

# Utility & Property Information

- GPS Address:** Use 4 Meadowbrook Lane, Chelsea VT 05038 for GPS navigational purposes only. This is not the address of the property; a formal 911 address will be assigned by the town if the property is developed in the future. Please use written directions below. The property is identified as Lot 6 in the survey and therefore 6 Meadowbrook Ln is used as a “place-holder” address for listing/marketing purposes only.
- Directions:** From VT-110 turn onto Meadowbrook Ln, cross the bridge and it’s best to park off to the side of the road, please do not block traffic. Walking up is easiest, road frontage marked with red flagging, see RE sign at access point.
- Taxes:** Town of Chelsea — \$775.47 (2025 Non-Homestead Value).
- Zoning:** Rural Residential (RR) District  
Access the [Chelsea Zoning Regulations](#) for further information. The Chelsea Zoning Department may also be contacted at 802-685-4764 or [za@chelseavt.us](mailto:za@chelseavt.us) with any additional questions.
- Power:** Green Mountain Power — Utility pole # 6/361-1 is located near the southern road frontage of this property on Meadowbrook Ln. We do not have any further details about the line. Green Mountain Power Engineering can be reached at (888) 835-4672. There is no power hooked to the cabin.
- Septic/Water:** There is no formal septic system or water supply on the property. Per state regulations, purchasers will need to provide their own state approved Wastewater and Potable Water permit. Drilled artesian wells are typical for the area. Soil tests have been conducted late summer of 2025 and the results indicate the likelihood of a mound wastewater system is feasible. Letter from wastewater designer coming soon.
- Internet:** Consolidated Communications says Fidium Fiber is scheduled to be installed in the area soon.
- Subdivision:** See attached survey.
- Flood Plain:** The river basin area of the property is in a Zone A FEMA flood plain. According to general topographic mapping, the potential homesite site is

approx. 60-80 feet higher in elevation than the river area.

**Flagging:** Pins have been found at the road frontage of Meadowbrook Ln, they have been marked with red flagging. The river frontage has also been marked with red flagging. Soil test pits have been marked with blue flagging.

**Road:** From Deed: “together with a perpetual easement and right of way, in common with others, over and upon the existing steel and cement bridge located on Lot No. 6 and leading from Route 110 across the first branch of the White River, so-called. Further, conveying hereunder a perpetual easement and right of way for all lawful purposes of ingress and egress over and upon that portion of the Meadowbrook Road (north) leading from the above referred bridge across Lots No. 7, 8, No. 9 No. 10 and No. 11 to the herein conveyed premises.”

Full-time residents of Meadowbrook Ln hire a private contractor, Mark Manning, to plow up to 10 Meadowbrook Ln.

Regarding the Meadowbrook Ln bridge, costs are shared when they arise. The latest was replacing the boards and another was certifying the bridge capacity, see attached document within the Supporting Documents and Maps file.

**Disclaimer:** *The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/\$, boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. Furthermore, no piece of vacant land should ever be considered guaranteed buildable, and none of the information contained herein should be interrupted or misconstrued to that effect. Purchasers are fully responsible for acquiring their own local and state permits or approvals that may be required in order to develop a piece of vacant land. No responsibility will be assumed for decisions and offers made from this information.*