

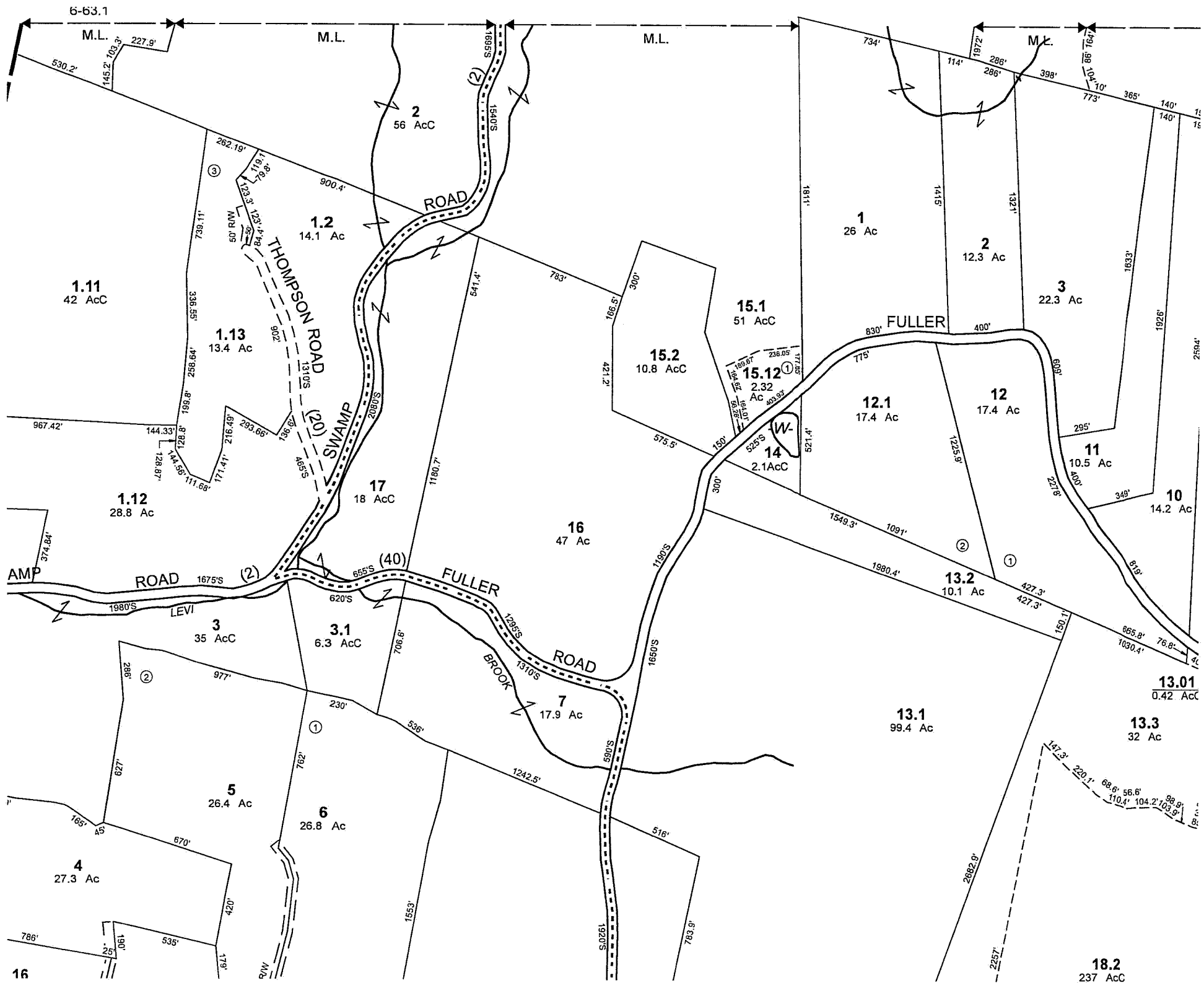
Newbury, VT - 6.3+/- acres - 2555 Fuller Rd
Orange County, Vermont, 6.3 AC +/-



Google

- Power Pole
- Roughed - in Driveway
- Property Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



TOWN OF NEWBURY, VERMONT

APPLICATION FOR ROAD ACCESS PERMIT

Administrative Fee/Recording Fee (required with application): \$25.00

Please check one:

☒ Residential with less than 3 units ☐ Residential with 3 units or more ☐ Commercial/Industrial/Agricultural

PROPERTY OWNER NAME <u>Allard Lumber Co.</u>	CONTRACTOR NAME <u>ALLARD LUMBER</u>
MAILING ADDRESS <u>74 Glenorne DR</u> <u>BRATTLEBORO VT 05301</u>	Certificate of Insurance: Received <input checked="" type="checkbox"/> Date <u>9-16-29</u>
PHONE NUMBER <u>802-254-4939</u>	PHONE NUMBER <u>802-254-4939</u>

The applicant requests a permit for access to property identified as Property Map # 10-013-1; Parcel # 1108.3
10-013-1. The proposed access is on the (N/S/E/W) S side of (road name) Fuller RD

The proposed access will be located approximately (feet/miles) 400' from the intersection of this road with (road name) SWAMP RD

Please Read Carefully

The access will be constructed in accordance with Vermont Agency of Transportation Standard B-71 to serve the applicants property. A copy will be attached with all approved permits.

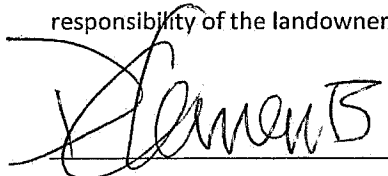
A Certificate of Insurance from the Contractor must accompany the application.

The proposed access shall be flagged for review by the Highway Foreman.

The Selectboard will approve or deny the application based on recommendations of the Highway Foreman. This decision will be filed in the Town Land Records as required by 24 V.S.A. § 4303 (11) pending a completion inspection by the Highway Foreman.

All conditions of this access and the future maintenance thereof will be the responsibility of the landowner.

By signing below, the landowner agrees to the terms and conditions of this approval and further understands that any and all damage to the Town Highway due to improper construction or maintenance of this access is the responsibility of the landowner.



Landowner Signature

7-25-29

Date

NEWBURY TOWN CLERK'S OFFICE
RECEIVED FOR RECORD

THIS 16th DAY OF September A.D., 20 29
AT 1 O'CLOCK 30 MINUTES 8 M, AND
RECORDED IN NEWBURY RECORDS, BOOK _____ PAGE _____
ATTEST [Signature] TOWN CLERK

NOTICE: This permit is issued in accordance with Title 19, Section 1111, V.S.A., relative to all highways within the control and jurisdiction of the Town of Newbury. The issuance of this permit does not release the landowner from any requirements of statutes, ordinances, rules and regulations administered by other governmental agencies. The permit will be effective upon compliance with such of these requirements as are applicable and continue in effect for as long as the present land use continues. Any change from the present land use will require a new permit. This permit is subject to the directions, restrictions and conditions herein and below and any attachments hereto, and covers only the work described in this application, and then only when the work is performed as directed. Violations are subject to the penalties set forth in Title 19, Section 1111, V.S.A. including but not limited to a civil penalty of not less than \$100, and not more than \$10,000 for each violation.

DO NOT WRITE BELOW THIS LINE

DO NOT WRITE BELOW THIS LINE

DECISION: _____ **Approved** **Denied** (circle one)

READ CAREFULLY

CONDITIONS:

1. **CULVERT** - Culvert size 15". Culverts must be installed by landowner before use or occupancy. (Note: If not required at this time, the Town may require future installation at landowner expense.)
2. **INSPECTION**- Landowner is responsible for calling the Town for an inspection prior to the final surface treatment. Call the Town of Newbury Highway Department at 429-2401.
3. **REJECTION OF WORK**- The Town may reject work completed and void permit if work is not done in compliance with the terms of this approval.
4. **MAXIMUM USE**- Maximum number of average daily trips allowed to use access: _____
5. The landowner shall comply with all Town ordinances, policies, specifications, and regulations relating to highways
6. This permit is issued in accordance with 19 VSA § 1111. *Fines and possible revocation of permit may occur for non-compliance as allowed by this Title.*
7. **Other Conditions:** FOLLOW B-71 STANDARD DETAIL H.

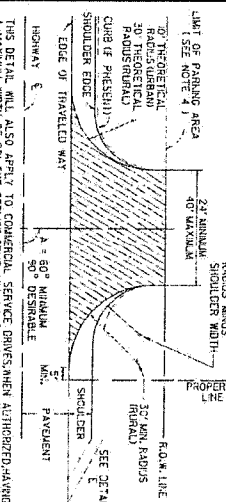
Dated in Newbury, VT, this 16 day of SEPTEMBER, 2024.

Selectboard:

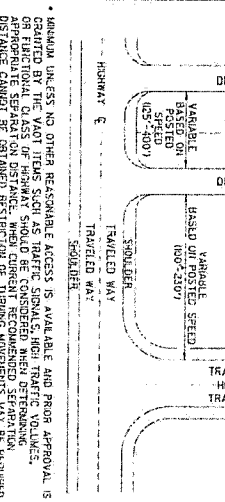
Permit Number: 2024-9

Final Inspection: _____

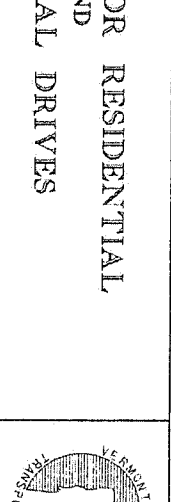
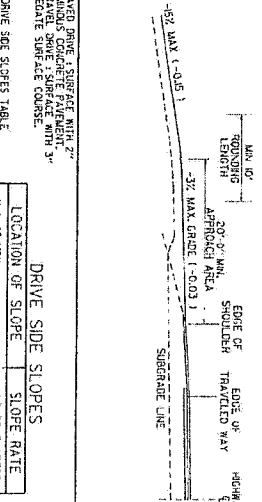
DETAIL C TWO-WAY UNDIVIDED COMMERCIAL DRIVE ENR



DETAIL F MINIMUM HORIZONTAL SEPARATION BETWEEN DRIVEWAYS AND INTERSECTING SIDEROADS

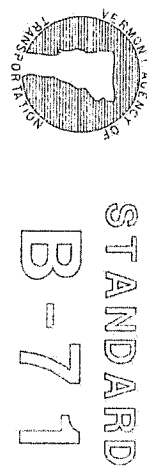


DETAIL 1 PROFILE OF DRIVE INTERSECTION (FILL SECTION



STANDARD
B-71

STANDARDS FOR RESIDENTIAL AND COMMERCIAL DRIVES



QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS That We, **BYRON L. KIDDER** and **KATHRYN G. KIDDER**, a married couple, of Bradford in the County of Orange and State of Vermont, Grantors, in consideration of One Dollar and other valuable consideration paid to our full satisfaction by **ALLARD LUMBER COMPANY**, a Vermont corporation with its principal place of business in Brattleboro, in the County of Windham and State of Vermont Grantee, have REMISED, RELEASED AND FOREVER QUITCLAIMED unto the said Grantee, Allard Lumber Company and its successors and assigns, all right, title and interest which we, Byron L. Kidder and Kathryn G. Kidder, or our heirs, executors and administrators have in, and to a certain piece of land in Newbury in the County of Orange and State of Vermont, described as follows, viz:

Being a parcel of land said to contain 6.3 acres, more or less, situated in the Town of Newbury and being all and the same land and premises as conveyed to Byron L. Kidder and Kathryn G. Kidder, husband and wife, by Quitclaim Deed of Scott W. Labun, Delinquent Collector of Taxes for the Town of Newbury dated June 23, 2008 and recorded in Book 149, Pages 190-191 of the Newbury Land Records, wherein said lands and premises are more particularly described as follows:

“Being the following described part and parcel of same land and premises conveyed to James A. Clegg and Melody L. Emerson by Chester A. Crosby, Jr. by Warranty Deed dated February 3, 2003 and recorded in Book 128 at Page 240 of the Newbury Land Records.

‘These premises are more particularly described on Exhibit A attached to said deed as follows:

‘All that portion of Tax Map Parcel 10-01-3 lying easterly of the following described line: Beginning at the N.E. corner of Lot 10-01-5, which is also the N.W. corner of Lot 10-01-6; thence in a general northerly direction in a straight line to the southerly end of a large culvert at Levi Brook, which crosses Fuller Road (40) near the junction of Swamp Road (2). Including all rights to the centerline of said Fuller Road, subject to the public rights. The point of beginning is further described as being the N.E. corner of Parcel # 2 and the N.W. corner of Parcel # 1 as shown on recorded Survey Plan # 57-B title “Apple Hill”, Land surveyed for Dr. Bryce Thomas dated Feb., 1971; revised 9/74, 12/83.

‘The within conveyed parcel is conveyed subject to the following:

‘**Notice of permit requirements.** In order to comply with applicable state Rules concerning potable water supplies and wastewater systems, a person shall not construct or erect

any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable Rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.

‘Reference is hereby had to said tax sale proceedings and the deeds and records to therein for a more particular description of the within conveyed premises.’”

The lands and premises herein conveyed are depicted on Newbury Tax Map 10, Section 01 as a part of Lot No. 3.

TO HAVE AND TO HOLD all right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said Grantee, Allard Lumber Company and its successors heirs and assigns forever;

AND FURTHERMORE, We, Byron L. Kidder and Kathryn G. Kidder, the said Grantors, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee, Allard Lumber Company and its successors and assigns, that from and after the ensealing of these presents, We, the said Byron L. Kidder and Kathryn G. Kidder, will have and claim no right in or to the said quitclaimed premises.

IN WITNESS WHEREOF We hereunto set our hands and seals this ____ day of September, 2024.

Byron L. Kidder

Kathryn G. Kidder

STATE OF VERMONT)

ORANGE COUNTY, SS.) At Bradford, Vermont this ____ day of September, 2024

Byron L. Kidder and Kathryn G. Kidder personally appeared and they each acknowledged the foregoing instrument, by them sealed and subscribed to be their free act and deed.

Before me _____
Notary Public
My Commission Expires: _____
Commission No. _____