Town of Montgomery - PO Box 356 Montgomery CTR Vermont 05471 www.montgomeryvt.us

APPLICATION FOR BUILDING/ZONING PERMIT

Applicant: **Name(s)** THERESE A BEGNOCHE **Phone** 802-326-4642

Mailing Address P.O. Box 403 MONTGOMERY CTR **Email** _____

Physical Address of project: 95 BEGNOCHE FARM Rd MONTGOMERY CTR VT

Project: ☐ New Building ☐ Improvement/Addition ☒ Subdivision ☒ Other (explain below)

Description: PARTIALLY CONVERTING SHOP INTO A 2 BEDROOM 1 BATH DWELLING

EXISTING **New Building/Addition**: Length (ft) 60 Width (ft) 40 Height (ft) 25 Total Sq. Footage 1,040 DWELLING 1360 sq ft remain SHOP

Setbacks from: Edge of Road right-of-way (ft) 38 Rear line (ft) 535 Left line (ft) 25 Right line (ft) 378

OR New Subdivision: Lot 1 Area (ac) 7.84 Frontage 82' Depth 650' | Lot 2 Area (ac) 334 Frontage 4000' Depth 2600'

REFER TO SURVEY, NO ADDITION TO BUILDING BUILT WITHIN EXISTING STRUCTURE

***IMPORTANT*: Attach a map or sketch to show property boundaries, easements and right of way, locations of existing and proposed structures and land alterations, water supply, sewage systems, roads, and driveways. Indicate scale and North.**

I hereby certify that all information in this application is true and correct, and I agree to allow the Town Assessor to access the property to conduct an inspection in the spring following the submission of this application. Follow-up required if project is incomplete at time of inspection. If conditions on your property (such as securing pets or notifying guests staying on the property) require advance notice, please contact our offices: 802-326-4719

Signed Therese A Begnoche 10/27/26

All owners must sign signature (s date

Submit this application with a zoning fee of $ 50 + $15.00 (recording fee). Payable to Town of Montgomery.

Administrative Officer Only:

Decision: ☐ **Denied** ☒ **Approved** **Permit #** ZP-25-27

Permit approved subject to conditions specified below and is valid (except if appealed) beginning on NOV 22 2026 **and expiring on** NOV 22 2027

Conditions: All land development must comply with State & Federal Regulations. All additions/renovations to dwellings, new Single Family, and new multi-family dwellings (in buildings up to 3 stories) must meet the Vermont Residential Building Energy Standards. _____

Signed Ellen Fyo 11/6/2026

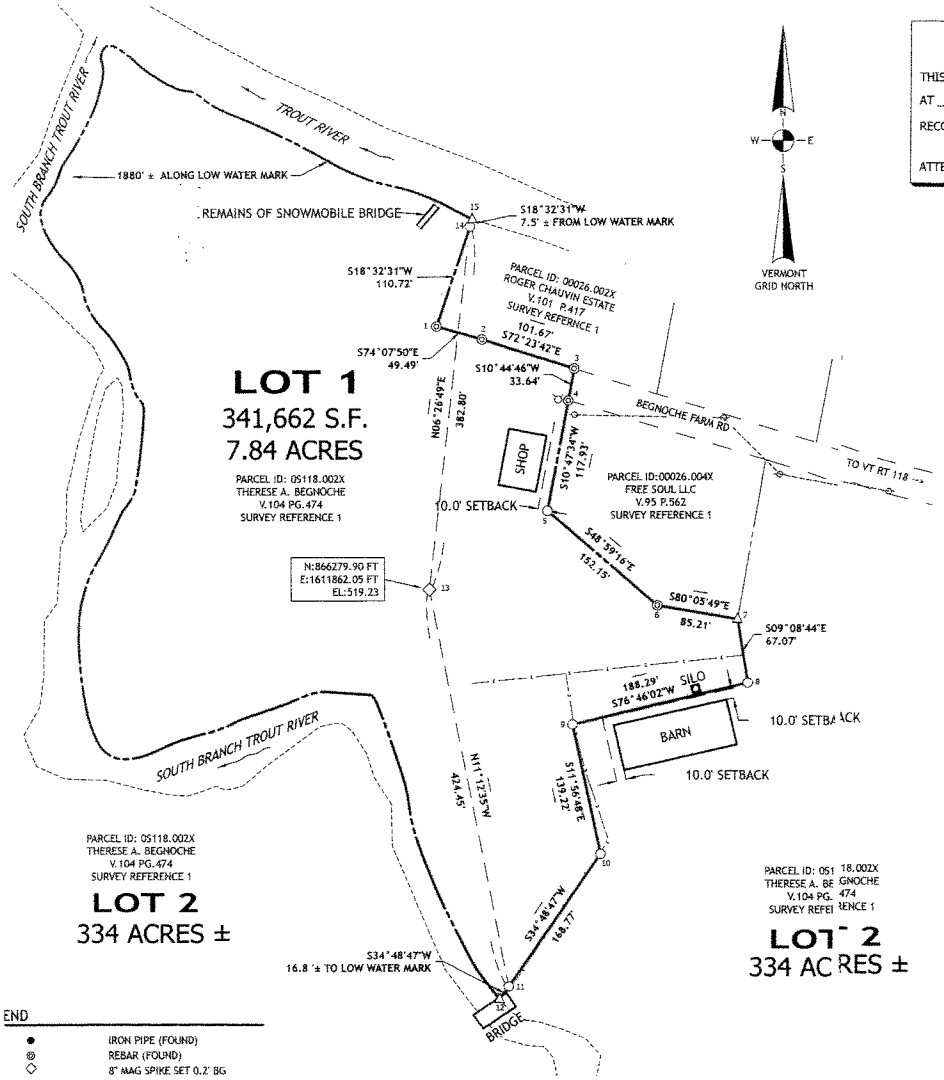
Administrative Officer Date of decision

An interested person may appeal a decision by the Administrative Officer, within 15 days of the date of such decision, to the Development Review Board. Contact our Zoning Administrator: montgomeryzoning@gmail.com

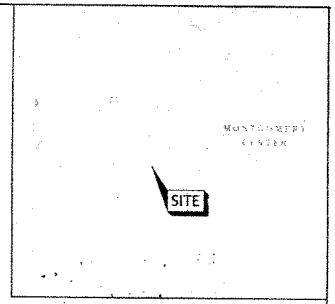
RECEIVED
OCT 27 2026
TOWN OF MONTGOMERY, VT

{Blank Area Below for Recording Stamp}

Date Received	
Zone Class VILLAGE 1 ? RURAL RES	
Parcel ID #	Town Bk/Pg H/211



TOWN OF MONTGOMERY CLERK'S OFFICE
RECEIVED FOR RECORD
THIS 24th DAY OF August A.D. 20 26
AT 9 O'CLOCK 30 MINUTES A M AND
RECORDED IN MAP BOOK H PAGE 211.
ATTEST: Elizabeth Reigle TOWN CLERK



LOCUS MAP
NOT TO SCALE

MONUMENTS:

1-4	#5 REBAR FOUND & "H.W.CHAFFEE PLASTIC CAP FOUND FLUSH OR 0.2' BELOW GRADE
5	#6 REBAR & DAY LAND SURVEYING ALUMINUM CAP SET
6	#5 REBAR FOUND, 0.2'AG
7	UNMARKED CALULATED POINT
8-11	#6 REBAR & DAY LAND SURVEYING ALUMINUM CAP SET
12	UNMARKED CALULATED POINT
13	8" MAG NAIL SET 0.2' BG
14	#6 REBAR & DAY LAND SURVEYING ALUMINUM CAP SET
15	UNMARKED CALULATED POINT

ALL MONUMENT DIMENSIONS ARE TO THE OUTSIDE.
ABBREVIATIONS: ABOVE GRADE: AG, BELOW GRADE: BG, FL: FLUSH @B: LOCATED AT BASE

PLAT NOTES:

1. OWNERS OF RECORD: THERESE A. BEGNOCHE
2. DEED REFERENCE: V.104 P.474
3. KEY DEED REFERENCE: V.104 P.474
4. THE PARCEL OF LAND WHICH IS THE SUBJECT OF THIS SURVEY IS KNOWN AS TAX MAP 05118.002X.
5. NORTH ORIENTATION IS BASED ON VERMONT GRID ZONE 4400 COMPUTED FROM OPUS OBSERVATIONS MADE ON 08/12/2026, USING A CARLSON BRX7 GNSS RECIEVER, AND PROCESSED BY NGS OPUS. THE RESULTANT DATUM IS NAD83 (2011), EPOCH 2010.0, NAVD88 (GEOID18).
6. SURVEY METHODS PERFORMED AND THE RESULTING ACCURACY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS FOR RURAL SURVEYS AS SET FORTH IN SECTION 5.5(b)(1)(c) OF THE "STANDARDS FOR THE PRACTICE OF LAND SURVEYING" ADOPTED BY THE BOARD OF LAND SURVEYING ON 1/7/2013.
7. REBARS SET ARE INSTALLED FLUSH IN LAWNS AND TRAVELED AREAS AND 0.5'± ABOVE GRADE IN WOODED AND NON-TRAVELED AREAS UNLESS OTHERWISE NOTED.
8. AN ATTEMPT HAS BEEN MADE TO IDENTIFY ANY EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY AVAILABLE IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
9. ANY PROPOSED BOUNDARIES OR EASEMENTS, OR CHANGES IN BOUNDARY LOCATIONS SHOWN ON THIS PLAT ARE NOT CREATED OR CONVEYED BY VIRTUE OF THIS PLAT. DEEDS MUST BE EXECUTED AND RECORDED BY THE CURRENT OWNER(S) TO CONVEY RIGHTS.
10. THIS PLAT IS NOT A GUARANTEE OF TITLE.
11. ONLY COPIES FROM THE ORIGINAL OF THIS MAP BEARING AN ORIGINAL SIGNATURE AND THE SEAL OF THE PREPARER SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.
12. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT REQUESTING THE SERVICE. ANY CERTIFICATIONS MADE HEREON ARE NOT TRANSFERABLE.
13. THE OWNERSHIP OF THE LANDS WITHIN THE PUBLIC RIGHT OF WAY IS UNDETERMINED. FOR THE PURPOSE OF THIS SURVEY AND THE CALCULATIONS OF BOUNDARIES AND AREAS, THE EDGE OF THE RIGHT OF WAY WAS USED. TO CALCULATE SAID RIGHT OF WAY AN OFFSET OF ONE AND ONE HALF RODS EACH SIDE OF THE CENTERLINE OF THE EXISTING TRAVELED WAY AT THE TIME OF THE SURVEY WAS USED ESTABLISHING A 3 ROD RIGHT OF WAY AS ALLOWED BY STATE STATUTE.
14. ONLY READILY OBSERVABLE SURFACE AND ABOVE GRADE FACILITIES AND STRUCTURES ARE SHOWN HEREON. BURIED FACILITIES AND STRUCTURES WERE NOT SEARCHED FOR UNLESS SPECIFICALLY INSTRUCTED TO DO SO. IF UNDERGROUND UTILITIES SHOWN HEREON, THEY ARE NOT CERTIFIED TO.

PLAT REFERENCES:

1. "GASTON & THERESE A BEGNOCHE", BY H.W.CHAFFEE, MAP # M9078, DATED 03/18/1991.

END

- IRON PIPE (FOUND)
- REBAR (FOUND)
- 8" MAG SPIKE SET 0.2' BG
- #6 REBAR SET WITH DAY LAND SURVEYING ALUMINUM CAP
- CALCULATED POINT
- UTILITY POLE
- FIRE HYDRANT
- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- APPROXIMATE BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SURVEY TIE LINE (NOT A BOUNDARY)
- E — ELECTRIC WIRE FENCE
- UTILITY LINE
- ZONING SETBACK

DAY LAND SURVEYING, PLLC

THIS PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. FIELD MEASUREMENTS AND PERTINENT RECORD INFORMATION WAS USED IN THE CALCULATION AND DETERMINATION OF THE BOUNDARIES SHOWN ON THIS PLAT. ANY INCONSISTENCIES ARE SHOWN HEREON. TO THE BEST OF MY KNOWLEDGE THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

MARK A. DAY, L.S. VT #732 — DATE

STATE OF VERMONT — MARK A. DAY NO. 732 — LICENSED LAND SURVEYOR

272 N MAIN ST, ST. ALBANS, VT 05478
300 RYAN'S WAY, FLETCHER, VT 05448
802-849-6516
www.daylandsurveying.com

TWO LOT SUBDIVISION SURVEY
PARCEL ID: 05118.002X
Prepared For
THERESE A.
BEGNOCHE
BEGNOCHE FARM ROAD
MONTGOMERY CTR., VERMONT

100 0 50 100 200 400

SCALE:	1"=100'
DATE:	08/17/2026
JOB NUMBER:	26180
DRAWING:	26180_PLAT
CRD FILE:	26180.CRD
SURVEY BY:	HC
DRAWN BY:	HC

Natural Resources Atlas

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
- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

131.0 0 66.00 131.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 214 Ft. 1cm = 26 Meters

© Vermont Agency of Natural Resources

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference 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 of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.