

**Boundary Line Adjustment
BLA-001-24**

Owner Parcel #1: Brian and Heather Dunsmore 6086 Ethan Allen Highway Georgia, VT 05478 #802-524-3235	Owner Parcel #2: (same)
Property Tax Parcel & Location #1: 6086 Ethan Allen Highway (Lot 1) Parcel ID#116400000 Zoning District AR-1	Property Tax Parcel & Location #2: 6086 Ethan Allen Highway (Lot 2) Parcel ID#116400000 Zoning District AR-1
Engineer: Justin T. Holmes Pinnacle Engineering, PLC 189 Maple Drive, Georgia VT 05478 #802-782-5980	Surveyor: Button Professional Lans Surveyors, PC 20 Kimball Avenue, Suite 102 South Burlington, VT 05403 #802-570-0685

BACKGROUND

1. Boundary Line Adjustment for Brian and Heather Dunsmore, hereafter referred to as Applicants, located at 6086 Ethan Allen Highway (Parcel ID #116400000) Lot 1 is sized at ± 81.4 acres and will be ± 12.06 acres once adjusted. Frontage of parcel prior to adjustment is $\pm 0'$ and will change to $\pm 60'$ after the adjustment.
2. Lot 2 (per HE-6-0384, (1A)) is sized at ± 4.59 acres prior to adjustment and will be ± 74 acres once adjusted. Frontage of parcel prior to adjustment is $\pm 220'$ and will remain the same after the adjustment.
3. The boundary line request is to adjust the plat for Applicants to transfer ± 69.36 acres from Lot 1, owned by Applicants, to Lot 2 (1A), also owned by Applicants.
4. Applicants were granted a Homestead Exemption (HE-6-0384) on August 8, 2002 by the State of Vermont Agency of Natural Resources: *“Lot 2 includes a single-family dwelling with onsite water and sewage disposal on ± 4.59 acres. The remaining 92.4 acres will be deferred.”*
5. HE-6-0384, Lot 2 (1A) is exempt from obtaining a subdivision permit from the Agency of Natural Resources prior to sale or lease as it appears to meet the criteria set forth in Chapter 1, Subchapter 3- Subdivisions, Section 1-304 of the Environmental Protection Rules.

COMMENTS

1. Legal Description of adjusted area and boundary line adjustment plat-

A portion of the existing Lot 1, property of Applicants, volume 106, page 133, existing area ±81.4 acres to proposed area ±12.06 acres, surveyed by Button Professional Land Surveyors, PC, to existing Lot 2 (1A), property of Applicant, volume 106, page 133, existing area ±4.59 acres to proposed area ±74 acres.

Applicant has submitted plans titled “*Boundary Line Adjustment Plat for Brian & Heather Dunsmore*” prepared by Button Professional Land Surveyors, PC dated April 5, 2024; and “*Homestead Exemption (HE-6-0384)*” prepared by Schreib Engineering, Inc. dated July 30, 2002.

- 2. Means of Access-** Lot 1 is accessed via a 60’ easement across the Alexander Estates Lot. Lot 2 (Lot 1A) is accessed via an existing drive and ±220’ frontage on Route 7.
- 3. Existing and proposed easements or rights-of-way for each lot.** Several utility and wastewater disposal easements exist and will remain unchanged.
- 4. Location of existing infrastructure for each lot-** No buildings are located on Lot 1. The existing house and outbuildings will remain on Lot 1A with existing well and leachfield.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator