

Sitebook

The following are general setback distances that must be met unless otherwise authorized by the permitting authority and/or the conditions. This list does not necessarily include all required setback distances and the listed setback distances may not apply to all sites.

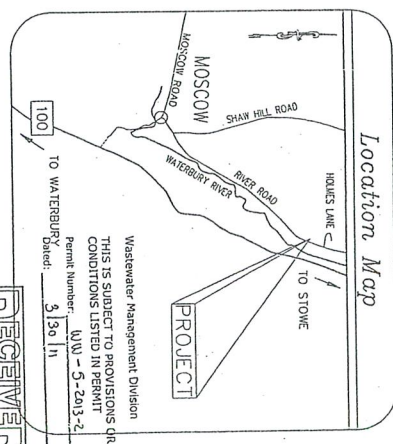
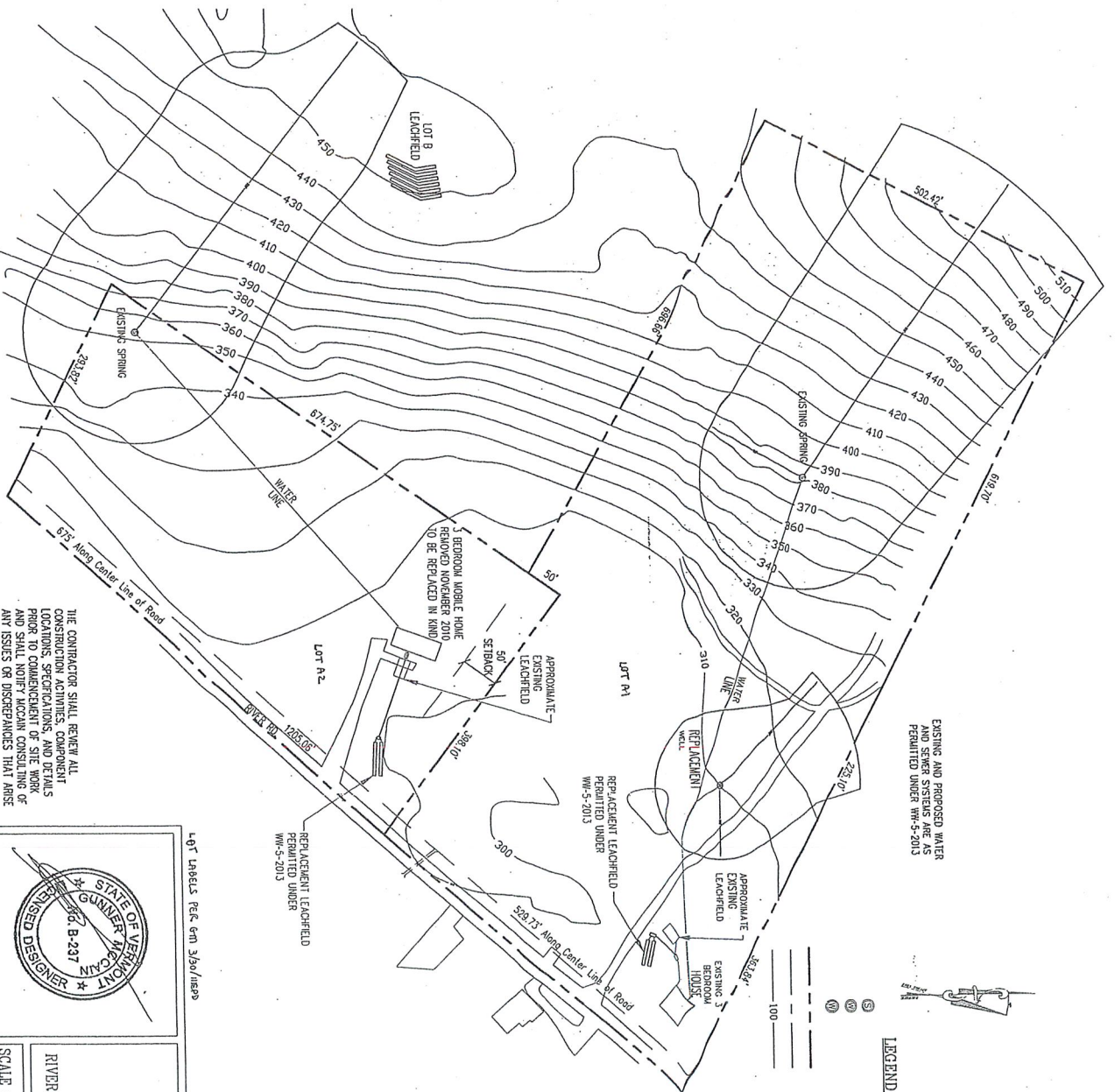
ITEM	SEPIC	TANK	SEICER
DRILLED WELL			
SPRINKLER	50	75	10
SEWER PIPES, IMPROVEMENTS	SEE PLAN	25	10
RIVERS, STREAMS	50	25	10
PROPERTY LINE	50	25	10
ROADWAY, DRIVEWAY, PARKING LOTS	25	10	5
TREES	10	5	5
SERVICE WATER LINE	10	5	5

LEGEND

- Existing spring
- Proposed well
- Existing well
- Property line
- Right of way line
- 10' contours



Topographic From Plan
Permitted Under Permit
Contour Interval: 10'



Lot Labels Per Gen 3.9a/Map

\\Cadd\29000\29000.dwg, 23118 de 03-00-11.dwg

STATE OF VERMONT
GUNNER MCCAIN
No. B-237
LICENSED DESIGNER

CONSULTANT:
GUNNER MCCAIN
LD-B #237
CPESC #2436
CSSWI #0177

SCALE: 1" = 100'
DESIGNED BY: GCM
DRAWN BY: WDB
CHECKED BY: GCM

DATE: MARCH 8, 2011

SHEET 1 OF 1

WATERBURY, VERMONT 05676

93 SOUTH MAIN STREET

MCCAIN CONSULTING, INC.

STOWE, VT

AMENDMENT TO WW-5-2013-1

TWO LOT SUBDIVISION

STEWARD & REBA BOUTCHARD

SITE PLAN

RECEIVED
MARCH 2011
WATERBURY, VERMONT

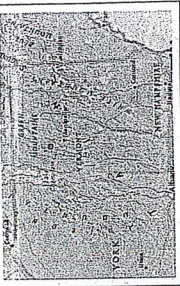
Wastewater Management Division
THIS IS SUBJECT TO PROVISIONS OR
CONDITIONS LISTED IN PERMIT
Permit Number: WW-5-2013-2
3.15a 1h



754 River Road, Stowe (Bouchard Property)

Vermont Agency of Natural Resources

vermont.gov



- LEGEND**
- Parcels (standardized)
- Roads
- Interstate
 - US Highway, 1
 - State Highway
 - Town Highway (Class 1)
 - Town Highway (Class 2,3)
 - Town Highway (Class 4)
 - State Forest Trail
 - National Forest Trail
 - Legal Trail
 - Private Road/Driveway
 - Proposed Roads
 - Stream/River
 - Stream
 - Intermittent Stream
 - Town Boundary

1: 2,927

1 in = 244 ft
1 cm = 29 meters

NOTES

DISCLAIMER: This map is for general information only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations or warranties, expressed or implied, with respect to the data on this map. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

149.0 0 74.00 149.0 Meters

WGS 1984 Web Mercator Auxiliary Sphere
© Vermont Agency of Natural Resources, August 16, 2022

WARRANTY DEED

KNOW EVERYONE BY THESE PRESENTS that I, Stewart P. Bouchard (a/k/a Stewart P. Bouchard, Sr.), of Stowe, Vermont (Grantor), in consideration of TEN AND MORE DOLLARS paid to my full satisfaction by Nelson S. Riley, III and Jeanine H. Riley, of Stowe, Vermont (Grantees), by these presents do freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto the said Grantees, Nelson S. Riley, III and Jeanine H. Riley, husband and wife an tenants by the entirety, and their heirs and assigns forever, certain lands, premises, and appurtenances thereto (the "Premises") located in the Town of Stowe, Vermont, described as follows, viz:

Being a part of all and the same land and premises conveyed to Stewart P. Bouchard and Reba R. Bouchard (now deceased), husband and wife, by Warranty Deed of Philias J. Bouchard dated May 26, 1949 and recorded in Book 44, Page 424 of the Stowe Land Records. Also being a part of all and the same land and premises conveyed to Stewart P. Bouchard and Reba R. Bouchard by Quitclaim Deed of Vermont Transco, LLC dated January 19, 2010 and recorded in Book 782, Page 108 of the Stowe Land Records.

Being more particularly described as a parcel of land containing 5.86 acres, more or less, and shown as Lot A2 on a plan entitled "Survey and Subdivision of a Portion of the Lands of Stewart P. and Reba R. Bouchard, River Road, Stowe, Vermont" dated February 16, 2011, prepared by McCain Consulting, Inc. and recorded in Plan Book 19, Page 93 (Slide 1134A) of the Stowe Land Records.

Said property is subject to a 16 foot wide access easement as set forth in the aforementioned plan and as described in an Easement Deed for Permanent Access from Stewart P. Bouchard and Reba R. Bouchard to Vermont Transco, LLC dated January 11, 2008 and recorded in Book 701, Page 255 of the Stowe Land Records.

Said property is also subject to a 100 foot wide utility easement as set forth in the aforementioned plan and as described in an Easement Deed from Stewart P. Bouchard and Reba Bouchard to Vermont Transco, LLC dated January 11, 2008 and recorded in Book 701, Page 249 of the Stowe Land Records. Said easement was subsequently modified by an agreement entitled Landowner's Consent to Revised Plan and Profile between Stewart P. Bouchard and Reba Bouchard and Vermont Transco, LLC dated July 29, 2009 and recorded in Book 756, Page 155 of the Stowe Land Records.

Said property is subject to the terms and conditions of the State of Vermont Wastewater System and Potable Water Supply Permit #WW-5-2013-2 dated March 30, 2011 and recorded in Book 801, Page 255 of the Stowe Land Records.

Included in this conveyance is a right of first refusal on the remaining property of the Grantor, described as Lot A1 on the above referenced survey plan and herein set forth as follows:

Grantor hereby conveys to Grantees a right of first refusal to purchase the above described premises (Lot A1) upon the same terms and conditions as a bona fide offer to purchase, which offer Grantor has accepted or is prepared to accept, and which shall be delivered in the form of a written notice containing the terms and conditions, to Grantees, who shall have fourteen (14) days from the date of receipt thereof to notify Grantor of the election by Grantees to purchase the Premises for the price and upon the same terms and conditions as are set forth in the offer, except that if the

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closing is to occur in less than 30 days, the date shall be extended to allow grantees up to 30 days to close. Notice shall be deemed to have been received by Grantees three (3) days following the posting thereof in the U.S. mail by certified or registered mail, return receipt requested, addressed to Grantees at their last known mailing address.

The herein granted right of first refusal benefits the Grantees and their successors in title, but it shall be limited to the first sale of the Premises and shall not apply to subsequent resales thereof by Grantor's successors in title. The right of first refusal shall not apply to any conveyance by Grantor or his Estate to children of the Grantor, either by deed or Probate Decree, but in such event the Right of First Refusal shall continue in force according to the terms set forth above.

Reference is made to the above referenced deeds and instruments and their records and to all prior deeds and their records for a more particular description of the Premises herein conveyed.

TO HAVE AND TO HOLD said granted Premises, with all the privileges and appurtenances thereof, to the said Grantees, Nelson S. Riley, III and Jeanine H. Riley, husband and wife as tenants by the entirety, and their heirs, executors and assigns, to their own use and behoof forever.

And I, the said Grantor, Stewart P. Bouchard, for myself, my heirs, executors and assigns, do covenant with the said Grantees, Nelson S. Riley, III and Jeanine H. Riley, and their heirs and assigns, that until the ensealing of these presents I am the sole owner of the Premises, that I have good right and title to convey the same in the manner aforesaid, and that the Premises are FREE FROM EVERY ENCUMBRANCE, except as aforesaid. And I, the said Grantor, Stewart P. Bouchard, hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as aforesaid.

Dated at Stowe, Vermont on this 14 day of November, 2014.

John Riley

Witness

Stewart P. Bouchard
Stewart P. Bouchard

STATE OF VERMONT)
COUNTY OF LAMOILLE, SS)

At Stowe, in said County, on this 14th day of November, 2014, personally appeared Stewart P. Bouchard, and acknowledged this instrument by him sealed and subscribed, to be his free act and deed.

Before me, [Signature]

Notary Public

My commission expires: 2/10/2015

Stowe, Vt. Record Received
11.14.2014 at 4:16 PM
Alison A. Kaiser, Town Clerk

2

TRANSFER RECEIVED 11.14.2014
ALISON A. KAISER, TOWN CLERK, STOWE, VT

001579

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LCP 15040-039

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that VERMONT TRANSCO LLC, a Vermont limited liability company with a place of business at 366 Pinnacle Ridge Road, Rutland, Vermont 05701 ("Grantor"), in consideration of the sum of One Dollar, paid to its full satisfaction by STEWART P. BOUCHARD, SR. and REBA R. BOUCHARD, of the Town of Stowe, Vermont ("Grantee," whether one or more), by these presents, does freely REMISE, RELEASE, AND FOREVER QUITCLAIM unto the said Grantee, and their heirs and assigns forever, all of Grantor's right, title and interest in and to a portion of a certain easement owned by Grantor in the Town of Stowe, Vermont, more specifically described as follows, viz:

Being that portion of an Easement Deed originally conveyed by Philias J. Bouchard to Green Mountain Power Corporation dated December 22, 1948 and recorded in Volume 47, Page 360 of the Town of Stowe Vermont Land Records (the "Easement") and located on Grantee's land, said Easement having been conveyed to Vermont Transco LLC by Quit Claim Deed of Green Mountain Power Corporation dated September 15, 2008 and recorded in Volume 726, Page 263 of the Town of Stowe Vermont Land Records. Said Easement has been replaced in whole or in part by an Easement Deed conveyed by Grantee herein to Grantor herein, dated January 11, 2008 and recorded at Volume 701, Page 249 of the Town of Stowe Vermont Land Records.

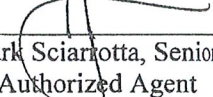
Reference is hereby made to the above-mentioned instruments, the records thereof and the references therein contained in further aid of this description.

TO HAVE AND TO HOLD all right and title in and to said quitclaimed Easement, with the appurtenances thereof, to the said Grantee, and their heirs and assigns, to their own use and behoof forever;

AND FURTHERMORE the said Grantor, for itself and its successors and assigns, covenants with the said Grantee, and their heirs and assigns, that from and after the ensembling of these presents, the said Grantor will have and claim no right in or to the said quitclaimed Easement.

IN WITNESS WHEREOF, VERMONT TRANSCO LLC, as evidenced by the signature of its Duly Authorized Agent, does hereby execute this Quitclaim Deed this 19 day of January, 2010.

VERMONT TRANSCO LLC

By: 
S. Mark Sciarrotta, Senior Counsel
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF RUTLAND, SS.

On this 19 day of January, 2010, personally appeared S. Mark Sciarrotta, Duly Authorized Agent of VERMONT TRANSCO LLC, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of VERMONT TRANSCO LLC.

Stowe, Vt. Record Received
8.5.2010 at 12:11 PM
Alison A. Kaiser, Town Clerk

Before me, 
Notary Public

Notary commission issued in Rutland County
My commission expires: 2/10/11

TRANSFER TAX RECEIVED 8.5.2010
ALISON A. KAISER, TOWN CLERK, STOWE, VT.

003460

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CORRECTIVE QUITCLAIM DEED

KNOW BY ALL MEN BY THESE PRESENTS, that WE, REBA RAYMOND BOUCHARD AND STEWART PHILIAS BOUCHARD, SR., of Stowe, County of Lamoille and State of Vermont, Grantors, in the consideration of ONE AND MORE DOLLARS paid to our full satisfaction by MELANIE YOUNG BOUCHARD FOUNTAIN AND JEFFREY EMMITT FOUNTAIN, of Colchester, County of Chittenden and State of Vermont, Grantees, have REMISED, RELEASED AND FOREVER QUITCLAIMED unto said Grantees, MELANIE YOUNG BOUCHARD FOUNTAIN AND JEFFREY EMMITT FOUNTAIN, husband and wife as tenants by the entirety, and their heirs and assigns forever, all right and title which WE, REBA RAYMOND BOUCHARD AND STEWART PHILIAS BOUCHARD, SR., Grantors, have in, and to a certain piece of land in Stowe, in the County of Lamoille and State of Vermont, described as follows, viz:

BEING all our right, title, interest in and to all and the same land and premises conveyed to Reba Raymond Bouchard and Stewart Philias Bouchard, Sr. by Warranty Deed of Philias Joseph Bouchard, dated May 26, 1949 as recorded in the Stowe Land Records in Book 44 at Page 424 and being further described as LOT B in Book 13 at Page 94 as recorded in the Stowe Land Records on September 25, 2002.

Said Corrective Quitclaim Deed is to amend the Quitclaim Deed from Reba Raymond Bouchard and Stewart Philias Bouchard, Sr. to Melanie Young Bouchard Fountain and Jeffrey Emmitt Fountain, dated October 3rd, 2002 as recorded in the Stowe Land Records in Book 41 at Page 114, such that LOT B, in addition to any future dwellings and improvements, is hereby not subject to any of the conditions found in the original Quitclaim Deed. Said land and premises are hereby remised, released and forever quitclaimed free of any conditions unto said Grantees, Melanie Young Bouchard Fountain and Jeffrey Emmitt Fountain, husband and wife as tenants by the entirety, and their heirs and assigns forever, all right and title which we, Reba Raymond Bouchard and Stewart Philias Bouchard, Sr., Grantors, have in, and to a certain piece of land in Stowe, in the County of Lamoille and State of Vermont.

As a further aid to this description, reference is hereby made to the above-mentioned Warranty Deed and to all other deeds and instruments of record in the Stowe Land Records as they apply to and affect the land and premises being conveyed herein.

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The purpose of this Deed is to transfer the property from Reba Raymond Bouchard and Stewart Philias Bouchard, Sr. to Melanie Young Bouchard Fountain and Jeffrey Emmitt Fountain and to grant a right-of-way for the driveway used to access LOT B.

TO HAVE AND TO HOLD, all our rights and title in and to said quitclaimed premises, with the appurtenances thereof, to the said Grantees, Melanie Young Bouchard Fountain and Jeffrey Emmitt Fountain, husband and wife as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever;

AND FURTHERMORE, WE the said Grantors, Reba Raymond Bouchard and Stewart Philias Bouchard, Sr., for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, Melanie Young Bouchard Fountain and Jeffrey Emmitt Fountain and their heirs and assigns, that from and after ensealing of these presents, we will have and claim no right in or to the said quitclaimed premises and that any and all conditions found in the original Quitclaim Deed are hereby null and void.

IN WITNESS WHEREOF, Reba Raymond Bouchard and Stewart Philias Bouchard, Sr. sets their hands this 29 day of October, 2002.

Witnessed:

Deb Mason
, Witness

Reba Raymond Bouchard
REBA RAYMOND BOUCHARD

Alison K. Lewis
, Witness

Stewart Philias Bouchard, Sr.
STEWART PHILIAS BOUCHARD, SR.

STATE OF VERMONT
LAMOILLE COUNTY

At Stowe, this 29 day of October, 2002, REBA RAYMOND BOUCHARD AND STEWART PHILIAS BOUCHARD, SR. personally appeared and they acknowledged this instrument by them to be their free act and deed.

Before me: Deb Mason
NOTARY PUBLIC

My commission expires: 2/10/03

TRANSFER TAX RECEIVED OCT 31 2002
ALISON K. LEWIS, TOWN CLERK, STOWE, VT.

Stowe, Vt. Record Received
OCT 31 2002 at 3:30 P.M.
Alison K. Lewis, Town Clerk

PAYABLE TO:

MAIL TO:

Town of Stowe

Town of Stowe

PO Box 730

Stowe, VT 05672

802-253-6133

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
08033.	08/16/2022	2022-23

Description: 13.3 AC & DWL

Location: 754 RIVER RD

OWNER BOUCHARD STEWART P SR ESTATE
 754 RIVER RD
 STOWE VT 05672

HOUSESITE TAX INFORMATION

SPAN #621-195-10332 SCL CODE:195
 TOTAL PARCEL ACRES 13.30
 HOUSESITE VALUE 167,000
 HOUSESITE EDUCATION TAX 2,904.13
 HOUSESITE MUNICIPAL TAX 772.88
 HOUSESITE TOTAL TAX 3,677.01
 FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	
REAL	228,000	228,000	
TOTAL TAXABLE VALUE	228,000	228,000	
GRAND LIST VALUES	2,280.00	2,280.00	

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.4579	x2,280.00=	1,043.99	HOMESTEAD EDUCATION	1.7390	x2,280.00=	3,964.92
Farmers Contracts	0.0049	x2,280.00=	11.17	See reverse side for education tax rate calculation information.			
<div>Revised Bill</div>							
				Payments	TOTAL EDUCATION TAX		3,964.92
				1	08/15/2022	EDUCATION STATE PAYMENT	0.00
					1,255.02	EDUCATION NET TAX DUE	3,964.92
				2	11/15/2022	TAX SUMMARY	
					1,255.02	Municipal + Education	
				3	02/15/2023	TOTAL TAX	5,020.08
					1,255.02	TOTAL STATE PAYMENT	0.00
				4	05/15/2023	TOTAL NET TAX DUE	5,020.08
					1,255.02		
TOTAL MUNICIPAL TAX			1,055.16				
MUNICIPAL STATE PAYMENT			0.00				
MUNICIPAL NET TAX DUE			1,055.16				

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Stowe

TAX YEAR 2022-23

Town of Stowe

TAX YEAR 2022-23

Town of Stowe

TAX YEAR 2022-23

Town of Stowe

TAX YEAR 2022-23

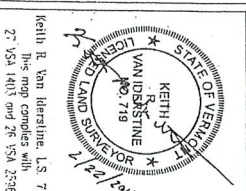
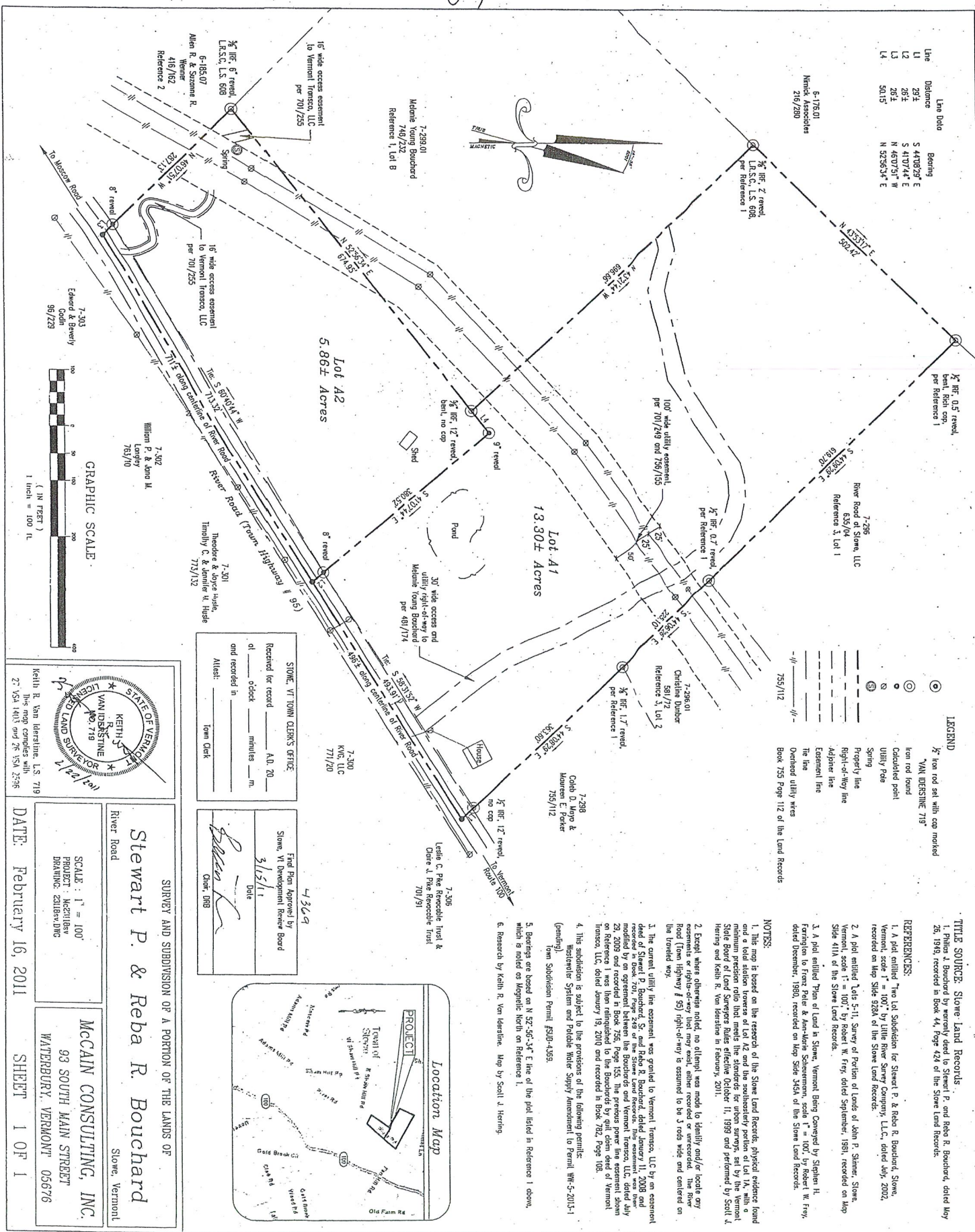
1ST PAYMENT DUE	
08/15/2022	
OWNER NAME	
BOUCHARD STEWART P SR	
PARCEL ID	
08033-	
AMOUNT DUE	1255.02
AMOUNT PAID	Revised Bill

2ND PAYMENT DUE	
11/15/2022	
OWNER NAME	
BOUCHARD STEWART P SR	
PARCEL ID	
08033-	
AMOUNT DUE	1255.02
AMOUNT PAID	Revised Bill

3RD PAYMENT DUE	
02/15/2023	
OWNER NAME	
BOUCHARD STEWART P SR	
PARCEL ID	
08033-	
AMOUNT DUE	1255.02
AMOUNT PAID	Revised Bill

4TH PAYMENT DUE	
05/15/2023	
OWNER NAME	
BOUCHARD STEWART P SR	
PARCEL ID	
08033-	
AMOUNT DUE	1255.02
AMOUNT PAID	Revised Bill

Edgar



Survey and Subdivision of a Portion of the Lands of
Stewart P. & Reba R. Bouchard
Stowe, Vermont

McCAIN CONSULTING, INC.
93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

DATE: February 16, 2011
SHEET: 1 OF 1

STONE, VT TOWN CLERK'S OFFICE
Received for record A.D. 20____
of _____ o'clock _____ minutes _____ m.
and recorded in _____
Attest: _____
Town Clerk

Final Plan Approved by
Stowe, VT Development Review Board
3/15/11
Date
_____ Chief, DRB

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft

7-288
Caleb D. Mayo &
Maurice E. Parker
755/112

7-300
KMG, LLC
771/20

7-301
Timothy C. & Jennifer H. Hulse
771/132

7-302
William P. & Jane M.
761/70

7-303
Edward & Beverly
Scott
591/23

7-289
Madone Young Bouchard
748/232
Reference 1, Lot B

7-290
Christina Dubois
581/72
Reference 1, Lot 3

7-291
Theodore & Joyce Hulse
771/132

7-292
Allen R. & Suzanne R.
Werner
416/162
Reference 2

7-293
River Road of Stone, LLC
633/74
Reference 1, Lot 1

7-294
100' wide utility easement
per 701/249 and 755/135

7-295
1/2" R.F. 0.7' reved.
per Reference 1

7-296
1/2" R.F. 1.7' reved.
per Reference 1

7-297
1/2" R.F. 1.2' reved.
per Reference 1

7-298
1/2" R.F. 1.2' reved.
per Reference 1

7-299
1/2" R.F. 0.5' reved.
per Reference 1

7-300
1/2" R.F. 1.2' reved.
per Reference 1

7-301
1/2" R.F. 1.2' reved.
per Reference 1

23118
RECEIVED JAN 21 2011

Notice of DRB Decision
Town of Stowe Zoning Office
PO Box 216
Stowe VT 05672

You recently received approval for the subdivision listed below from the Development Review Board. Attached is a copy of the DRB decision for your records. All final subdivisions must be signed by the DRB Chair and recorded within 180 days from approval. Please note any conditions of approval that must be met before the plan can be recorded. You are also required to obtain separate zoning approvals and/or permits for any new construction on the newly created lots. A fee of \$15/page is required for recording.


Please contact the Planning and Zoning Office at 253-6130 if you have any questions.

APPLICATION INFORMATION

Project Number	4369		
Application Date	12/10/10		
Physical Location	754 RIVER RD		
Map ID	07-299.000	Tax ID	08033
Project Description	CREATE TWO-LOT SUBDIVISION WITH ONE EXISTING RESIDENCE TO REMAIN ON EACH LOT. NO NEW DEVELOPMENT PROPOSED.		
Owner	STEWART & REBA BOUCHARD		
Applicant	MCCAIN CONSULTING INC		
Applicant Address	93 SOUTH MAIN ST SUITE 1 WATERBURY VT 05676		

APPROVALS ON RECORD

Action Taken	Date	End of Appeal Period	Expiration Date
DRB DECISION	01/11/11	02/10/11	07/10/11


Zoning Office


Date