

LEGAL NOTICE

**TOWN OF THETFORD
DEVELOPMENT REVIEW BOARD Tuesday, September 13
NOTICE OF PUBLIC HEARING AND AGENDA
at the THETFORD TOWN
OFFICES
(w/Virtual Attendance Option)**

The Thetford Development Review Board will hold a Public Hearing on **Tuesday, September 13, 2022**. The **Public Hearing** will be held remotely via Zoom beginning at **7:00 p.m.** and ending no later than **10:00 p.m.**

7:00 PM: Public comment, review of prior minutes and administrative matters.

1) Warned Hearing on Application ZP22-38 for Conditional Use on the following property:

Location: 52 Old Strong Road Parcel Number: 0T0078.01

Tax Map Number: 10-03-73 Zone: Rural Residential

Proposal: To remove two non-Conforming structures & adding an Accessory Dwelling Unit.

2) Warned Hearing on Application TSD-695 ZP22-26 for the following property:

Location: 860 Mud Pond

Road

Parcel Number: 0T0030.04

Tax Map Number:

06-02-68.02

Zone: Rural Residential

Proposal: Minor Subdivision-one lot into two. ~8-9-Acres & ~3-4-Acres

Pursuant to 24 VSA sections 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.

Please note: Hearings will be called in the order as they appear above. If more than one hearing is scheduled and the applicant does not appear, the next applicant should be prepared to begin their hearing.

To Join Zoom Meeting
<https://us02web.zoom.us/j/83759328360>
Meeting ID: 837 5932 8360
Passcode: 214044
Dial by your location
+1 646 558 8656 US
(New York)
Meeting ID: 837 5932 8360

**Angela Jones
Zoning Administrator**



Property Card: MUD POND RD 0860
Town of Thetford, VT



Proval PIN: 0T0030.04
Parcel Number: 06-02-68.02
Parent Parcel Number:

Owner: BRAGG DANIEL
Co-Owner:
Mailing Address: 860 MUD POND ROAD
 THETFORD CENTER, VT 05075
Tax ID: 642-202-10139
Property Class: 111 - One Family (>6ac)
Jurisdiction: 202
Area: 202
Zoning:

SITE DESCRIPTION

Topography: High	Land Type: Site	Book/Page: 169 619
Electric: Y	Street or Road: Unpaved	Grantor: BRAGG DANIEL & DONNA
Gas:	Legal Acres: 12.1500	
Water:	Sale Date: 10/21/2021	
Sewer:	Sale Amount: \$0	

VALUATION RECORD

Assessment Year		4/1/2012	4/1/2013	4/1/2014	4/1/2015	4/1/2018
Reason for Change		2012	2013	2014	2015	2018
Valuation Market	L	99860	99860	99860	88270	88270
	B	156460	178790	189160	174900	174900
	T	256320	278650	289020	263170	263170
Valuation Assessed	L	99860	99860	99860	88270	88270
	B	156460	178790	189160	174900	174900
	T	256320	278650	289020	263170	263170

SUMMARY OF IMPROVEMENTS

ID	Use	Grade	Const Type	Cond	Yr Built	Fin Size	Found-ation	Exterior	Roof Desc	Roof Mat	Num Rms	Num Bed Rms	Num Half Baths	Num Full Baths	Bsmt Area
R01	Single family	Avg+	Wood Frame	G	2001	1608	Full Bsmt	Vinyl	Gable	Asphalt	6	4	0	2	1008

BUILDING SKETCH

3 sided Equipment shed

02

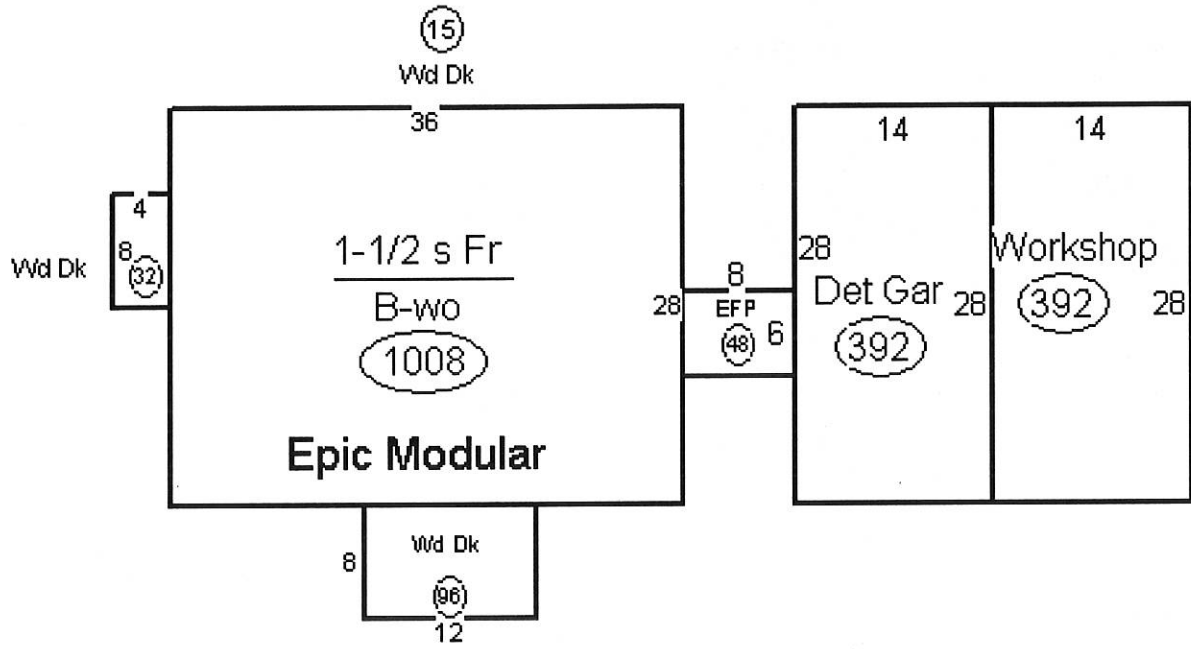
04 Pony shed

03

Sugar house

01

Chicken house



**TOWN OF THETFORD
SUBDIVISION APPLICATION**

TSD #: -695 ZP22-26

PARCEL ID #: OT0030.04

(To Be Assigned By The Zoning Office)

Owner of Record: DANIEL BRAGG

Mailing Address: 860 MUD POND ROAD

(Street or PO Box, Town, State and Zip Code)

THETFORD CENTER, VT 05075

Telephone #: (Home) 802-785-4671 (Work) _____

(Cell) 862-356-5699 Email: ddbragg32@gmail.com

LOCATION: Zoning District: RR ___ VR ___ CB ___ Tax Map #: 642-202-10139

Street Address: (If different from mailing address - please include village location & zip code):

DESCRIPTION: Undivided (Current) Parcel (Total Acres): _____

Clear 2 Wooded 10.2 Wetland NONE Lowland _____ Mid Elevation _____

Proposed # of Parcels (After Subdivision): 2 Subdivision Name: DAN BRAGG 2022

Parcel Number and Acreage for Each Proposed Lot (After Subdivision): _____

APPROX 8-9 AC LOT W/ EXISTING HOME. CROFT.

3-4 AC LOT FOR NEW HOME.

Water Supply: Private Public _____ **Source:** Spring _____ Shallow Well _____ Drilled Well _____

Electricity: Yes _____ No _____

ABUTTERS (Including those across a public right-of way): ***Attach Additional sheets(s) if necessary***

North: JOHN + LEYNA BERRY 966 MUD POND RD.

East: MICHAEL STUBB. JUDY YOCUM

South: JIM BRAGG / PAM BRAGG

West: DAVID CORNWELL + CAMP FORTSWORTH LAND ACROSS
TOWN ROAD.

(Continued on other side)

CLASSIFICATION:

MINOR SUBDIVISION: _____ A Minor Subdivision shall conform to all of Section 4 of the Subdivision Regulations unless specific waivers are requested and granted by the Development Review Board (DRB).

MAJOR SUBDIVISION: _____ A Major Subdivision shall conform to the requirements of Section 6 of the Subdivision Regulations.

Section 3.03: The Development Review Board reserves the right to require additional data when circumstances warrant, and to require that a Minor Subdivision comply with all or some of the requirements specified for Major Subdivisions.

SUBMITTALS (Required For Survey Phase – Section 6.07 of the Subdivision Regulations):

1). **Survey Phase:** Survey Phase Maps may be drawn in pencil; data may be tentative but shall be sufficiently clear to show all existing conditions on the property to be subdivided. Maps shall be at a scale of not less than 200 feet per inch (e.g. 100 feet to the inch would be acceptable, 300 feet to the inch would not be). Survey Phase submission shall contain or be accompanied by the following maps and information:

A). Property survey map for the entire area of the parcel being subdivided plus an additional 100 foot area completely around said parcel, showing perimeter boundary of said parcel, land use designation according to the Municipal Plan, zoning designation according to the Zoning Ordinance, contours and/or spot elevations, water areas (both permanent and intermittent streams, rivers, ponds, lakes, marshes), borders of wooded areas, existing roads, easements, structures, and other existing physical features;

B). Property location map showing proposed subdivision in relation to major roads, community facilities and utilities of the Town;

C). The Development Review Board may require further detailing of information and additional meetings before advising the sub divider to proceed with preliminary layout design. All material submitted in the survey phase will be included with subsequent preliminary layout and final plat submissions

Please see the Thetford Subdivision Regulations for requirements for Preliminary and Final Phases.

*** PLEASE NOTE:** State permits may be required for this project. It is the obligation of the appellant to identify and obtain necessary state permits. 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.

**** Please read the regulations before submitting an application and before any hearing. Should there be a 3rd continuation for a 4th hearing, an additional fee of \$150.00 must be paid before the 4th hearing date.**

I have a copy of the Thetford Subdivision Regulations and have read the applicable sections.

Signature: Daniel Brogg Date: 6/28/22
Landowner/Applicant

(If Applicant is not the owner of record, a signed authorization from the owner of record is mandatory).

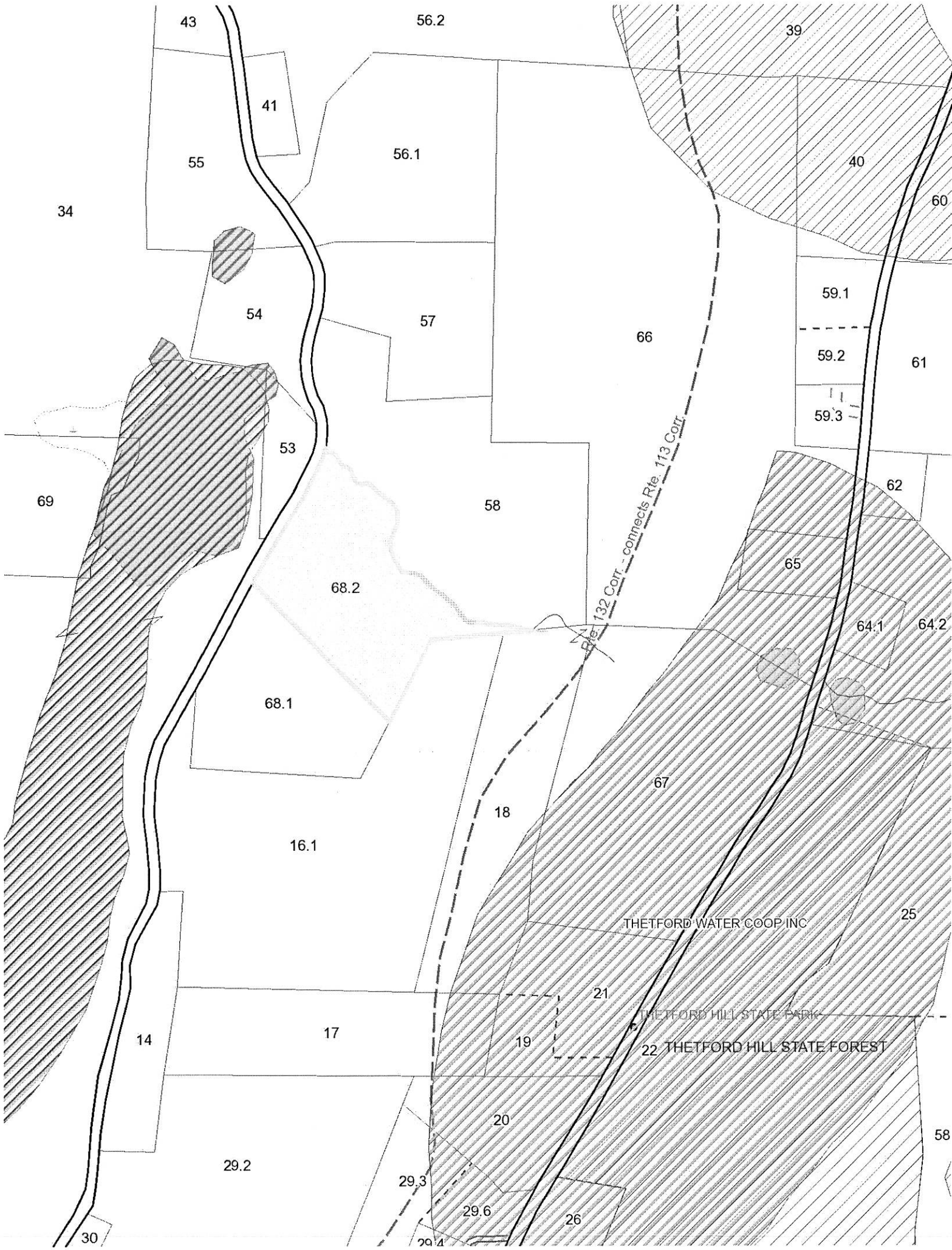
This Subdivision Is _____ Is Not _____ Approved by the Thetford Development Review Board (DRB).

Signature: _____ Date: _____
Chair, Thetford Development Review Board

***** Please Note: There is no fee for the Survey Phase. If a Preliminary Phase is scheduled, a fee of \$100.00 per lot is due prior to the Preliminary Phase Hearing.**

Revised 01/27/11

FOR OFFICE USE ONLY: Fee \$ _____ Ck. # _____ Received By: _____ Date: _____



43

56.2

39

41

56.1

40

55

34

60

54

57

66

59.1

61

59.2

59.3

53

58

62

69

68.2

65

64.2

64.1

68.1

67

Rte 132 Corr. - connects Rte. 113 Corr.

18

16.1

25

THETFORD WATER COOP INC

14

17

21

THETFORD HILL STATE PARK

19

THETFORD HILL STATE FOREST

29.2

20

29.3

29.6

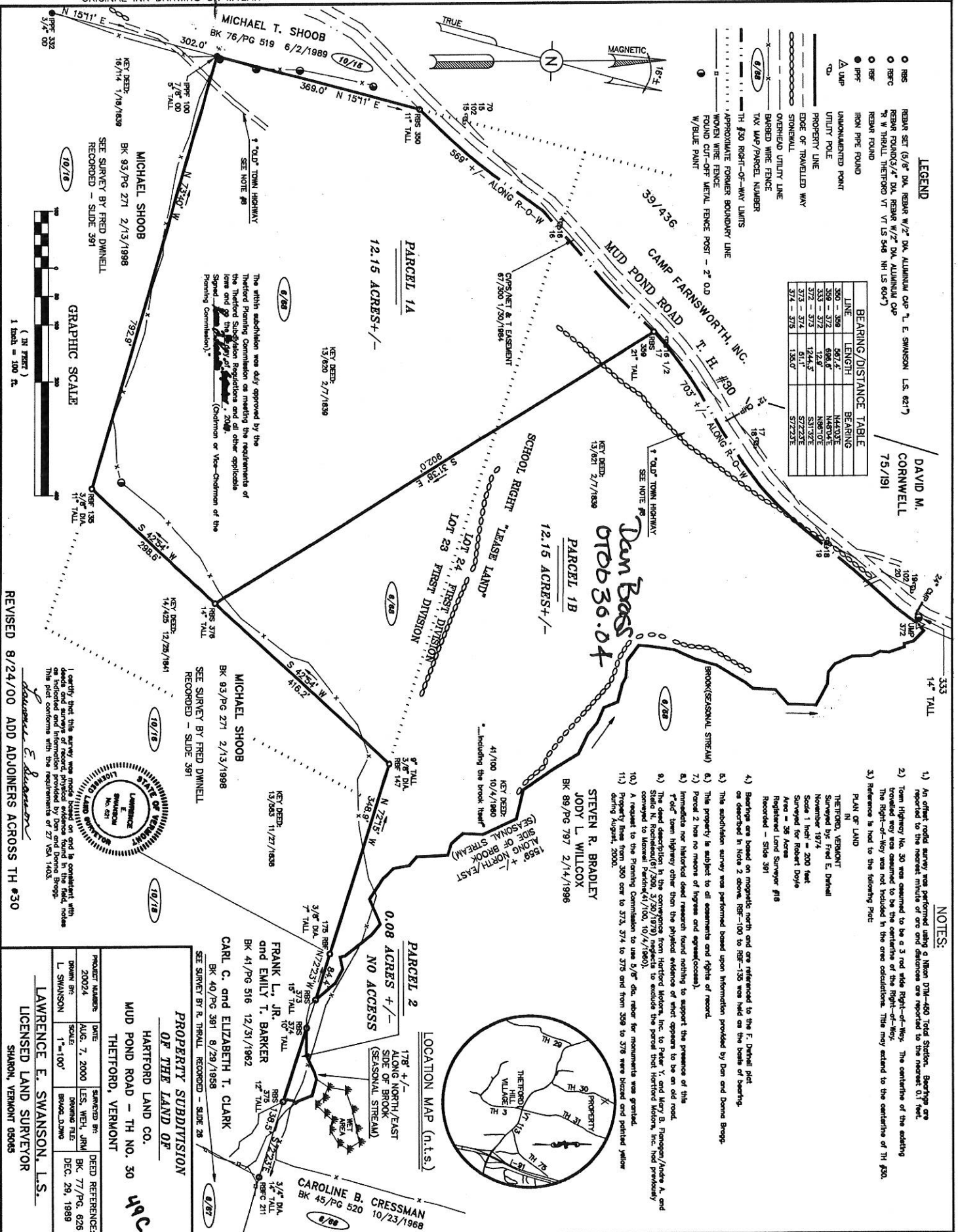
26

58

30

29.4

Lawrence E. Swanson



LEGEND

- RBS REAR SET (6/8" DIA. REAR W/2" DIA. ALUMINUM CAP "L" E. SWANSON L.S. 8217)
- FBRC REAR FOUND (3/4" DIA. REAR W/2" DIA. ALUMINUM CAP R. W. THRALD THETFORD VT VT LS 548 NH LS 604)
- RFB REAR FOUND
- IRFB IRON PIPE FOUND
- △ UMP UNMOUNTED POINT
- UTILITY POLE UTILITY POLE
- PROPERTY LINE
- EDGE OF TRAVELED HWY
- STONEWALL
- OVERHEAD UTILITY LINE
- BARBED WIRE FENCE TAX MAP/PARCEL NUMBER
- APPROXIMATE FORMER BOUNDARY LINE
- WOODEN WIRE FENCE FOUND (COT-OFF METAL FENCE POST - 2" O.D. W/BLE PAINT)

BEARING/DISTANCE TABLE

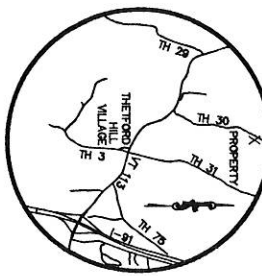
LINE	LENGTH	BEARING
350 - 359	567.4'	N44.03°E
359 - 372	696.6'	N46°0'E
332 - 372	12.8'	N98°10'E
372 - 373	1244.5'	S31°02'E
373 - 374	511.0'	S72°22'E
374 - 375	134.0'	S72°23'E

DAVID M. CORNWELL
75/191

Don Bass
DTDB 36.04

STEVEN R. BRADLEY
JODY L. WILLCOX
BK 89/PG 797 2/14/1998

- NOTES:**
- 1) An offset rod/survey was performed using a Nikon DTM-400 Total Station. Bearings are reported to the nearest minute of one arc distance and reported to the nearest 01" foot.
 - 2) Town Highway No. 30 was assumed to be a 30 foot wide Right-of-Way. The centerline of the existing traveled way was assumed to be the centerline of the Right-of-Way. The Right-of-Way was not included in the area calculations. Titles may extend to the centerline of TH 300.
 - 3) Reference is had to the following Plan: PLAN OF LAND IN THETFORD, VERMONT Surveyed by Fred E. Duffell November 1974 Scale 1 inch = 200 feet Surveyed for Robert Davis Area = 36 Acres Registered Land Surveyor #18 Recorded - Slide 391



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft

MICHAEL T. SHOOB
BK 93/PG 271 2/13/1998
SEE SURVEY BY FRED DUNNELL
RECORDED - SLIDE 391

The within subdivision was duly approved by the Methodical Planning Commission on meeting the requirements of the State of Vermont, Chapter 200B, of the Code of the State of Vermont, and the approval of the State Planning Commission. (Chairman or Vice-Chairman of the Planning Commission.)

MICHAEL SHOOB
BK 93/PG 271 2/13/1998
SEE SURVEY BY FRED DUNNELL
RECORDED - SLIDE 391

CARL C. and ELIZABETH T. CLARK
BK 40/PG 391 8/29/1988
SEE SURVEY BY R. THRALD RECORDED - SLIDE 28



REVISED 8/24/00 ADD ADJOINERS ACROSS TH #30

PROPERTY SUBDIVISION OF THE LAND OF HARTFORD LAND CO. MUD POND ROAD - TH NO. 30 THETFORD, VERMONT

PROJECT NUMBER	200024	DRAWN BY	L. SWANSON
DATE	AUG. 7, 2000	SCALE	1" = 100'
DESIGNED BY	LES. WEH, JIML	DEED REFERENCE	BK 77/PG. 625
DRAWING TITLE	BROOK DRIVE	DATE	DEC. 29, 1989

LAWRENCE E. SWANSON, L.S.
LICENSED LAND SURVEYOR
SHARON, VERMONT 05095

DANIEL BRABB PROPERTY
860 MUD POND RD
THETFORD CTR. VT



JIM/PAM BRABB
SCALE 1" = 200'

SEASONAL STREAM

EXISTING HOME

TAX MAP #
642-202-10139

PROPOSED
NEW
LOT
229

JIM/PAM BRABB

423' MUD POND ROAD

280'



ADMINISTRATIVE INFORMATION
 PARCEL NUMBER 0T0030.04
 Parent Parcel Number

OWNERSHIP
 BRAGG DANIEL
 860 MUD POND ROAD
 THEFFORD CENTER, VT 05075

Tax ID 642-202-10139
 TRANSFER OF OWNERSHIP

Date	Owner	Value
10/21/2021	BRAGG DANIEL & DONNA Bk/Pg: 169, 619	\$0
09/05/2000	HARTFORD LAND CO Bk/Pg: 99, 37	\$40000
01/29/1990	FLANAGAN MARY ET AL Bk/Pg: 77, 626	\$0
02/22/1980	HARTFORD MOTORS INC. Bk/Pg: 61, 292	\$2000

RESIDENTIAL

Property Class 111 One Family (>6ac)
 TAXING DISTRICT INFORMATION
 Jurisdiction 202 THEFFORD, VT
 Area 202
 District 1
 Routing Number 06-02-68.02

VALUATION RECORD Act 68 Value Allocations

Assessment Year	04/01/2009	04/01/2012	04/01/2013	04/01/2014	04/01/2015	04/01/2018	Housesite
Reason for Change	2009	2012	2013	2014	2015	2018	
VALUATION	L 73290	99860	99860	99860	88270	88270	70000
MARKET	B 139890	156460	178790	189160	174900	174900	174900
	T 213180	256320	278650	289020	263170	263170	244900

Site Description
 Topography: High
 Public Utilities: Electric
 Street or Road: Unpaved
 Neighborhood:

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured Acreage	Table Effective Depth	Prod. Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Site		2.0000			1.00	27501.00	27501.00	55000	55000
2 Residential Excess Acreage		10.1500			1.00	3000.00	3000.00	30450 G -40%	18270
3 Water & Septic		12.1500				15000.00	15000.00		15000

Zoning: Rural Res 80,000 sf
 Legal Acres: 12.1500

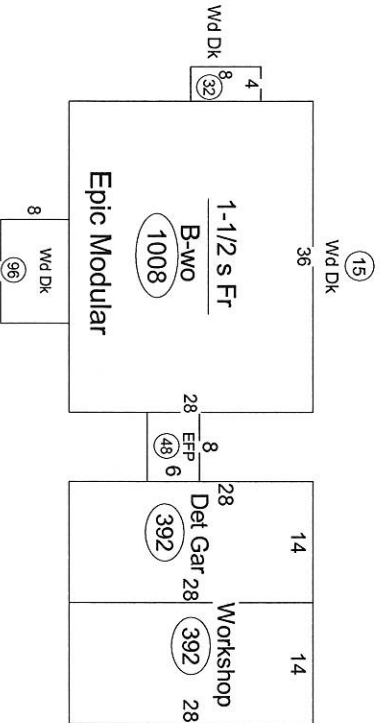
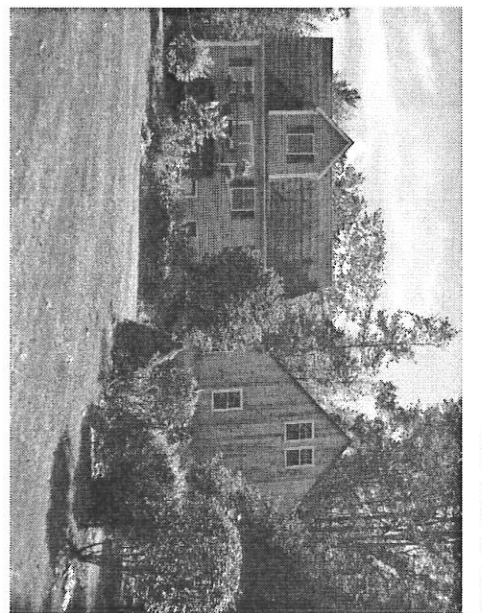
Supplemental Cards
 TRUE TAX VALUE 88270

Supplemental Cards
 TOTAL LAND VALUE 88270

CP: CONTIGUOUS PROPERTIES
 ALSO SEE 0T0030.04.2

IMPROVEMENT DATA

- 3 sided Equipment shed
- 02
- 04 Pony shed
- 03 01 Chicken house
- Sugar house



PHYSICAL CHARACTERISTICS

Style: Cape
Occupancy: Single family
Story Height: 1.5
Finished Area: 1608
Attic: None
Basement: Full

ROOFING

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

FLOORING

Slab B, 1.0
Sub and joists 1.5
Base Allowance 1.0, 1.5

EXTERIOR COVER

Vinyl 1.0, 1.5

INTERIOR FINISH

Typical 1.0

ACCOMMODATIONS

Finished Rooms 6
Bedrooms 4
Rec Type: 1
Room Area: 54

HEATING AND AIR CONDITIONING

Primary Heat: Hot Water, Oil
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

4 Fixt. Baths # 4
3 Fixt. Baths 1 3
Kit Sink 1 1
Water Heat 1 1
Extra Fixt 1 1
TOTAL 10

REMODELING AND MODERNIZATION

Amount Date

SPECIAL FEATURES

Description	Value
02 : ISO	-1200
NOFLOOR	-1200
05 : C	0
E	196

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Year Eff	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	PhysObsol	Market %	Value
D	DWELL	0.00	1		2001	2001	0.00	N	0.00	3120	155350	12	0	100
01	POULTRYH	1.00	1	Fair	2007	2007	12.31	N	10.46	14x 8	1170	30	0	100
02	SHEDGP	1.00	1	Avg	2008	2008	21.30	Y	21.30	30x 20	10380	20	0	100
03	SUGARHSE	0.00	5	Fair	2001	2001	0.00	N	0.00	7x 9	0	0	NV	100
04	SHEDGP	1.00	1	Avg	2007	2007	0.00	N	0.00	5x 7	0	0	NV	100
05	DETGAR	1.50	1	Avg	2013	2013	32.57	Y	32.57	14x 28	12960	5	0	100
06	WORKSHOP	1.50	1	Avg	2013	2013	45.00	N	45.00	14x 28	17640	5	0	100
											136710			
											820			
											8300			
											0			
											0			
											12310			
											16760			

(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Year Eff	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	PhysObsol	Market %	Value
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02 : ISO														
NOFLOOR														
05 : C														
E														

Data Collector/Date: J/D 11/28/2012
Appraiser/Date: 04/01/2012
Neighborhood: Neigh 5 AV
Supplemental Cards: TOTAL IMPROVEMENT VALUE 174900