

ADMINISTRATIVE INFORMATION

OWNERSHIP
 HOLZER STEVEN
 HOLZER SARAH
 1439 ACADEMY ROAD
 THETFORD CENTER, VT 05075

Tax ID 642-202-11167
TRANSFER OF OWNERSHIP
 Date

07/21/2022
 04/14/2015
 12/11/2014
 07/30/2014
 09/28/1993

SENGER MATTHIAS W
 DOSS LINDA A & WELCH H GILBERT
 SENGER CHRISTIANE I & MATTHIAS W
 SENGER ENMA H
 WHITE MARIAM
 Bk/Pg: 85, 105

\$350000
 \$1000
 \$78500
 \$0
 \$115000

Parcel Number: 0T0078.01
 Parent Parcel Number:
 Property Address: OLD STRONG RD 052
 Neighborhood: 4 NRD 4
 Property Class: 101 One Family (< 6 acres)
 TAXING DISTRICT INFORMATION: THETFORD, VT
 Jurisdiction: 202
 Area: 202
 Routing Number: 10-03-73

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2012	04/01/2015	04/01/2016	Act 68 Value Allocations
Reason for Change	2012	2015	2016	Housesite
VALUATION	I 93400	93400	94600	86500
MARKET	B 94710	50260	199900	199900
	T 188110	143660	294500	286400

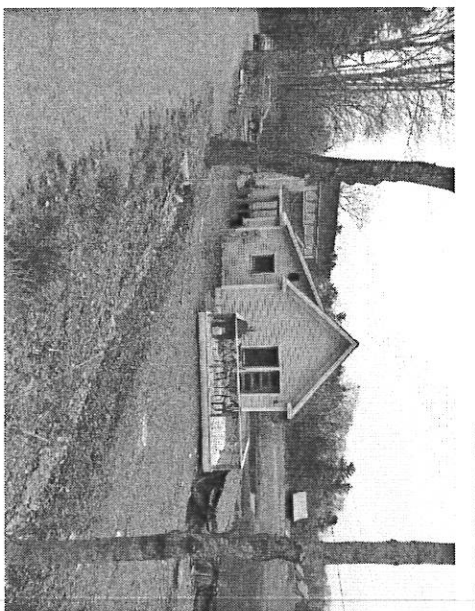
LAND DATA AND CALCULATIONS

Zoning:	Legal Acres:	Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
			Soil ID	Area	Depth	-or- Factor	Rate	Rate	Value	Factor	
1 Site	2.0000		-or- Actual	-or- Effective	Depth	-or- Factor	Rate	Rate	Value		
2 Residential Excess Acreage	2.7000		Frontage	Frontage	Square Feet						
3 Water & Septic	4.7000										
							27501.00	27501.00	55000	10% G	71500
							3000.00	3000.00	8100	5	8100
							15000.00	15000.00	15000	10% G	15000

Topography: Level
Public Utilities: Electric
Street or Road: Unpaved
Neighborhood:
Permit Number: 4110
Filing Date: 09/22/2015
Est. Cost Field Visit: 0
Supplemental Cards: 94600
TRUE TAX VALUE:
Supplemental Cards: 94600
TOTAL LAND VALUE: 94600

GEN: GENERAL
 Property has pond and generator

IMPROVEMENT DATA



PHYSICAL CHARACTERISTICS

Style: One Story
Occupancy: Single family
Story Height: 1.0
Finished Area: 1422
Attic: None
Basement: None

ROOFING
Material: Asphalt
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING
Slab Allowance 1.0
Base Allowance 1.0

EXTERIOR COVER
Wood Clapboards 1.0

INTERIOR FINISH
Typical 1.0

ACCOMMODATIONS
Finished Rooms 5
Bedrooms 1

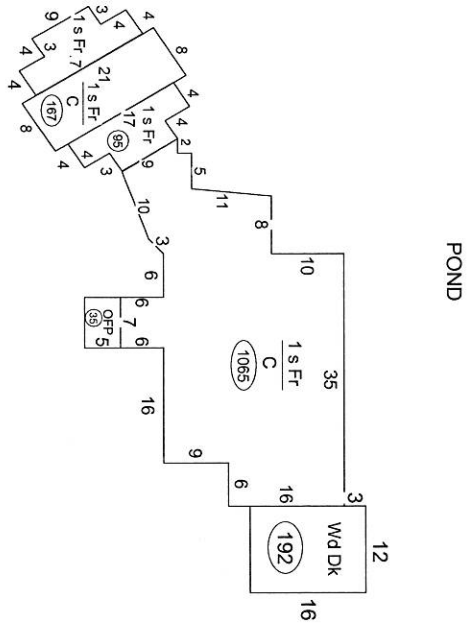
HEATING AND AIR CONDITIONING
Primary Heat: Hot Water - gas
Lower Full Part
/Bsmt Upper Upper
Air Cond 0 1422 0 0

PLUMBING

3 Fixt. Baths 3
Kit Sink 1
Water Heat 1
Extra Fixt 1
TOTAL 6

REMODELING AND MODERNIZATION
Amount Date

- 01
- 02
- 03
- 04
- 05
- 06



SPECIAL FEATURES

Description	Value
02 : ISO	-162
04 : ISO	-320
05 : E	0
FINISH	2400
I	0

ID	Use	Styry	Const	Year	Eff	Year	Const	Year	Cond	Base	Feat-	Adj	Size or	Computed	Phys	Obsol	Market	%	Value
		Hgt	Type	Grade	Const	Year	Cond	Rate	Rate	Rate	Area	Area	Value	Value	Depr	Depr	Adj	Comp	Value
D	DWELL	0.00	1	Vgd-	2016	2016	EX	0.00	0.00	21.30	N	0.00	1422	182070	1	0	100	100	180250
01	SHEDGP	1.00	1	AVG	1920	1955	AV	21.30	21.30	21.30	N	21.30	24x 42	21470	55	0	100	100	9660
02	SHEDGP	0.00	1	AVG	1920	1955	AV	21.30	21.30	21.30	Y	21.30	9x 9	1560	55	0	100	100	700
03	CANOPY	0.00	1	AVG	1991	1991	AV	15.68	N	15.68	N	15.68	9x 9	1270	30	0	100	100	890
04	SHEDGP	0.00	1	Fair	1920	1955	Fr	21.30	Y	18.11	Y	18.11	10x 16	2630	70	0	100	100	790
05	SHEDGP	0.00	1	AVG	1920	1991	AV	21.30	Y	22.48	Y	22.48	20x 12	7800	30	0	100	100	5460
06	SHEDGP	0.00	1	AVG	1991	1991	AV	21.30	N	21.30	N	21.30	12x 12	3070	30	0	100	100	2150

SUMMARY OF IMPROVEMENTS

(LCM: 100.00)

Supplemental Cards
TOTAL IMPROVEMENT VALUE 199900

Data Collector/Date J&T 05/05/2016
Appraiser/Date 04/01/2012
Neighborhood Neigh 4 AV

TOWN OF THETFORD APPLICATION FOR A ZONING PERMIT

APPLICATION #: 2022-38
(To Be Assigned By The Zoning Office)

PARCEL ID #: OTO 078.01

The undersigned hereby applies for a Zoning Permit for the project and use described below. A permit is issued on the basis of the representations contained herein. The permit shall become null and void in the event of misrepresentation and/or not being in compliance with State and Town laws and regulations, or failure to complete construction or initiate a use within two (2) years of the date of approval. In the event of noncompliance, I understand that this permit may be suspended until proper approval(s) is/are granted.

1). Name of Landowner (Print) Sarah & Steve Holzer
Mailing Address 1499 Academy Rd., Thetford Ctr., VT 05075
(Street or PO Box, Town, State and Zip Code)
Telephone Number 802-431-3107 Email: s.sholzer@gmail.com

2). Name of Applicant – If different (Print) _____
Mailing Address _____
(Street or PO Box, Town, State and Zip Code)
Telephone Number _____ Email: _____

3). **Project Location:** House #: 52 Street: Old Strong Road
Parcel No: 10-03-73 Zone: RR
Tax Map No: 642-202-11167 Historic: no
Is property located in a special flood hazard area? Yes _____ No X

4). **Please attach a copy of the tax map locating your property and all abutters.**

5). Description of Proposal (Including Use): Build an ADU in the place of the existing two smaller outbuildings that are nonconforming. The plan is to build the replacement building conforming to town setbacks.

6). **Dimension:**
A. Area of Lot (Acres) 4.7
B. Dimensions of Proposed Building, Addition or Other Structure 18' x 25'
C. Setback from Property Lines (Minimum 15') Side +30 Side +200 Rear +100+
D. Setback from Centerline of Traveled Way (Minimum 40') 40'
E. Frontage on Highway 1654 feet

7). **Please supply a sketch on 8 1/2" x 11" paper showing property lines and dimensions in feet for items A, B, C, D, and E above. Please show location of all driveways, all buildings and all surface water (streams, rivers, ponds, pools, wetlands) on parcel.**

8). Is there a source of water on the lot? yes Is there a septic system on the lot? yes
(If location is known, please show on sketch).

9). Has an application for a septic system been filed? Yes Permit Number WW-3-10815 Date Issued 2.27.2015
***** ag

Continued on other side)

TOWN OF THETFORD APPLICATION FOR A ZONING PERMIT – (Concluded)

CERTIFICATION STATEMENT

10). I, the undersigned, agree to abide by the Vermont Health and Environmental Regulations and the Town of Thetford Health and Zoning Regulations. The drawings, data, and statements, which I have included in this application, are true and correct.

The signatory, if other than the landowner, must submit a written statement from the landowner authorizing the signatory to submit this application.

Sarah Holzer Sarah Holzer 7/20/2022
(Circle) Landowner – Authorized Agent – Lessee – Optionee Date

Steven Holzer Steven Holzer 7/20/2022
Witness Date

11). Filing Fee _____ Hearing Fee _____ Rec'd by _____ Date _____

By your signature below, you are giving the Listers permission for an exterior inspection of your property. Contact the Board of Listers for details or concerns at #785-2922, Ext. 4 during office hours, Tuesday and Wednesday, 8:30AM to 4PM.

Sarah Holzer 7/20/2022
Homeowner Date

HEARING INFORMATION

Hearing Not Required _____ Hearing Required _____ Variance _____ Conditional Use _____

Reason: _____

HEARING DATE(S): _____

Findings: _____

APPLICATION APPROVED _____ APPLICATION DENIED _____

Administrative Officer (Vice) Chairman Zoning Board of Adjustment

PLEASE NOTE: The decision of the Administrative Officer may be appealed to the Development Review Board within 15 days of the date of the decision. No construction pursuant to this permit may begin until the appeal time has run. State permits may be required for this project. It is the obligation of the appellant to identify and obtain necessary state permits before beginning construction. All permits for wastewater and potable water are State issued. To obtain information regarding permits for wastewater and potable water, contact the Agency of Natural Resources, Wastewater Management Division, #(802)476-0190. To contact the regional State Permit Specialist for the Thetford area to determine what other state permits may be required, contact the Agency of Natural Resources Permit Specialist at #(802)476-0195.



100 foot Abutters List Report

Thetford, VT
July 12, 2022

Subject Properties:

Parcel Number: 10-01-55	Mailing Address: RIMERS & RIMER DUKE TRUSTS RIMER
CAMA Number: 10-01-55	E, EDWARD, MARY ETALS TRUSTEES
Property Address: HAUGER RD	486 HURON AVENUE
	CAMBRIDGE, MA 02138

Parcel Number: 10-03-73	Mailing Address: SENGER MATTHIAS W
CAMA Number: 10-03-73	52 OLD STRONG RD
Property Address: OLD STRONG RD 052	THETFORD CENTER, VT 05075

Abutters:

Parcel Number: 10-01-47	Mailing Address: RIMMEL DIONA O & JAY J
CAMA Number: 10-01-47	923 ROUTE 132
Property Address: ACADEMY RD 1480	NORWICH, VT 05055

Parcel Number: 10-01-48	Mailing Address: CLIFFORD GARY
CAMA Number: 10-01-48	1688 ACADEMY RD
Property Address: ACADEMY RD 1688	THETFORD CENTER, VT 05075

Parcel Number: 10-01-49	Mailing Address: THETFORD TOWN OF BETWEEN OLD &
CAMA Number: 10-01-49	NEW ACADEMY RD
Property Address: ACADEMY RD	PO BOX 126
	THETFORD CENTER, VT 05075-0126

Parcel Number: 10-01-55	Mailing Address: RIMERS & RIMER DUKE TRUSTS RIMER
CAMA Number: 10-01-55	E, EDWARD, MARY ETALS TRUSTEES
Property Address: HAUGER RD	486 HURON AVENUE
	CAMBRIDGE, MA 02138

Parcel Number: 10-03-72	Mailing Address: HOLZER STEVEN S. HOLZER SARAH L.
CAMA Number: 10-03-72	1499 ACADEMY RD
Property Address: ACADEMY RD 1499	THETFORD CENTER, VT 05075

Parcel Number: 10-03-74	Mailing Address: SWANSON KEVIN D STEWART ALICE F
CAMA Number: 10-03-74	38 OLD STRONG RD
Property Address: OLD STRONG RD 038	THETFORD CENTER, VT 05075

Parcel Number: 10-03-75	Mailing Address: DOSS LINDA A WELCH H GILBERT
CAMA Number: 10-03-75	PO BOX 114
Property Address: OLD STRONG RD 040	THETFORD, VT 05074

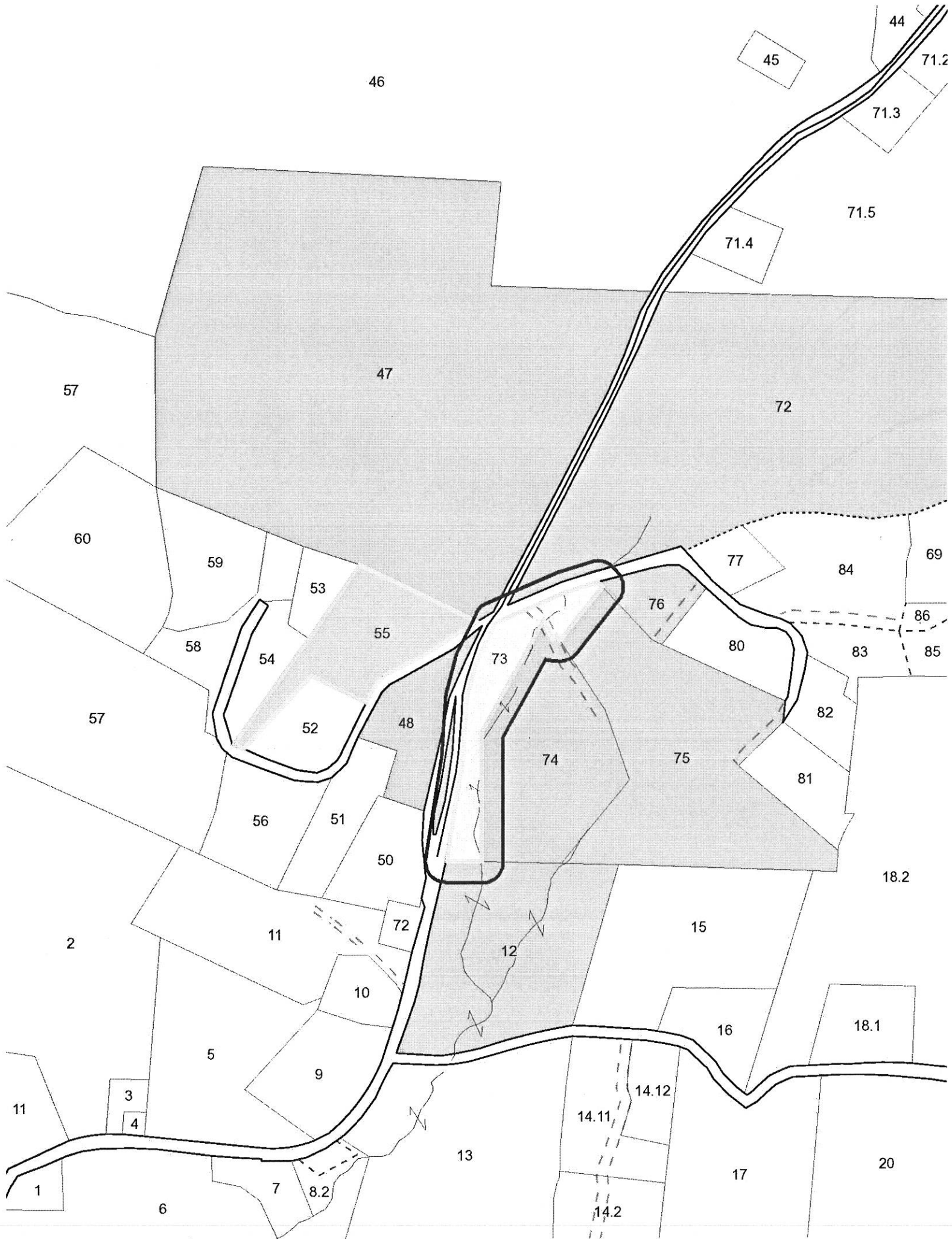
Parcel Number: 10-03-76	Mailing Address: CAILLE STEPHANIE E
CAMA Number: 10-03-76	128 OLD STRONG RD
Property Address: OLD STRONG RD 128	THETFORD CENTER, VT 05075

Parcel Number: 13-01-12	Mailing Address: BURNHAM WESLEY TRUSTEE
CAMA Number: 13-01-12	BURNHAM REVOCABLE TRUST
Property Address: BURNHAM RD 1032	1392 ROBINSON HILL R
	FAIRLEE, VT 05045-9654



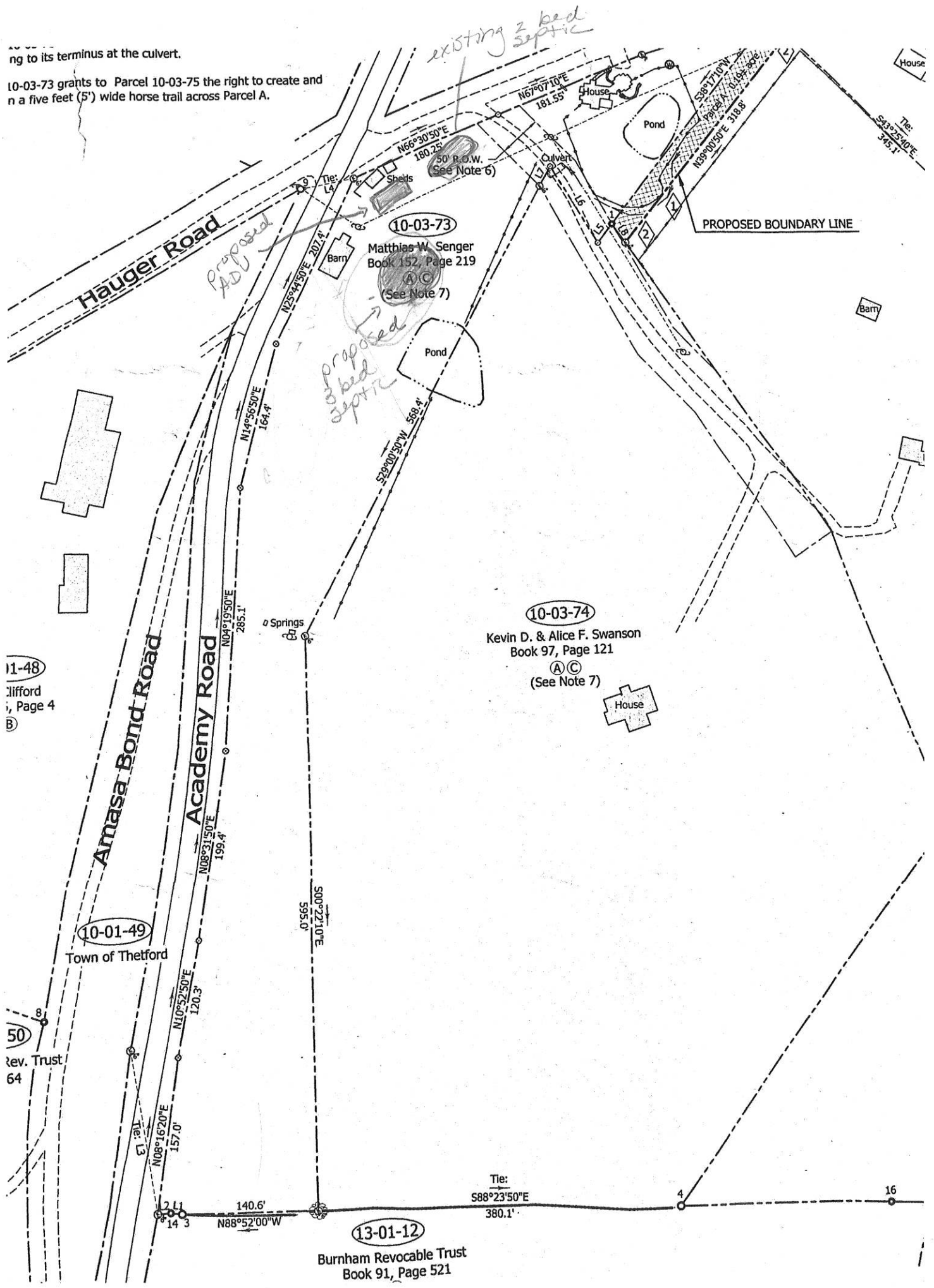
www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



ng to its terminus at the culvert.

10-03-73 grants to Parcel 10-03-75 the right to create and a five feet (5') wide horse trail across Parcel A.



11-48
Clifford
Page 4
B

50
rev. Trust
64

10-01-49
Town of Thetford

13-01-12
Burnham Revocable Trust
Book 91, Page 521

10-03-74
Kevin D. & Alice F. Swanson
Book 97, Page 121
A C
(See Note 7)

10-03-73
Matthias W. Senger
Book 152, Page 219
A C
(See Note 7)

PROPOSED BOUNDARY LINE

existing 2 bed septic

proposed
2 bed septic

proposed
2 bed septic

House
Tie:
S23°50'E
315.1'

Barn

House

Pond

Pond

Springs

Sheds

Barn

Culvert

Hauger Road

Amasa Bond Road

Academy Road

50' R.O.W.
(See Note 6)

50' R.O.W.
(See Note 6)

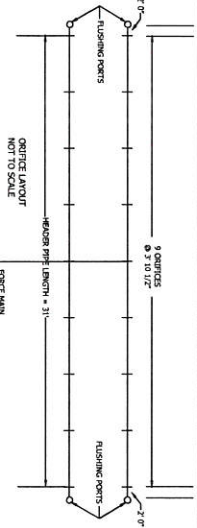
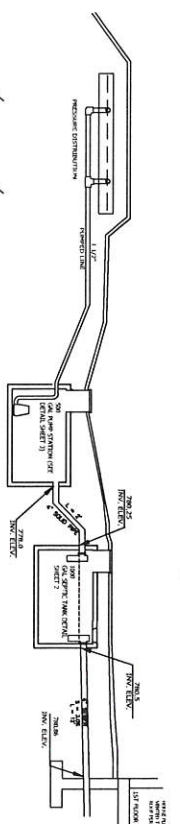
Tie:
S88°23'50"E
380.1'

Tie: L3

Tie: L4

Tie: L16

PROFILE - DISPOSAL SYSTEM
NOT TO SCALE



GENERAL NOTES:

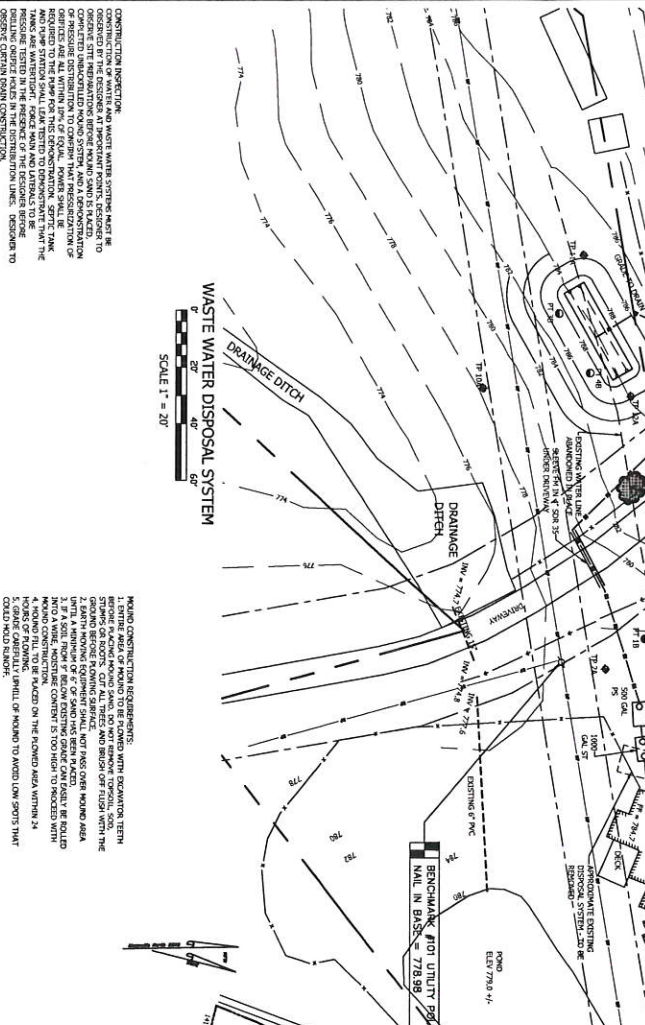
1. GENERAL NOTES:
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SYSTEM SPECIFICATIONS

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DESIGN CRITERIA

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20. DESIGN CRITERIA:



WASTE WATER DISPOSAL SYSTEM
SCALE 1" = 20'

PROPERTY OVERVIEW
SCALE 1" = 200'

LEGEND

Proposed by Line	_____
Utility Protective Area	_____
Existing Contour	_____
New Contour	_____
Street	_____
Storm Sewer	_____
Water Line	_____
Water Conduit	_____
Force Main	_____
Sepic system Area	_____
Existing drainage	_____
Fence	_____
Proposed drainage	_____
Overhead power	_____
Overhead water	_____
Existing utility	_____

HOGG HILL DESIGN, L.L.C.

OWNER: MATTHIAS SENGER

PROJECT: 123018

ADDRESS: 2100 STROCKS ROAD

DATE: JANUARY 2015

SCALE: 1" = 200'

SCALE: 1" = 20'





WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective September 29, 2007
Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s): Matthias Senger
PO Box 157
Thetford VT 05074

Permit Number: WW-3-10815
PIN: BR15-0010

This permit affects property identified as Town Tax Parcel ID # Thetford: 10-03-73 referenced in a deed recorded in Book 152 Page(s) 219 of the Land Records in Thetford, Vermont.

This project, consisting of the partial reconstruction of an existing 2-bedroom single family residence on a 4.5± acre lot and construction a new wastewater disposal system, located at 50 Old Strong Road in Thetford, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

1.1 The project shall be completed as shown on the plans and/or documents prepared by Christopher Leister, with the stamped plans listed as follows:

Sheet Number	Title	Plan Date	Plan Revision Date
1 of 3	Plan	1/07/2015	2/27/2015
2 of 3	Protective	1/07/2015	2/12/2015
3 of 3	Details	1/07/2015	2/26/2015

1.2 This permit does not relieve the landowner from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from other State departments and local officials.

1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Thetford Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Thetford Land Records and ensure that copies of all certifications are sent to the Secretary.

1.5 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all the permit conditions, were inspected, were properly tested, and have successfully met those performance tests",

or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.


Doc ID: 000290920003 Type: LAN
BK 152 PG 557-559

Received for Record at Thetford, VT
On 03/04/2015 At 11:00:00 am

Lacey Borst



DOCUMENTS FOR RECORDING

- 1.6 This project is approved with the existing 2-bedroom single family residence. No alterations to the existing building other than those indicated in this permit that would change or affect the water supply or wastewater disposal shall be allowed without prior approval by the Drinking Water and Groundwater Protection Division. Construction of additional nonexempt buildings including commercial and residential buildings is not allowed without prior permitting by the Drinking Water and Groundwater Protection Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations.
- 1.7 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s), if applicable, prior to conveyance of any portion of the project to that purchaser.
- 1.8 By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.9 Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

2. WATER SUPPLY

- 2.1 The project is authorized to utilize the existing on-site water supply system having a maximum design flow of **280 gallons** per day provided the potable water supply is operated at all times in a manner that keeps the supply free from contamination. No changes shall be made to the existing water system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. No other means of obtaining potable water shall be allowed without prior review and approval by the Drinking Water and Groundwater Protection Division unless otherwise exempt. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".

3. WASTEWATER DISPOSAL

- 3.1 This project is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for a maximum of **280 gallons** of wastewater per day. The system(s) shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. Should the system fail and not qualify for the minor repair or replacement exemption, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to correcting the failure.
- 3.2 This project is approved for a mound type wastewater disposal systems provided the mound is constructed in strict accordance with the following conditions:
 - a. The mound system is to be located and constructed as depicted on the plans that have been stamped by the Drinking Water and Groundwater Protection Division.
 - b. A qualified Vermont Licensed Designer shall inspect the mound system during critical stages of construction. This shall include the staking of the location of the mound, ensuring the site has been properly plowed prior to placement of the appropriate sand fill, the installation and testing of the distribution piping, final grading of the mound including side slopes, and pump station installation.
 - c. The construction of the mound shall adhere to the guidelines set forth in Section 1-913(f) of the above referenced rules.
 - d. Upon completion of construction, and prior to occupancy of any structure being served by the mound system, the inspecting consultant shall submit to the Drinking Water and Groundwater Protection Division a written certification stating the construction has been completed in accordance with the stamped plans and the permit.

DOCUMENTS FOR RECORDING

- 3.3 The components of the sanitary wastewater system herein approved shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 3.4 The corners of the proposed primary wastewater disposal area(s) shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.
- 3.5 The wastewater disposal system for this project is designed using the performance base approach. The use of a performance-based wastewater disposal system approved in this permit requires that an annual inspection be performed by a qualified Vermont Licensed Designer starting when the system is placed in use and continuing for the first three years of operation. The field inspection shall be done in April or May and a written report shall be submitted by the June 15th of each year to the landowner and the Drinking Water and Groundwater Protection Division. The inspection shall consist of a field inspection of the wastewater disposal system and the area within 25' of the system in all directions noting any indication of failure.
- 3.6 The wastewater system for this project is approved for domestic type wastewater only except as allowed for water treatment discharges. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.
- 3.7 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater disposal systems are allowed on or near the site-specific wastewater disposal system or replacement area depicted on the stamped plans. All isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be adhered to and will be incorporated into the construction and installation of the wastewater disposal field.

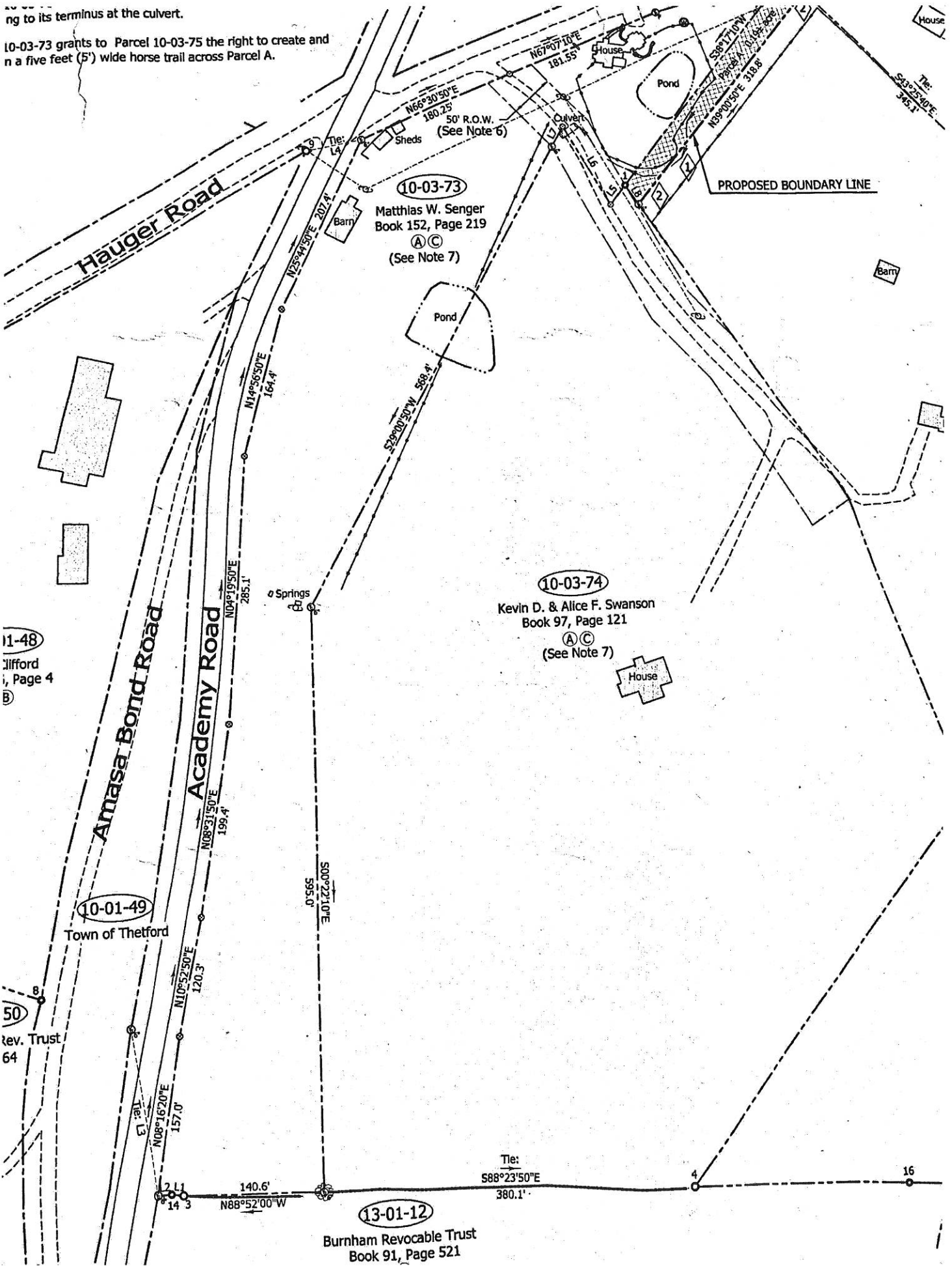
David K. Mears, Commissioner
Department of Environmental Conservation

By Richard A. Wilson Dated February 27, 2015
Richard A. Wilson, Assistant Regional Engineer
Barre Regional Office
Drinking Water and Groundwater Protection Division

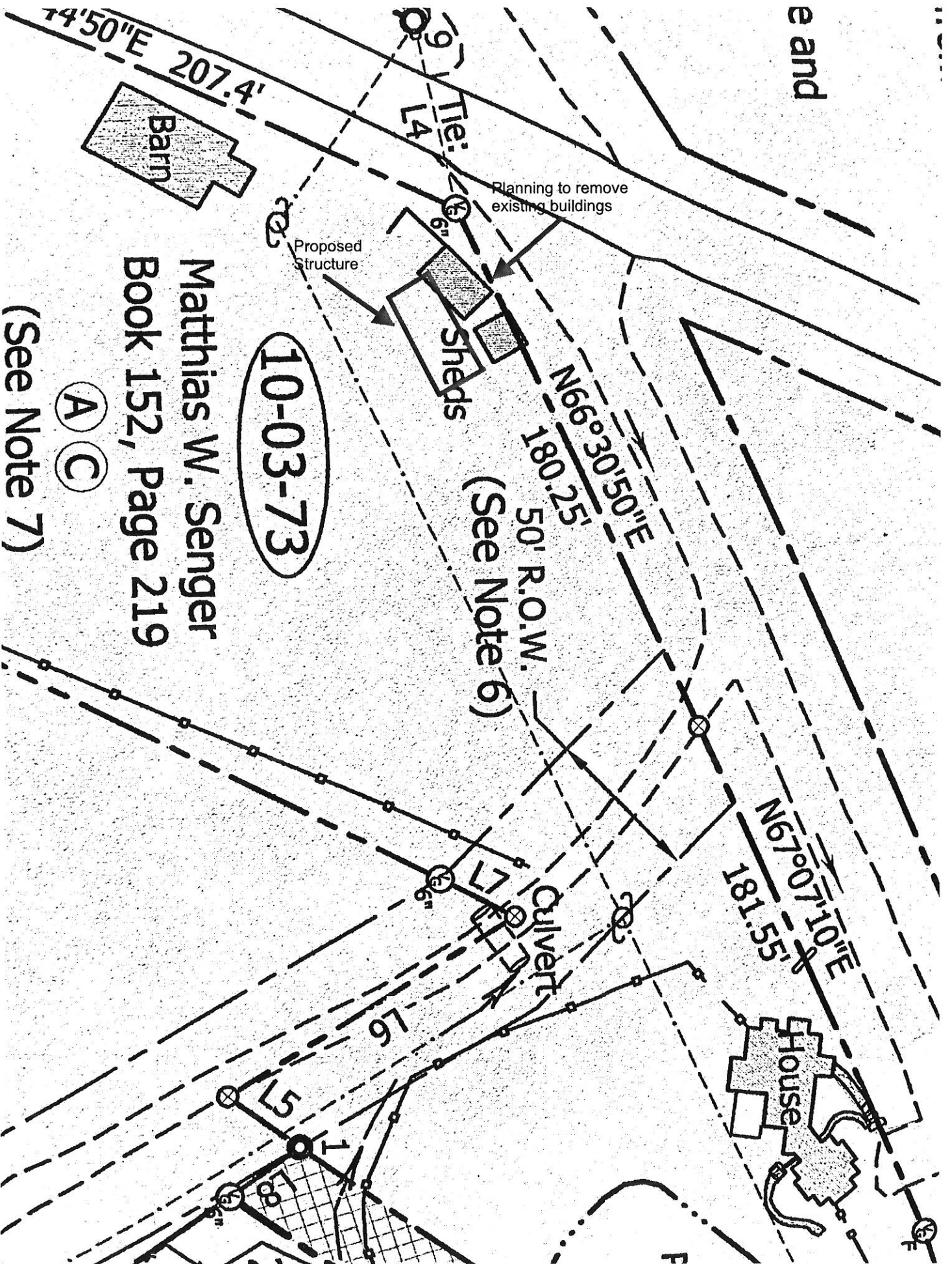
cc Thetford Planning Commission
Christopher Leister

ing to its terminus at the culvert.

10-03-73 grants to Parcel 10-03-75 the right to create and n a five feet (5') wide horse trail across Parcel A.



e and



Planning to remove existing buildings

Proposed Structure

Sheds

N66°30'50"E
180.25'

50' R.O.W.
(See Note 6)

N67°07'10"E
181.55'

House

Culvert

Barn

10-03-73

Matthias W. Senger
Book 152, Page 219

A C

(See Note 7)



proposed new 3-bed septic

proposed ADU
25' x 18'

existing 250 sq ft

200 ft.

existing well

207.4'

568.4'

26.3'

103'

26'

181.55'

181.98'

158.3'

29'

318.8'

Academy Rd

Old Strong Rd

Old Strong Rd

Old Strong Rd

S

R

R

R

R

R

