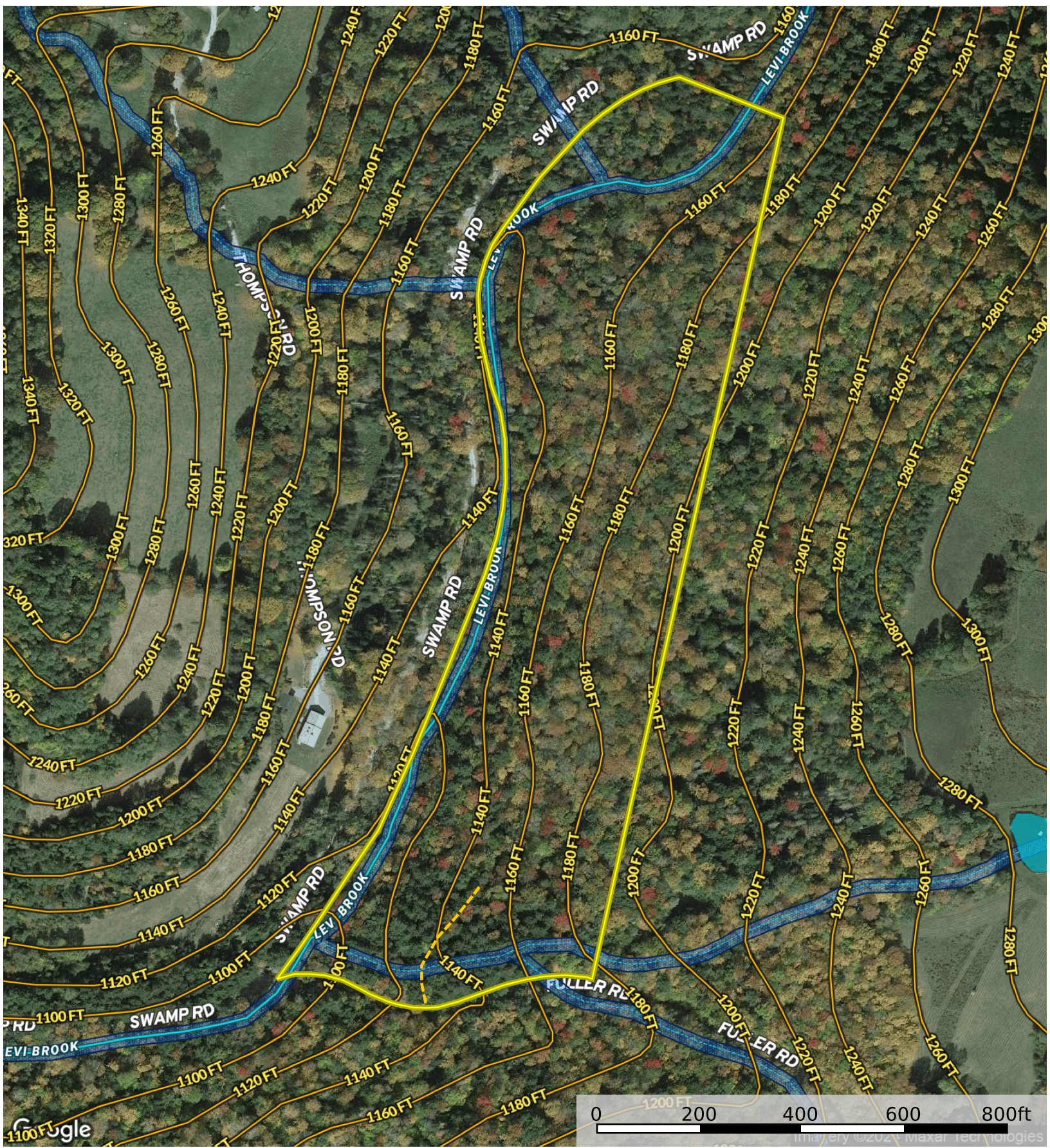
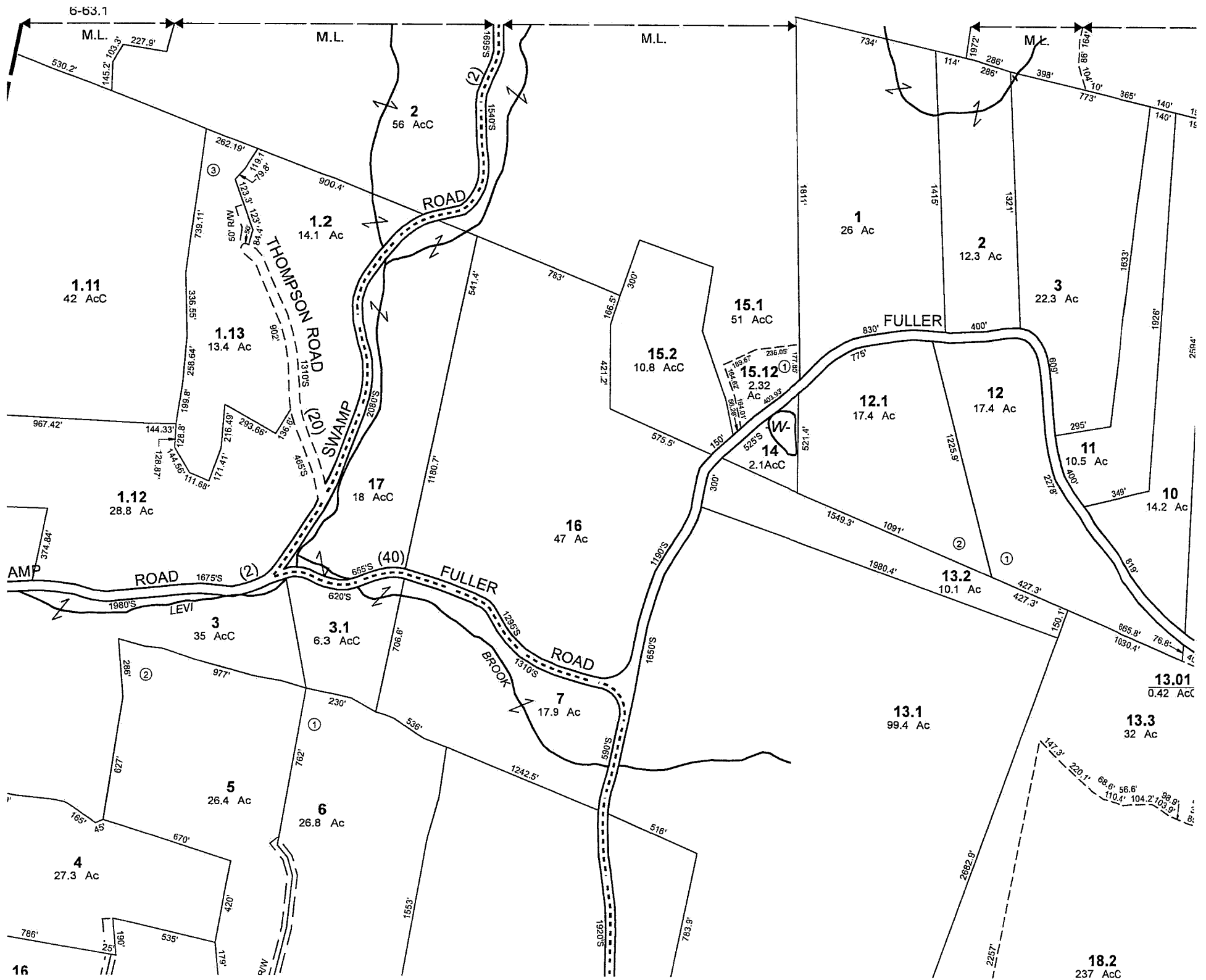


- Power Pole
- Roughed - in Driveway
- Property Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

Newbury, VT - 18+/- acres 2500 Fuller Rd
Orange County, Vermont, 18 AC +/-



- Roughed - in Driveway
- Property Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body



Administrative Fee/Recording Fee (required with application): \$25.00

Please check one:

☒ Residential with less than 3 units ☐ Residential with 3 units or more ☐ Commercial/Industrial/Agricultural

PROPERTY OWNER NAME <u>Allard Lumber Co.</u>	CONTRACTOR NAME <u>Allard Lumber</u>
MAILING ADDRESS <u>74 Glen ORNE DR</u> <u>Brattleboro VT 05301</u>	Certificate of Insurance: Received <input checked="" type="checkbox"/> Date <u>7-16-24</u>
PHONE NUMBER <u>802-254-4939</u>	PHONE NUMBER <u>802-254-4939</u>

The applicant requests a permit for access to property identified as Property Map # 10-82-17; Parcel # 1108-3
10-02-17. The proposed access is on the N/S/E/W N side of (road name) Fuller RD

The proposed access will be located approximately (feet/miles) 500' from the intersection of this road with (road name) Swamp RD

Please Read Carefully

The access will be constructed in accordance with Vermont Agency of Transportation Standard B-71 to serve the applicants property. A copy will be attached with all approved permits.

A Certificate of Insurance from the Contractor must accompany the application.

The proposed access shall be flagged for review by the Highway Foreman.

The Selectboard will approve or deny the application based on recommendations of the Highway Foreman. This decision will be filed in the Town Land Records as required by 24 V.S.A. § 4303 (11) pending a completion inspection by the Highway Foreman.

All conditions of this access and the future maintenance thereof will be the responsibility of the landowner.

By signing below, the landowner agrees to the terms and conditions of this approval and further understands that any and all damage to the Town Highway due to improper construction or maintenance of this access is the responsibility of the landowner.

Dan Connelly 7-25-24

Landowner Signature

Date

NEWBURY TOWN CLERK'S OFFICE
RECEIVED FOR RECORD

THIS 16th DAY OF September A.D., 2024
AT 1 O'CLOCK 30 MINUTES P M, AND
RECORDED IN NEWBURY RECORDS, BOOK _____ PAGE _____
ATTEST [Signature] TOWN CLERK

NOTICE: This permit is issued in accordance with Title 19, Section 1111, V.S.A., relative to all highways within the control and jurisdiction of the Town of Newbury. The issuance of this permit does not release the landowner from any requirements of statutes, ordinances, rules and regulations administered by other governmental agencies. The permit will be effective upon compliance with such of these requirements as are applicable and continue in effect for as long as the present land use continues. Any change from the present land use will require a new permit. This permit is subject to the directions, restrictions and conditions herein and below and any attachments hereto, and covers only the work described in this application, and then only when the work is performed as directed. Violations are subject to the penalties set forth in Title 19, Section 1111, V.S.A. including but not limited to a civil penalty of not less than \$100, and not more than \$10,000 for each violation.

DO NOT WRITE BELOW THIS LINE

DO NOT WRITE BELOW THIS LINE

DECISION: _____ **Approved** **Denied** (circle one)

READ CAREFULLY

CONDITIONS:

1. **CULVERT** - Culvert size 18". Culverts must be installed by landowner before use or occupancy. (Note: If not required at this time, the Town may require future installation at landowner expense.)
2. **INSPECTION**- Landowner is responsible for calling the Town for an inspection prior to the final surface treatment. Call the Town of Newbury Highway Department at 429-2401.
3. **REJECTION OF WORK**- The Town may reject work completed and void permit if work is not done in compliance with the terms of this approval.
4. **MAXIMUM USE**- Maximum number of average daily trips allowed to use access: _____
5. The landowner shall comply with all Town ordinances, policies, specifications, and regulations relating to highways
6. This permit is issued in accordance with 19 VSA § 1111. *Fines and possible revocation of permit may occur for non-compliance as allowed by this Title.*
7. **Other Conditions:** FOLLOW B-71 STANDARD DETAIL I.

Dated in Newbury, VT, this 16 day of SEPTEMBER, 2024.

Seal/Signature:



Permit Number: 2024-8

Final Inspection: _____

DETAIL A

RESIDENTIAL DRIVE

MINIMUM RADIUS - 100' MAX

RADIUS MAX

SHOULDER WIDTH

20° GEOMETRICAL RADIUS

SHOULDER

PAVEMENT

A = 90° MIN. 90° DESIRABLE

SEE NOTE 5

CURED TRAVELED WAY

TREATED SHOULDER EDGE

CURB (IF PRESENT)

HIGHWAY

DETAIL C TWO-WAY UNDIVIDED COMMERCIAL DRIVE FOR SINGLE STORES, BUSINESSES, SMALL HOUSING DEVELOPMENTS

[illegible]

DETAIL E **RIGHT TURN LANE FOR COMMERCIAL DRIVERS**
(UNSIGNALIZED INTERSECTIONS ONLY)

USE WITH DETAILS C AND D WHEN VOLUME WARRANTS FOR RIGHT TURN LANES ARE MET.

SEE DETAIL D

30' RADIUS

4' CURB (IF PRESENT)

15' SHOULDER

EDGE OF TRAVELED WAY

PAVEMENT

SHOULDER

EDGE

STORAGE LENGTH IS VARIABLE DEPENDING ON TRAFFIC VOLUME AND MUST BE ADJUSTED TO PROVIDE PROPER CLEARANCE ON LENGTH

SPEED (MPH)	30' LANE LENGTH (MINIMUM)	STORAGE LENGTH (MINIMUM)
30	35	40
35	40	45
40	45	50
45	50	55
50	55	60
55	60	65
60	65	70
65	70	75
70	75	80
75	80	85
80	85	90
85	90	95
90	95	100
95	100	105
100	105	110
105	110	115
110	115	120
115	120	125
120	125	130
125	130	135
130	135	140
135	140	145
140	145	150
145	150	155
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555	560	565
560	565	570
565	570	575
570	575	580
575	580	585
580	585	590

[illegible][illegible]

POSTED SPEED OR DESIGN SPEED (M.P.H.)	SIGHT DISTANCE MINIMUM (FOOTING) (FT.)
25	95
30	120
35	150
40	180
45	210
50	250
55	285
60	325

FEBRUARY 1992	B-717/23/ROU.
MAY 1992	B-718/23/ROU.
JUNE 1994	B-719/23/ROU.
AUGUST 1994	B-720/23/ROU.
OCTOBER 1994	B-721/23/ROU.
DECEMBER 1994	B-722/23/ROU.
FEBRUARY 1995	B-723/23/ROU.
APRIL 1995	B-724/23/ROU.
JUNE 1995	B-725/23/ROU.
AUGUST 1995	B-726/23/ROU.
OCTOBER 1995	B-727/23/ROU.
DECEMBER 1995	B-728/23/ROU.
FEBRUARY 1996	B-729/23/ROU.
APRIL 1996	B-730/23/ROU.
JUNE 1996	B-731/23/ROU.
AUGUST 1996	B-732/23/ROU.
OCTOBER 1996	B-733/23/ROU.
DECEMBER 1996	B-734/23/ROU.
FEBRUARY 1997	B-735/23/ROU.
APRIL 1997	B-736/23/ROU.
JUNE 1997	B-737/23/ROU.
AUGUST 1997	B-738/23/ROU.
OCTOBER 1997	B-739/23/ROU.
DECEMBER 1997	B-740/23/ROU.
FEBRUARY 1998	B-741/23/ROU.
APRIL 1998	B-742/23/ROU.
JUNE 1998	B-743/23/ROU.
AUGUST 1998	B-744/23/ROU.
OCTOBER 1998	B-745/23/ROU.
DECEMBER 1998	B-746/23/ROU.
FEBRUARY 1999	B-747/23/ROU.
APRIL 1999	B-748/23/ROU.
JUNE 1999	B-749/23/ROU.
AUGUST 1999	B-750/23/ROU.
OCTOBER 1999	B-751/23/ROU.
DECEMBER 1999	B-752/23/ROU.
FEBRUARY 2000	B-753/23/ROU.
APRIL 2000	B-754/23/ROU.
JUNE 2000	B-755/23/ROU.
AUGUST 2000	B-756/23/ROU.
OCTOBER 2000	B-757/23/ROU.
DECEMBER 2000	B-758/23/ROU.
FEBRUARY 2001	B-759/23/ROU.
APRIL 2001	B-760/23/ROU.
JUNE 2001	B-761/23/ROU.
AUGUST 2001	B-762/23/ROU.
OCTOBER 2001	B-763/23/ROU.
DECEMBER 2001	B-764/23/ROU.
FEBRUARY 2002	B-765/23/ROU.
APRIL 2002	B-766/23/ROU.
JUNE 2002	B-767/23/ROU.
AUGUST 2002	B-768/23/ROU.
OCTOBER 2002	B-769/23/ROU.
DECEMBER 2002	B-770/23/ROU.
FEBRUARY 2003	B-771/23/ROU.
APRIL 2003	B-772/23/ROU.
JUNE 2003	B-773/23/ROU.
AUGUST 2003	B-774/23/ROU.
OCTOBER 2003	B-775/23/ROU.
DECEMBER 2003	B-776/23/ROU.
FEBRUARY 2004	B-777/23/ROU.
APRIL 2004	B-778/23/ROU.
JUNE 2004	B-779/23/ROU.
AUGUST 2004	B-780/23/ROU.
OCTOBER 2004	B-781/23/ROU.
DECEMBER 2004	B-782/23/ROU.
FEBRUARY 2005	B-783/23/ROU.
APRIL 2005	B-784/23/ROU.
JUNE 2005	B-785/23/ROU.
AUGUST 2005	B-786/23/ROU.
OCTOBER 2005	B-787/23/ROU.
DECEMBER 2005	B-788/23/ROU.
FEBRUARY 2006	B-789/23/ROU.
APRIL 2006	B-790/23/ROU.
JUNE 2006	B-791/23/ROU.
AUGUST 2006	B-792/23/ROU.
OCTOBER 2006	B-793/23/ROU.
DECEMBER 2006	B-794/23/ROU.
FEBRUARY 2007	B-795/23/ROU.
APRIL 2007	B-796/23/ROU.
JUNE 2007	B-797/23/ROU.
AUGUST 2007	B-798/23/ROU.
OCTOBER 2007	B-799/23/ROU.
DECEMBER 2007	B-800/23/ROU.
FEBRUARY 2008	B-801/23/ROU.
APRIL 2008	B-802/23/ROU.
JUNE 2008	B-803/23/ROU.
AUGUST 2008	B-804/23/ROU.
OCTOBER 2008	B-805/23/ROU.
DECEMBER 2008	B-806/23/ROU.
FEBRUARY 2009	B-807/23/ROU.
APRIL 2009	B-808/23/ROU.
JUNE 2009	B-809/23/ROU.
AUGUST 2009	B-810/23/ROU.
OCTOBER 2009	B-811/23/ROU.
DECEMBER 2009	B-812/23/ROU.
FEBRUARY 2010	B-813/23/ROU.
APRIL 2010	B-814/23/ROU.
JUNE 2010	B-815/23/ROU.
AUGUST 2010	B-816/23/ROU.
OCTOBER 2010	B-817/23/ROU.
DECEMBER 2010	B-818/23/ROU.
FEBRUARY 2011	B-819/23/ROU.
APRIL 2011	B-820/23/ROU.
JUNE 2011	B-821/23/ROU.
AUGUST 2011	B-822/23/ROU.
OCTOBER 2011	B-823/23/ROU.
DECEMBER 2011	B-824/23/ROU.
FEBRUARY 2012	B-825/23/ROU.
APRIL 2012	B-826/23/ROU.
JUNE 2012	B-827/23/ROU.
AUGUST 2012	B-828/23/ROU.
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STANDARDS
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Journal of Management Studies, 2006; 43(7): 1198–1214

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9. DRIVEN AS THE INITIAL
10. INTENT TO SECURE DRIVING ADJUSTMENT

NOTE



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS That We, **BYRON L. KIDDER** and **KATHRYN G. KIDDER**, a married couple, of Bradford in the County of Orange and State of Vermont, Grantors, in consideration of One Dollar and other valuable consideration paid to our full satisfaction by **ALLARD LUMBER COMPANY**, a Vermont corporation with its principal place of business in Brattleboro, in the County of Windham and State of Vermont Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, Allard Lumber Company, and its successors and assigns forever, a certain piece of land in Newbury in the County of Orange and State of Vermont, described as follows, viz:

Being a parcel of land said to contain 18 acres, more or less, situated in the Town of Newbury and being all and the same land and premises as conveyed to Byron L. Kidder and Kathryn G. Kidder, a married couple, by Warranty Deed of Chester A. Crosby, Jr. dated December 20, 2001 and recorded in Book 123, Pages 130-131 of the Newbury Land Records, wherein said lands and premises are more particularly described as follows:

“Being a portion of those same lands and premises known as the Thompson home farm which were conveyed to Chester A. Crosby, Jr. and Patricia W. Crosby by Barbara T. Davidson, Administratrix of the Estate of Edwin H. Thompson, Jr. dated December 22, 1987, and recorded in Book 81, Page 148-149, of the Newbury Land Records.

The premises herein conveyed are more particularly described as all that portion of the former Thompson home farm lying easterly of the centerline of Town Road No. 2 (also known as the “Swamp Road”) and northerly of the centerline of Town Road No. 40 (also known as the “Fuller Road”) consisting of 18 acres, be the same more or less. These premises are conveyed subject to the rights of the public to utilize said Town Roads.

‘There is also included in this conveyance a utility line easement over portions of the so-called Thompson home farm located westerly of the Swamp Road to allow the utility line located on that premises to be extended to provide utility service to the within-conveyed parcel.

‘The interest of Patricia W. Crosby were conveyed to Chester A. Crosby, Jr. by Warranty Deed dated December 20, 1991, and recorded in Book 91, Pages 159-162 of the Newbury Land Records.

‘These premises are conveyed subject to all easements, rights and restrictions of record.

‘These premises are no part of the homestead of the Grantor.

‘Reference is hereby made to the above mentioned deeds and deeds referred to therein for a more particular description of the lands and premises herein conveyed.’

The lands and premises herein conveyed are depicted on Newbury Tax Map 10, Section 02 as Lot No. 17.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Allard Lumber Company, and its successors and assigns, to their own use and behoof forever; AND WE, the said Grantors, Byron L. Kidder and Kathryn G. Kidder, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, Allard Lumber Company, and its successors and assigns, that until the ensealing of these presents, we are the sole owners of the premises, we have good right and title to convey the same in manner aforesaid, that they are free from every encumbrance; except as set forth above.

AND WE hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as set forth above.

IN WITNESS WHEREOF We hereunto set our hands and seals this ____ day of September, 2024.

Byron L. Kidder

Kathryn G. Kidder

STATE OF VERMONT)

ORANGE COUNTY, SS.) At Bradford, Vermont this ____ day of September, 2024
Byron L. Kidder and Kathryn G. Kidder personally appeared and they each acknowledged the foregoing instrument, by them sealed and subscribed to be their free act and deed.

Before me _____
Notary Public
My Commission Expires: _____
Commission No. _____