

WILLISTON VT TOWN CLERK'S OFFICE
 Received Jan 23, 2017 11:29A
 Recorded in VOL: 541 PG: 458- 460
 Of Williston Land Records
 ATTEST: Deborah Beckett, Town Clerk
 (PTR) Return No. 17-230
 32 V.S.A. Chap 231

EXECUTRIX'S DEED

TO ALL WHOM THESE PRESENTS SHALL COME, **VERONICA M. LAMBERT**, Executrix of the Goods, Chattles and **ESTATE OF MARIE J. DuBOIS** of south Burlington, Vermont, SEND GREETINGS:

WHEREAS, the Honorable Probate Court for the District of Chittenden, Vermont at a session thereof, holden at the Probate Office in Chittenden District, on due application in writing, for that purpose, did appoint me said **VERONICA M. LAMBERT**, as Executrix over the **ESTATE OF MARIE J. DuBOIS**;

WHEREAS, the Honorable Probate Court for the District of Chittenden, Vermont, at a session thereof, holden at the Probate Office in Chittenden County, on the 9th day of March, 2016, on due application in writing, for that purpose, did license and authorize me, said **VERONICA M. LAMBERT** to sell at public auction or private sale property located at 225 Rosewood Drive, Williston, Vermont as recorded in Volume 92, Pages 392-393 of the Town of Williston Land Records, real property of said deceased, as said sale would be beneficial to the heirs and all others interested in the said estate;

AND WHEREAS, having previously taken the oath required by law, and fulfilled all the requisitions of the Statute, and of the license aforesaid I have sold the same real estate to **RANDEE H. BROWNELL and JO ANNE LAMARCHE**, of the Town of Williston, Vermont, for the sum of ten or more dollars (\$10.00).

NOW, KNOW YE, that pursuant to the license and authority aforesaid and not otherwise, and in consideration of the said sum of ten or more dollars (\$10.00), the receipt whereof, I do hereby acknowledge, I do by these presents, Grant, Bargain, Sell, Convey and Confirm unto the said Grantees, **RANDEE H. BROWNELL and JO ANNE LAMARCHE**, as joint tenants with rights of survivorship, and their heirs and assigns forever the following described land in the Town of Williston and State of Vermont, described as follows:

Being a portion of the same lands and premises conveyed to Homer L. and Marie J. Dubois (both deceased) by Quit Claim Deed of Allen F. Gear, trustee to reconvey, dated October 4, 1982 and recorded in Volume 68, Pages 202-203 of the Town of Williston Land Records. Said lands and premises being more particularly described as follows:

Being all and the same lands and premises conveyed to Allen F. Gear, trustee to reconvey, by Warranty Deed of Homer L. and Marie J. Dubois dated on or about October 4, 1982 and recorded in Volume 68, Pages 200-201 of the Town of Williston Land Records and of record in Volume 77, Page 61-2 of the Town of Shelburne Land Records.

LAW OFFICES OF
 FRED V. PEET, P.C.
 55 PATCHEN ROAD
 SOUTH BURLINGTON,
 VERMONT
 05403
 TEL. (802) 860-4767

Being all of Lot #1, containing 51.3 acres, as drawn and depicted on a survey plat entitled, "Survey Plat, Marie Dubois, Rosewood Drive", dated February 11, 2003, prepared by Trudell Consulting Engineers, Inc., of record in Map Slide 768 in the Town of Williston Land Records.

Also conveyed herewith is the right to use the private roadway known as Rosewood Drive for ingress and egress to the herein conveyed lands and premises, the use of said right of way was reserved in the Warranty Deed from Marie J. Dubois to Vince M. Quinlan and Kim S. Quinlan dated October 22, 1999, of record in Volume 235, Page 173 in the Town of Shelburne Land Records and to be recorded in the Town of Williston Land Records at Volume ____, Page ____.

The herein conveyed lands and premises are subject to an existing waterline easement as conveyed and recited in a Warranty Deed from Homer L. and Marion A. Dubois to Maurice H. and Rita I. Dubois, dated May 4, 1971, of record in Volume 46 at Page 117 in the Town of Shelburne Land Records. Reference is made to a Quitclaim Deed from Maurice H. DuBois and Rita I. DuBois to James M. Farrell, dated April 5, 1974, of record in Volume 74, Page 97 in the Town of Williston Land Records and to a Quitclaim deed from James M. Farrell to Maurice H. DuBois dated April 5, 1974, of record in Volume 74, Page 100 in the Town of Williston Land Records, in which said reserved water line rights are referred to and noted.

Reference is hereby made to the above mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said **RANDEE H. BROWNELL and JO ANNE LAMARCHE**, as joint tenants with rights of survivorship, and their heirs and assigns forever, to their own use. And I, the said **VERONICA M. LAMBERT**, Executrix of the **ESTATE OF MARIE J. DuBOIS**, do covenant with the said Grantees, and their heirs and assigns, that I am duly authorized by the Court aforesaid, to convey the same to the said Grantees in manner and form aforesaid, that I have in all things observed the direction of the law, and the license aforesaid; that I will, and my heirs, executors and administrators, shall WARRANT and DEFEND said premises against all persons claiming the same, by, from or under the said **MARIE J. DuBOIS** or me, the said Executrix, but against no other person.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of January, 2017.



VERONICA M. LAMBERT, Executrix of the
Estate of Marie J. DuBois

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

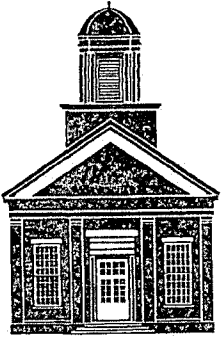
At South Burlington, this 12th day of January, 2017, **VERONICA M. LAMBERT**, Executrix of **ESTATE OF MARIE J. DuBOIS**, personally appeared, and acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of the **ESTATE OF MARIE J. DuBOIS**.

Before me, 

Notary Public

Commission Expires: 2/10/19

END OF DOCUMENT



Town of Williston
7900 Williston Road
Williston, VT 05495
FAX (802) 764-1140

1763

October 15, 2020

WILLISTON, VT TOWN CLERK'S OFFICE
Received Oct 15, 2020 11:00A
Recorded in VOL: 578 PG: 230- 230
Of Williston Land Records
ATTEST: Sarah Mason, Town Clerk

Lamoureux & Dickinson
Attn: Doug Goulette
14 Morse Drive
Essex, VT 05452

Re: DP 19-03

Dear Doug,

I am writing to inform you of the decision of the Williston Development Review Board (DRB) concerning DP 19-03 Randee Brownell and Jo LaMarche request a discretionary permit for a 4-lot subdivision (3 dwellings and 1 open space lot) of a 51.3 acre parcel with existing dwelling at 4354 South Brownell Road in the Agricultural Rural Residential Zoning District (ARZD). The minutes of the September 22, 2020 DRB meeting containing the board's decision and the conditions of approval for this development proposal are enclosed.

Required Final Plans for this project must be submitted by October 15, 2021 or this approval will become null and void. Before any construction or development activity associated with this proposal begins; the following steps must be completed:

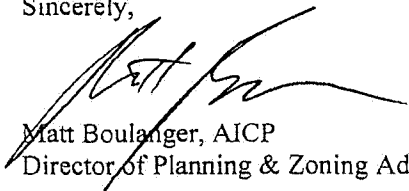
- Final Plans for this proposal addressing all of the DRB conditions of approval and all of the items on the final plans checklist must be submitted and approved
- An Administrative Permit for the work proposed must be approved by the Zoning Administrator

Failure to complete all steps before development is a violation of the Williston Unified Development Bylaw.

Pursuant to 24 V.S.A. § 4471, decisions of the DRB may be appealed to the Vermont Environmental Court within 30 days of the date of this letter.

For questions or additional information, contact Planning & Zoning at 802-878-6704.

Sincerely,


Matt Boulanger, AICP
Director of Planning & Zoning Administrator

cc: Randee Brownell & Jo LaMarche; Christopher Micciche; Craig Sampson; Jim Clancy
TP #: 17:003:249.000
Enc: September 22, 2020 DRB minutes

THIS IS NOT A PERMIT

END OF DOCUMENT

Town Manager
878-0919
Town Clerk / Treasurer
878-5121
Planning / Zoning
878-6704
Lister / Assessor
878-1091
Public Works
878-1239
Recreation
878-1239
Police
878-6611
Fire
878-5622
Dorothy Alling
Memorial Library
878-4918
Williston Central
School
878-2762

April 15, 2019



Town of Williston
7900 Williston Road
Williston, VT 05495
FAX (802) 764-1140

1763

Jo LaMarche & Randee Brownell
4344 South Brownell Road
Williston, VT 05495

WILLISTON, VT TOWN CLERK'S OFFICE
Received Apr 15, 2019 12:30P
Recorded in VOL: 561 PG: 178- 178
Of Williston Land Records
ATTEST: Deborah Beckett, Town Clerk

RE: DP 19-03 Brownell / LaMarche Subdivision – 2019 Growth Management Review

Dear Ms. LaMarche & Mr. Brownell,

This letter is to inform you of the decision of the Williston Development Review Board (DRB) concerning the request for residential growth management allocation for the project referenced above. The minutes of the March 26, 2019 DRB hearing containing the DRB's motion and decision for this residential development proposal are enclosed.

The DRB approved an allocation schedule for your project as follows:

- Three (3) units of allocation becoming available in fiscal year 2020 (July 1, 2019)

The next step in the process is to file a discretionary permit application before April 15, 2020.

Approved project allocation becomes valid *after* the discretionary permit application is reviewed and approved by the DRB. All representations made during the DRB review of the project's growth management allocation for this project are binding and will become conditions of approval of the discretionary permit for this development.

Site preparation & construction of new dwelling units may not begin until the following steps are completed:

- a discretionary permit has been submitted, reviewed, and approved by the DRB
- final plans have been submitted and signed & a mylar has been recorded with the Town Clerk
- administrative permits for each new unit are applied for, approved, and issued by the Zoning Administrator

Town Manager
878-0919

Town Clerk/Treasurer
878-5121

Planning/Zoning
878-6704

Lister/Assessor
878-1091

Public Works
878-1239

Recreation
878-1239

Police
878-6611

Fire
878-5622

Dorothy Alling
Memorial Library
878-4918

Williston Central
School
878-2762

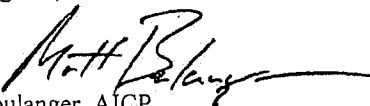
Pursuant to 24 V.S.A. § 4471, decisions of the DRB may be appealed to the Vermont Environmental Court within 30 days of the date of this letter.

For questions or comments, contact the Planning & Zoning Department at (802) 878-6704.

RETAIN THIS LETTER FOR YOUR RECORDS

A copy is required with any administrative permit applications for construction of new dwellings.

Best Regards,


Matt Boulanger, AICP
Planning Director and Zoning Administrator

Enc: March 26, 2019 DRB Minutes; discretionary permit application form & checklist; Williston Permitting Process explained

CC: Craig Sampson, Chiuho Sampson, James Beecher

THIS IS NOT A PERMIT

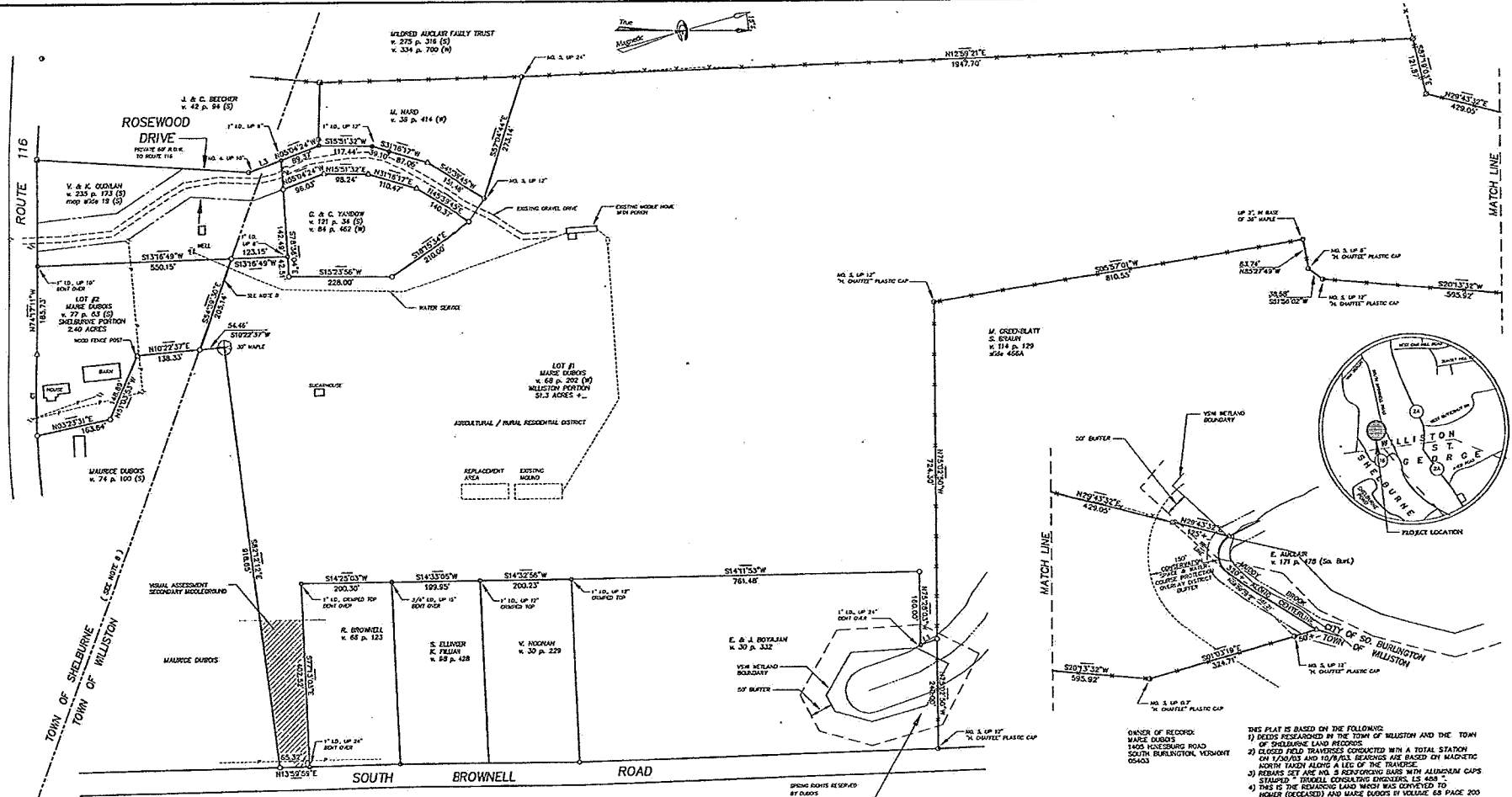
END OF DOCUMENT

This plat meets the requirements of 27 V.S.A. 1403.

Rephotographs of New England, Williston, VT hereby certify that this map was reproduced by the first line photographic process.

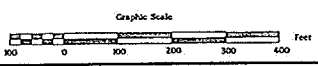
Signature

Signature



LINE	LENGTH	BEARING
L1	38.57	S05°06'32"E
L2	62.57	S78°36'04"E
L3	74.47	N04°04'24"W

CURVE LENGTH	RADIUS	CHORD	BEARING
C1	174.04	187.10	113.50
C2	174.04	187.10	113.50



- LEGEND**
- REAR (TO BE SET)
 - REAR (SET)
 - BURIED HAMMER (FOUND)
 - IRON PIPE (FOUND)
 - CONCRETE MONUMENT (FOUND)
 - CALCULATED POINT
 - REMARKING BAR (FOUND)
 - STONE MONUMENT (FOUND)
 - BARBED WIRE FENCE
 - LINE SHOWN FOR REFERENCE
 - CHAINED SURVEY LINE
 - UTILITY POLE



APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF WILLISTON, VT. ON THE 11 DAY OF JULY, 2004, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

SIGNED THIS 11 DAY OF JULY, 2004, BY *Signature* CHAIRPERSON

WILLISTON TOWN CLERK'S OFFICE
RECEIVED FOR RECORD

July 28 A.D. 2004
at 9 O'clock 35 minutes A.M.
and recorded in Slide 678A
Attest: *Signature* Town Clerk 19770

SHELBOURN TOWN CLERK'S OFFICE
RECEIVED FOR RECORD

AD. 2004
at O'clock minutes M.
and recorded in Slide
Attest: _____ Town Clerk

From State Plan Commands 2/7/04 DAB
Description Date: 7/2

- OWNER OF RECORD: MARIE DUBOIS 1405 ROSEWOOD ROAD SOUTH BURLINGTON, VERMONT 05403
- THIS PLAT IS BASED ON THE FOLLOWING:
- 1) DEEDS RECORDED IN THE TOWN OF WILLISTON AND THE TOWN OF SHELBOURN.
 - 2) CLOSED FIELD TRAVELERS CONDUCTED WITH A TOTAL STATION ON 1/20/04 AND 10/10/04. READINGS WERE BASED ON MAGNETIC NORTH TAKEN ALONG A LINE OF THE TRIANGLE.
 - 3) REMAINS SET ARE NO. 3 REINFORCING BARS WITH ALUMINUM CAPS STAMPED "TRUDELL CONSULTING ENGINEERS, L.S. 404".
 - 4) THIS IS THE REMAINING LAND WHICH WAS CONVEYED TO HIGHER (DECEASED) AND MARIE DUBOIS BY VOLUME 68 PAGE 200 OF THE WILLISTON LAND RECORDS AND VOLUME 77 PAGE 63 OF THE SHELBOURN LAND RECORDS.
 - 5) ROUTE 116 IS BASED ON A DEED RECORDED IN VOLUME 23 PAGE 19 OF THE SHELBOURN LAND RECORDS AND SHOWN ON PLANS OF THE VT. AGENCY OF TRANSPORTATION PROJECT ALRS. NO. 140-9 (1935).
 - 6) AN ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR RESULTS FOUND IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
 - 7) THE THREE BOUNDARY LINES BETWEEN ROUTE 116 AND THE 30' MAPLE TREE ARE BASED ON INFORMATION SUPPLIED BY HIGHER DUBOIS.
 - 8) THE INTENT OF THIS PLAT IS TO PUT A PROPERTY LINE ALONG THE TOWN LINE. THE TOWN LINE SHOWN IS BASED ON PHYSICAL EVIDENCE FOUND TO THE EAST AND WEST OF THE PROJECT. SAID PHYSICAL EVIDENCE WAS LOCATED USING A TRUDELL 4700 GPS RECEIVER.

Survey Plat
MARIE DUBOIS
Rosewood Drive Williston, Vt.

Project number: 5295-44 Ext. 1
Project size: DAB Drawn: 207
Date: 7/21/04 Scale: 1"=120'
Field Book: 207, 202 Date: 5/04

TRUDELL CONSULTING ENGINEERS, INC.
14 Elm Park Road, Box 308 Williston, Vermont 05495 879-4332