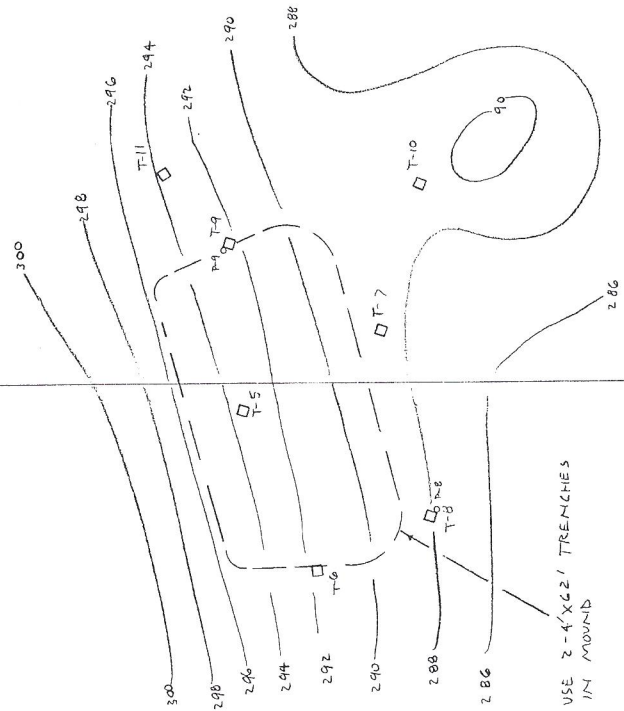
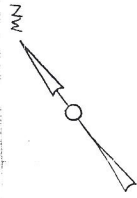
Drawn July 2010  
SHEET 1 OF 4

ALLEN BRITTON/  
NORWICH  
SCALE: 1"=200' / 1"=30'  
DATE: MARCH 17 2006  
R. Carter

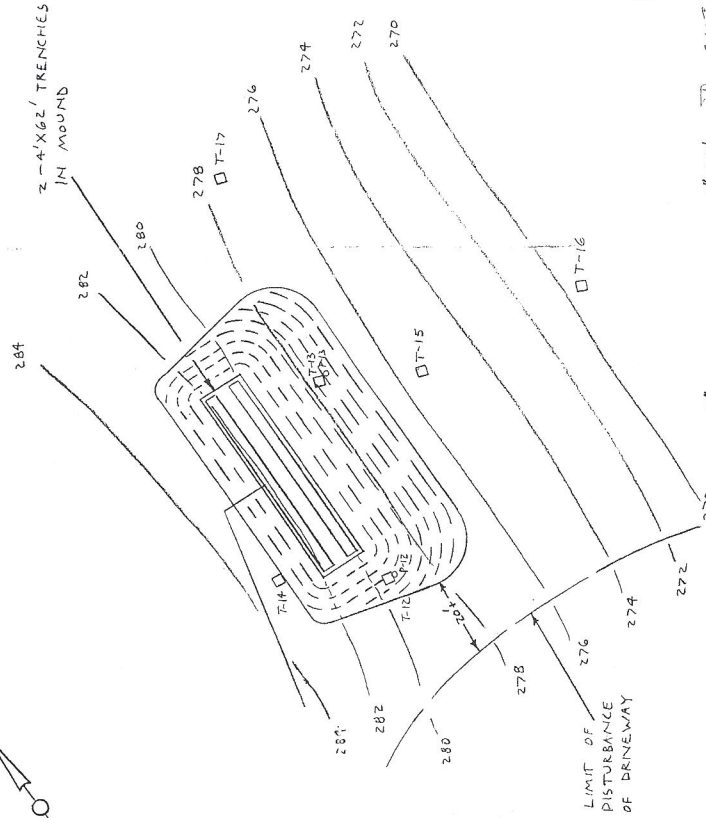
SEPTIC PLAN 1"=30'

THIS IS NOT A SURVEY  
AND IS NOT INTENDED  
FOR DEED PURPOSES

LOT PLAN 1"=200'



LOT #2 REPLACEMENT MOUND 1 1/2" 20'  
 DESK TOP HYDRO: LEDGE @ 18", FINE SANDY LOAM, 13% SLOPE  
 $LLR = (4)(6)$   
 $h = 18" - 12" = 6" = .5'$   
 $r = 18.7$   
 $LLR = (1.5)(18.7) = 94$   
 4 BEDROOM HOUSE = 490 GPD  
 SYSTEM LENGTH: 490 ÷ 9.4 = 52.1 FT / 62' PROPOSED  
 USE 24" SAND BELOW TRENCHES

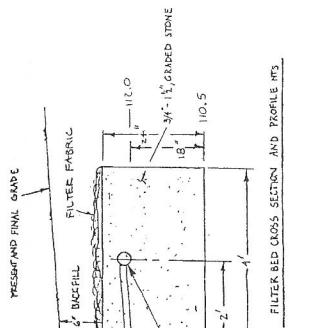


LOT #2 PRIMARY MOUND 1 1/2" 20'  
 DESK TOP HYDRO: WATER TABLE @ 20", FINE SANDY LOAM,  
 11% SLOPE  
 $LLR = (4)(6)$   
 $h = 20" - 12" = 8" = .67'$   
 $r = 18.7$   
 $LLR = (1.5)(18.7) = 12.5$   
 SYSTEM LENGTH: 490 ÷ 12.5 = 39.2 FT / 62' PROPOSED  
 USE 24" SAND BELOW TRENCHES



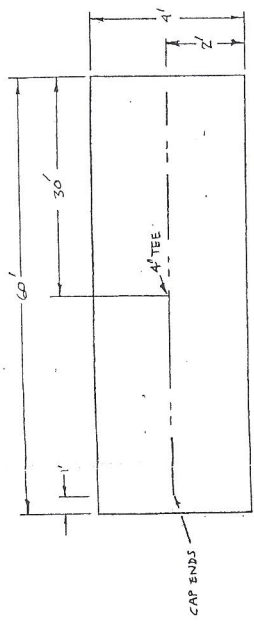
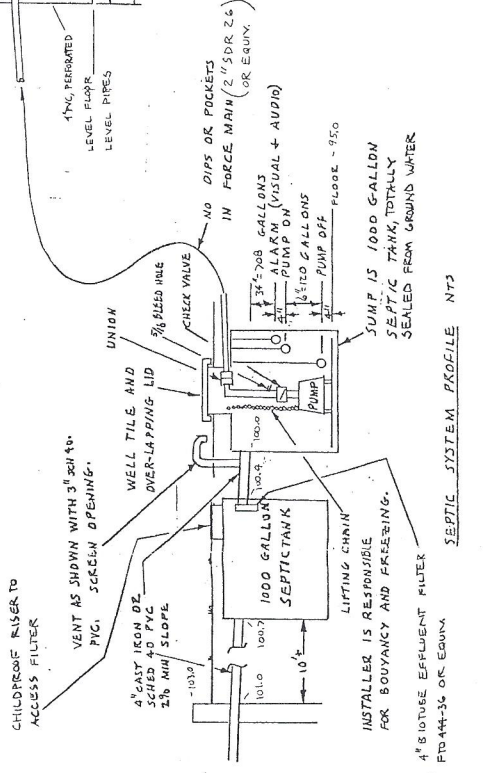
Rec 24 July 2010  
 SHEET 2 OF 4  
 ALLEN BRITTON,  
 NORWICH  
 SCALE: 1" = 20'  
 DATE: MARCH 17 2006  
 R. COSTA

CALCULATIONS:  
 3 BEDROOM HOUSE WITH PERC RATE OF  
 4 GAL/IN, USING 18" STONE BELOW PIPE,  
 2.10 FT<sup>2</sup> REQ'D, 2.40 FT<sup>2</sup> IN PLACE



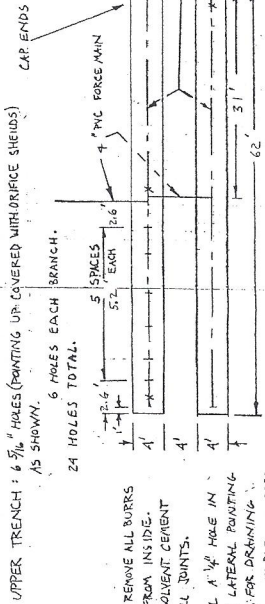
**NECESSARY CONSTRUCTION DETAILS**  
 No working the soil when wet, or even damp.  
 Keep heavy equipment off bed floor, pipes, stone,  
 or filter fabric.  
 Floor and pipes to be set level with instrument.  
 Tank to be set level, within 1 inch overall.  
 Pipes sealed through cellar wall, and into tank,  
 with cement, tar, cement,  
 No joints between house and tank,  
 within 5 feet of tank outlet.  
 Use pipe tees and elbows for all connections in bed,  
 unless otherwise specified.  
 Matt to cover stone so completely no stone can be seen.

**PRE-COVER-UP INSPECTION-48 HOURS NOTICE REQUIRED.**  
 All tank, pipe, and bed construction to be done,  
 including pipe packing and matt to be visible.  
 All earth needed to cover, to be there.  
 For everyone's benefit, no deviations can be allowed.



Rec 28 July 2010  
 SHEET 3 OF 4  
 ALLEN BRITTON,  
 NORWICH  
 SCALE: AS NOTED  
 DATE: MARCH 17 2006  
 R. Canty

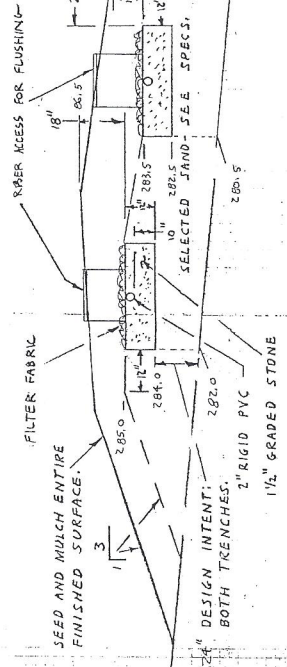
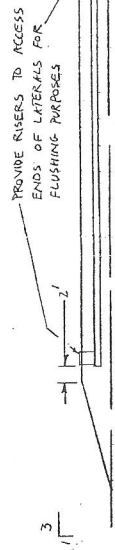
SEPTIC SYSTEM PROFILE NT3  
 FILTER BED PLAN VIEW NT5



NOTE: REMOVE ALL BURRS FROM INSIDE OF SOLVENT CEMENT ALL JOINTS. DRILL 1/4" HOLE IN EACH LATERAL, POINTING DOWN, FOR DRAINING PURPOSES TO PREVENT FREEBING.

LOWER TRENCH: 4/32" DRILL DIA. SPACED SAME AS UPPER TRENCH.

FILTER TRENCHES PLAN VIEW INTS.



NOTE: INSTALLER'S RESPONSIBILITY TO PREVENT FORCE MAIN FROM FREEBING AND TO PREVENT TANKS FROM LIFTING DUE TO BUOYANCY.

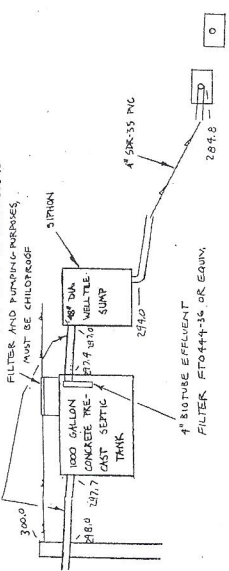
PROTECTED AREA - 50' MIN. MUST NOT BE DISTURBED.

Fill Material: The fill material from this material shall placed on top of the trench or bed shall be used in accordance with one of the following state analyses:

State Number	Complaint (mm)	Percent Passing by Weight
10	2,000	85 - 100
40	0,420	50 - 85
60	0,250	10 - 30
200	0,075	2 - 10

CALCULATIONS:  
HEAD AVAILABLE (MINUS) HEAD LOSS IN 4" PIPE IS NEGLECTABLE.  
FRICTION LOSS IN 4" PIPE IS NEGLECTABLE.  
1/10 PSI/L TRENCH.

SIRCON USE: TO DOSE 4 TIMES A DAY. USE FLUID DYNAMICS MODEL 407 OR EQUIV. PER INSTRUCTIONS.



State Number	Complaint (mm)	Percent Passing by Weight
4	4,750	95 - 100
8	2,380	80 - 100
16	1,190	50 - 85
30	0,795	10 - 30
50	0,397	2 - 10
100	0,199	2 - 10

Percent Passing by Weight

State Number	Complaint (mm)	Percent Passing by Weight
10	2,000	85 - 100
40	0,420	50 - 85
200	0,075	2 - 10

**MOUND CONSTRUCTION**

- MOLDBOARD FLOW (PARALLEL TO CONTOUR AND TRENCHES) TO 8" DEPTH, ENTIRE AREA TO BE COVERED. TOPSOIL MUST NOT BE REMOVED.
- BRING IN SELECTED SAND; DUMP ON FROM UPHILL SIDE. NO DRIVING OVER FLOWED AREA OR PROTECTED AREA.
- SHAPE AS SHOWN. ALLOW TO SETTLE 14 DAYS ±.
- DIG FOR TRENCHES AND BUILD. THE DESIGN INTENT MUST BE MAINTAINED.
- FOLLOWING INSPECTION AND TESTING, MAY BE COVERED. SEED, MULCH, ETC. EROSION MUST NOT OCCUR AND IS RESPONSIBILITY OF OWNER AND BUILDER.

THIS MOUND DESIGN FOR 2 TO 60 MINUTES PER INCH PERC RATE, 1" LEDGE AND WATER TABLE AT 2' OR BELOW. FOR A 4' BEDROOM DWELLING, 40 GALLONS PER DAY. SAND LOADING RATE: 1.0 GAL/SQ. FT./DAY. 40 SQ. FT. OF TRENCH NEEDED. 62 LINEAR FT. X 4 FT. WIDE = 496 SQ. FT. 50' USE 2'-62 FT. LONG X 4 FT. WIDE TRENCHES. BASAL AREA MUST BE 404.74 = 662 SQ. FT. BASAL AREA SHOWN IS 62' X 38'235G SQ. FT.

RECEIVED JULY 2010

SHEET 4 OF 4

MOUND SYSTEM DETAILS

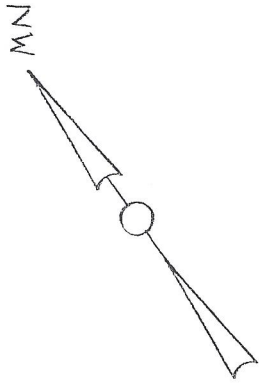
ALLEN BRITTON, NORWICH

SCALE: AS NOTED

DATE: MARCH 17 2006

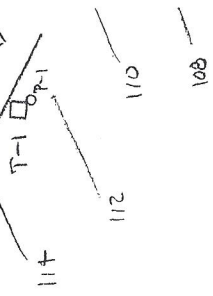
R. Costa





PRIMARY 4' X  
IN PLACE

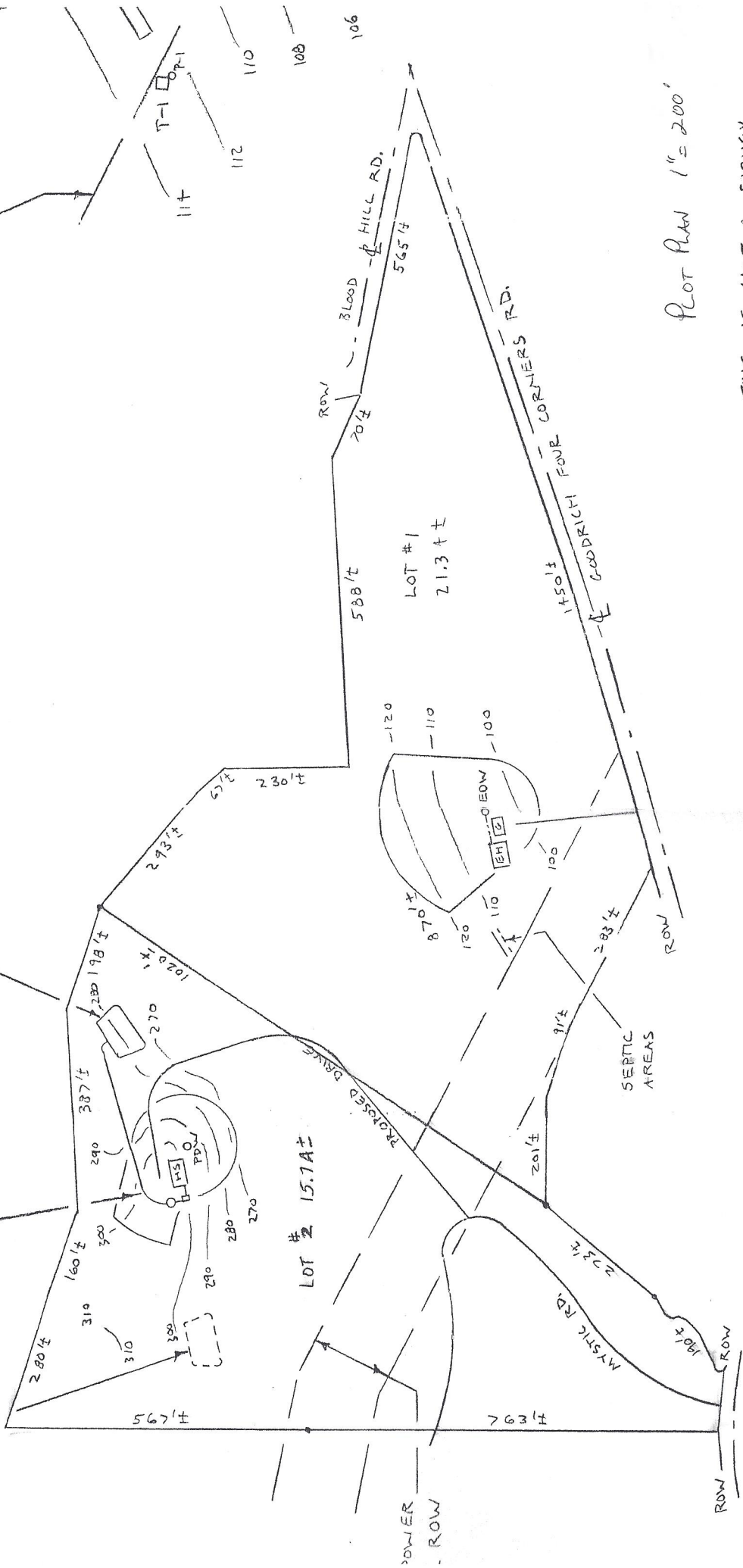
POWERLINE  
ROW



PROPOSED SEPTIC TANK,  
SIPHON CHAMBER, AND  
FORCE MAIN

PROPOSED PRIMARY  
MOUND

PROPOSED REPLACEMENT  
MOUND



Plot Plan 1" = 200'

THIS IS NOT A SURVEY  
AND IS NOT INTENDED  
FOR DEED PURPOSES



KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, JOHN EANCHUK, JR. and ENA EANCHUK

of Norwich in the County of Windsor and State of Vermont (hereinafter called the Grantor), for and in consideration of the sum of One Dollar and other valuable consideration paid by the CENTRAL VERMONT PUBLIC SERVICE CORPORATION (hereinafter called the Grantee), a corporation duly authorized and existing according to law with its office and principal place of business in the City of Rutland, in the County of Rutland and State of Vermont, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, its successors and assigns, the perpetual, exclusive right and easement to erect, construct, maintain, reconstruct, relocate, operate and remove electric transmission, distribution and communication lines (which may be erected at different times and at such voltages as the Grantee, its successors and assigns may from time to time determine) consisting of suitable and sufficient poles and towers with wires and/or cables strung thereon for the transmission of electricity and the transmission of intelligence by electricity, together with all necessary foundations, anchors, guys, braces, fittings, equipment and appurtenances, including buried ground wires or cables, under, over and upon a strip of land owned by us in the town of Norwich in the County of Windsor in the State of Vermont bounded and described as follows:

Being all that part of lands of the Grantor as are included within a strip of land 150 feet in width, said strip to be 75 feet wide on the northerly side and 75 feet wide on the southerly side of our westerly property line to our easterly property line; said survey line being more particularly described as follows:

Beginning at a point in the property division line fence between lands now or formerly of Allan H. Britton, Jr. on the west and lands of the Grantors on the east, said point being located about 39 feet southerly of a fence corner marking the southeast property corner of lands now or formerly of Margaret Milliken and the northeast property corner of lands now or formerly of Allan H. Britton, Jr. and the westerly property division line of the Grantors, said distance being measured along property division line fence; thence running across lands of the Grantors on a straight course of about North 47°22' East a distance of 89 feet, more or less, to an angle point; thence continuing across lands of the Grantors on a straight course of about North 64°33' East, crossing town highway, a distance of 2,069 feet, more or less, to a point in the property division line between lands of the Grantors on the west and lands now or formerly of George & Jean French on the east.

The exact location of said survey line is to be selected by the Grantee after its final surveys have been completed.

Title to the foregoing lands and premises was acquired by Warranty Deed of Micheal and Hermine Koloski, H/W. to John and Ena Eanchuk, H/W. dated May 9, 1945 and recorded in Vol. 27 at page 177 of the Norwich Town Land Records.

Together with the right, within said strip of land, to cut down, trim, burn and spray with chemicals any and all trees, underbrush and vegetation or parts thereof growing within or overhanging the limits of said strip (the first clearing may be for less than the full width and may be widened from time to time to the full width) and to remove all structures and obstructions which are now found within the limits of said strip.

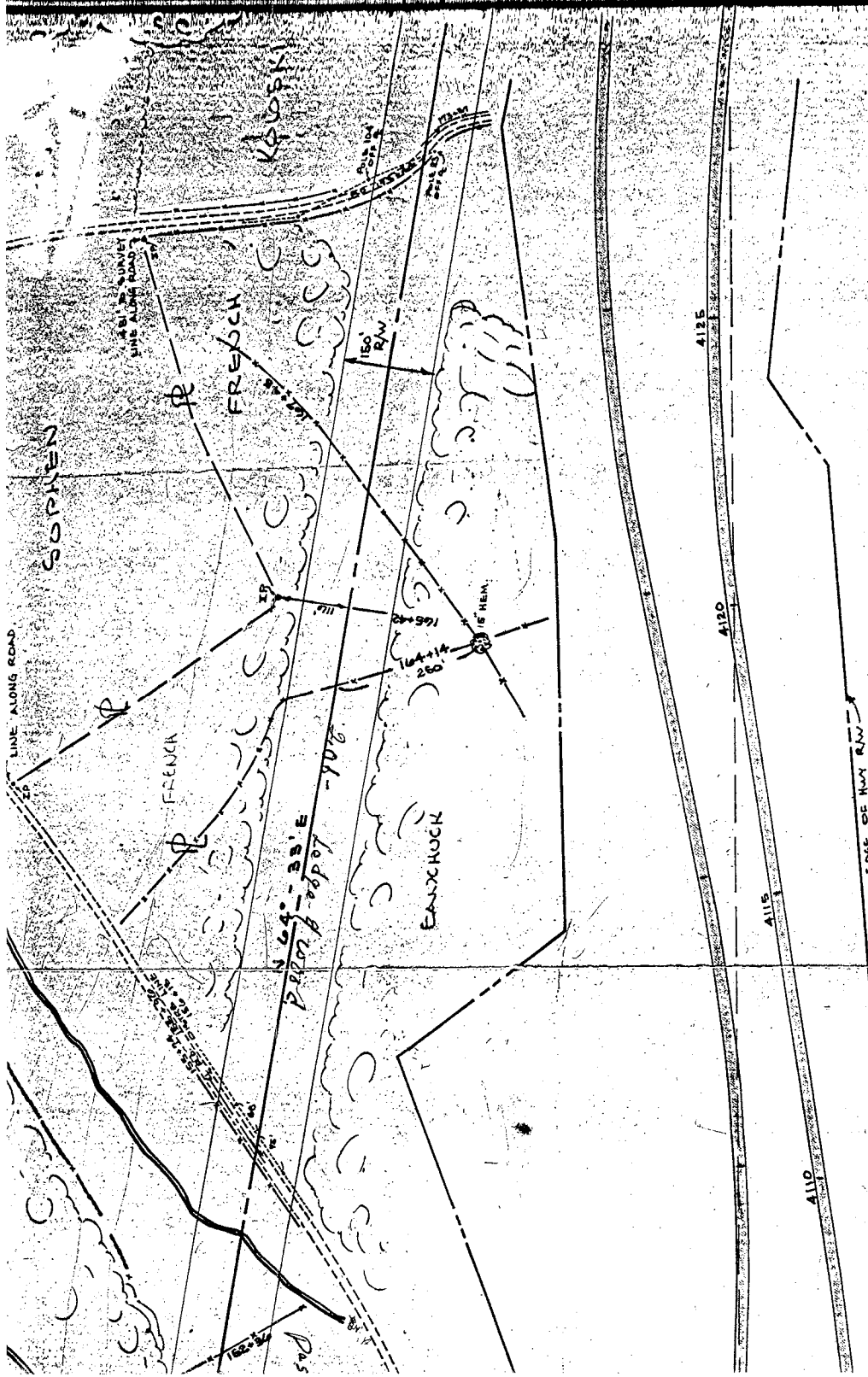
Together with the permanent right at any and all times to enter on adjacent land of the Grantor(s), their heirs and assigns, and cut or trim and remove such trees growing outside the limits of said right of way strip which may, in the opinion of the Grantee, its successors and assigns, interfere with or be likely to interfere with, the successful operation of said line or lines now or hereafter to be constructed on said right of way strip above described.

The Grantor(s) for themselves, their heirs, executors, administrators and assigns, hereby covenant(s) and agree(s) to and with the Grantee, its successors and assigns, that they will not erect or maintain any building or other structure, or permit the erection or maintenance of any building or other structure, of any kind or nature upon the above described strip, and will not place, permit or allow any material of any kind or nature to be piled on, or accumulate on, or be removed from the said right of way strip above described so as to change the grade of the surface of the ground any and all of which, in the opinion of the Grantee, its successors and assigns, would endanger or interfere with the operation or maintenance of said line or lines constructed along and across said strip.

Together, also, with the right at all times to cross and recross (our) other premises by convenient and reasonable approaches to gain access to the above described strip on foot and with teams, motor vehicles and construction equipment for the purpose of constructing, operating, inspecting and repairing any and all structures or fixtures of every kind and nature which the Grantee, its successors and assigns, may erect, construct, maintain and operate upon the above described right of way strip, this right of access may be confined to routes designated by (us) if such designated routes are practicable and acceptable to the Grantee, its successors and assigns; provided, however, that this right of access must be exercised in a careful manner and the Grantee, its successors and assigns, shall reimburse the Grantor(s) for all physical damage to the lands, buildings, structures, installations and crops thereon in the exercising of this right of access.

RESERVING, NEVERTHELESS, unto the Grantor(s) their heirs, executors, administrators and assigns the right to cross and recross said strip at such places as may be necessary in using the lands adjacent to said strip, provided, however, any such crossing and recrossing shall not interfere with the rights herein granted and shall be exercised in a careful manner, and the Grantor(s) shall reimburse the Grantee, its successors and assigns, for all physical damage to the lands, buildings, structures, installations and crops thereon in the exercising of this right of access.

Also reserving nevertheless, unto the Grantors, the right to remove earth, sand and gravel from said right-of-way strip; provided, however, such earth, sand and gravel shall not be removed so as to affect the stability of any pole, structure or anchor guy and a slope of about one (1) foot in height to two (2) feet of base shall be left from a point starting twelve (12) feet from each pole, structure or anchor guy and no sand, gravel or earth between any pole and its supporting guy or guys shall be removed.

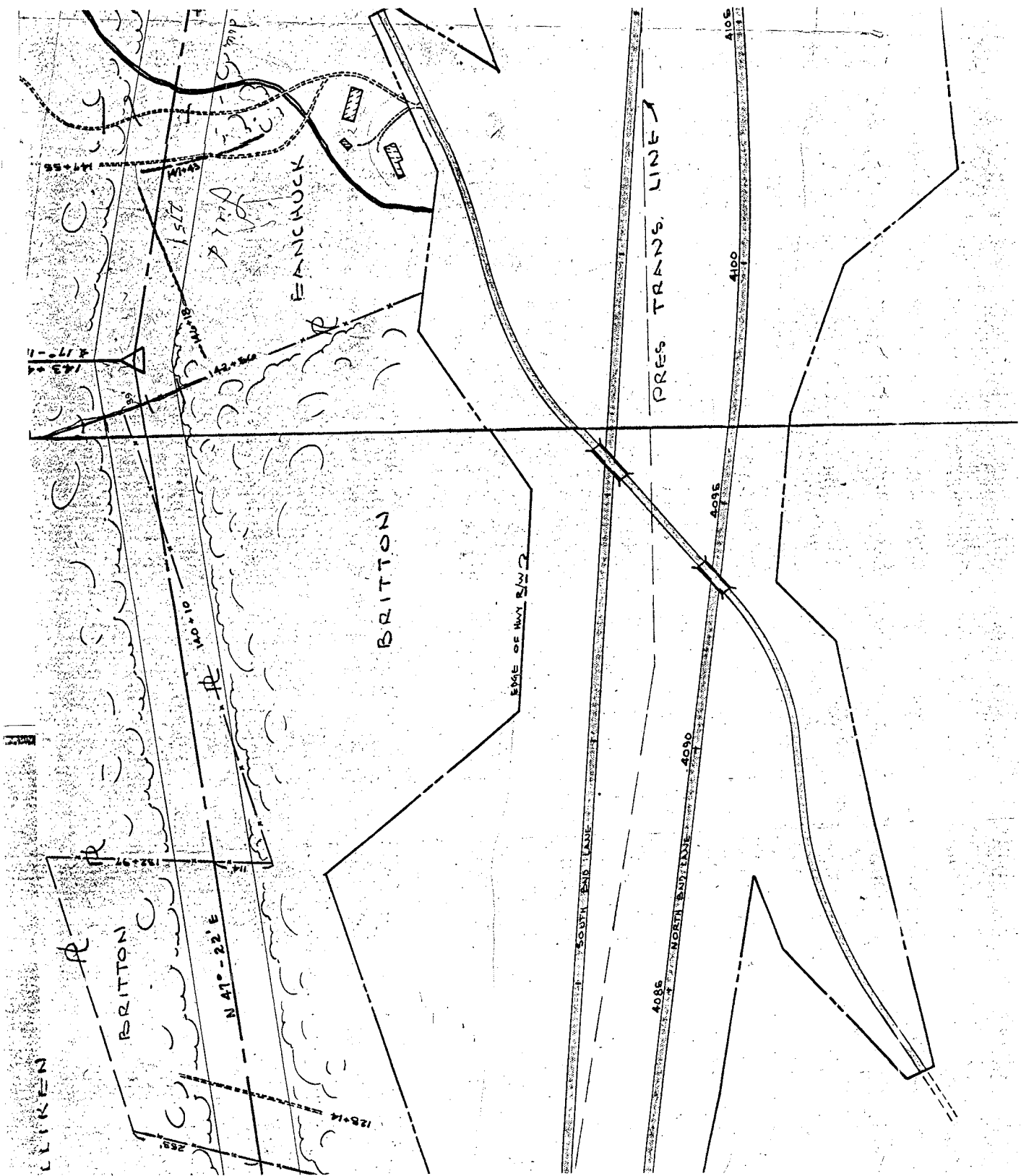


CENTRAL VERMONT PUBLIC SERVICE CORP  
 WILDER - BRADFORD  
 44 KV TRANSMISSION LINE

DRAWN BY: HTB      DATE: 2-2-67      MILE: 3  
 SCALE: HOR: 1"=200'      VERT: 1"=20'

7.40 A.  
 114.000





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