



TOWN OF WILLISTON

MEMORANDUM

Town of Williston
7900 Williston Road
Williston, VT 05495
1763
Public Works
(802) 878-1239

TO: Eric Wells, Town Manager
FROM: Bruce K. Hoar, Public Works Director
CC: Lisa Schaeffler, Assistant Director
RE: Holland Lane (Private Section)
Date: October 16, 2020

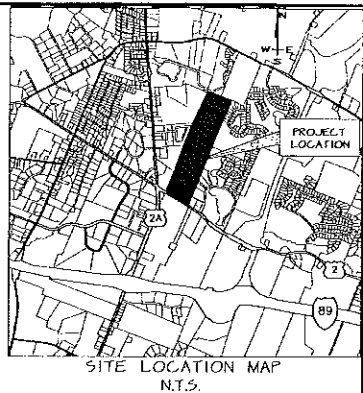
PW is working on taking over the infrastructure in Finney Crossing. Over the course of this project there have been many amendments to the original plans. Most of these changes did not have any effect on the original agreements on what the town would be taking over.

However, in one section there has been a change that will add more traffic than originally thought to the private section of road. Holland Lane originally ran from the south to the north in Finney Crossing. It's point of origin south was at Market Street and ran north to the northern terminus with Zephyr (see sheet labeled original & original and amended). The only section originally to be public is the area between Stillwater and Seymour. This was done to make a connection between the two public roads.

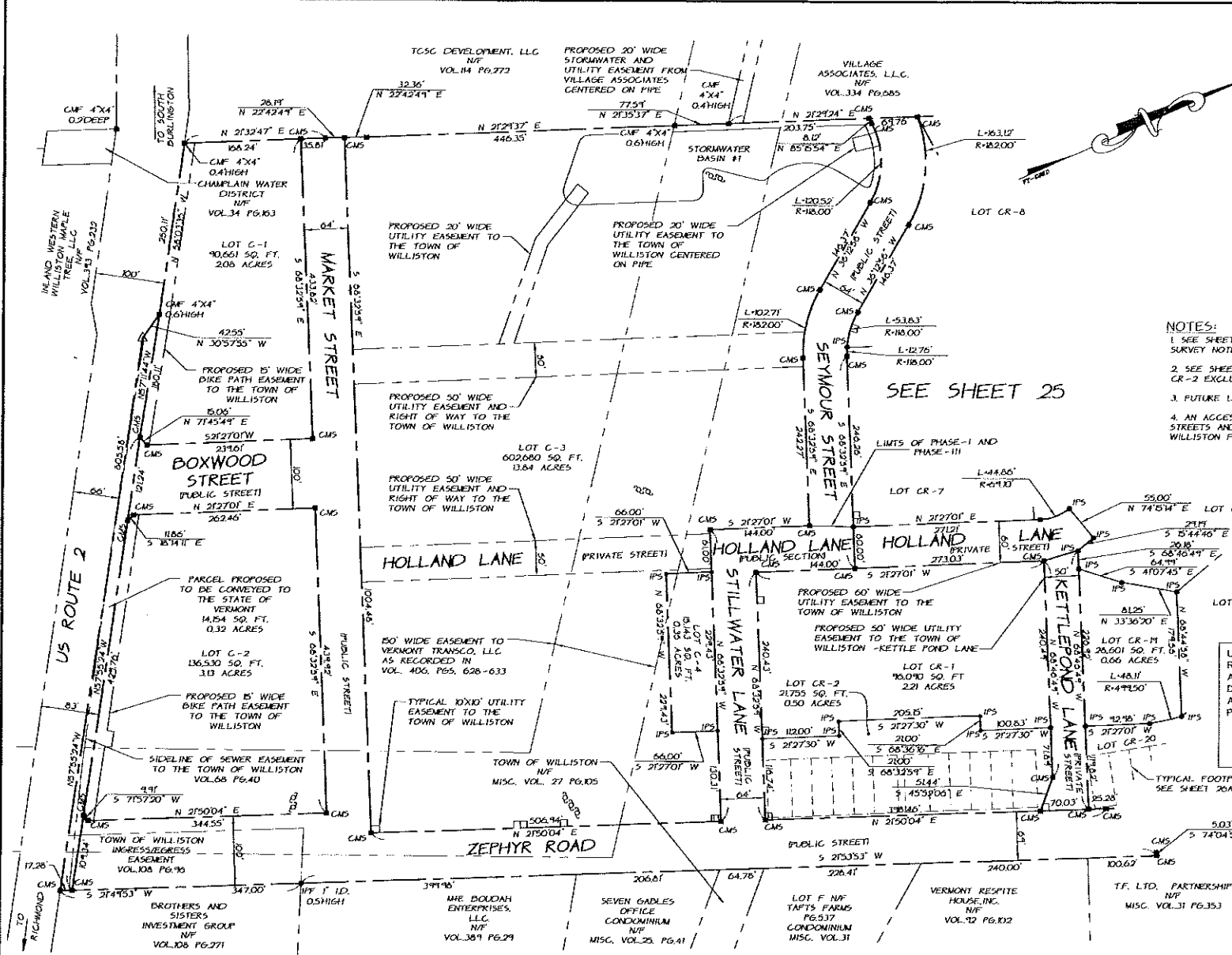
With the realignment Holland and the elimination of Boxwood (see sheet labeled amended) Holland is now connected to a lighted intersection on the Williston Road end. This new section is to be a public road from Williston road to the intersection of Seymour and then revert to private ownership.

Because this road will now act more like Zephyr as a route through the development it is the recommendation of PW that this road be accepted as part of our street network and when the package is provided to the Selectboard for acceptance this section is included.

S763R



SITE LOCATION MAP N.T.S.



- NOTES:**
- SEE SHEET # 21, "OVERALL PERIMETER PROPERTY PLAT" FOR SURVEY NOTES.
 - SEE SHEET 26A FOR FOOTPRINT LOT DATA. THE AREAS OF LOT CR-2 EXCLUDES THE AREA OF THE FOOTPRINT LOTS.
 - FUTURE LOT LINES AND AREAS ARE SUBJECT TO CHANGE.
 - AN ACCESS EASEMENT OF UNDEFINED LOCATION ACROSS PRIVATE STREETS AND / OR DRIVES SHALL BE CONVEYED TO THE TOWN OF WILLISTON FROM THE PUBLIC STREETS TO THE STORMWATER BASINS.

APPLICANTS
 THE SNYDER TAFT CORNERS LIMITED PARTNERSHIP
 15 BRICKYARD ROAD
 ESSEX JUNCTION, VT 05452

JCST, LLC.
 2 CHURCH STREET
 BURLINGTON, VT 05401

OWNER
 STEPHEN E. GIANARELLI & JEAN G. FICOR
 LAKE CHAMPLAIN FERRIES, KING ST. DOCK
 BURLINGTON, VT 05401
 VOL.56, PG.440 + VOL.96, PG.279

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT 09-01, THE ADMINISTRATOR APPROVED THE FINAL PLANS FOR THE FINNEY CROSSING P.U.D. ON THE 14 DAY OF APRIL, 2009

Ken Belliveau
 ADMINISTRATOR

TOWN CLERK'S OFFICE
 TOWN OF WILLISTON, VT, April 15, 2009
 RECEIVED FOR RECORD AT 8:38 O'CLOCK
 A.M. AND RECORDED IN VOL. Slide # 77
 1039
 ATTEST *[Signature]* TOWN CLERK

6-27-07 REVISE LOTS C-1 & C-2	JT
3-10-07 REVISE PER STAFF REVIEW	ADR
1-12-07 GENERAL REVISIONS	DLH
date	by

REVISIONS	
NOSE PLANE WITH LATEST REVISIONS SHOWN	# OF REVISIONS
SKETCH/CONCEPT	
PRELIMINARY	28
FINAL	
RECORD DRAWING	

FINNEY CROSSING
 5987 WILLISTON ROAD, VERMONT 05476

SUBDIVISION PLAT (SOUTH)

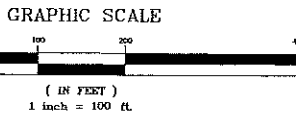
LAMOUREUX & DICKINSON
 Consulting Engineers Inc.
 14 Horse Drive
 Essex Junction, VT 05452
 (802) 878-4450
 Engineers - Planners - Surveyors

Drawn: JMD
 Checked: LAL/DLH
 Date: 11-20-08
 Scale: 1" = 100'
 Plat. No.: 24/
 1 OF 4

ORIGINAL

LEGEND:

- PROJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - SIDELINE OF EXISTING EASEMENT
- - - SIDELINE OF PROPOSED EASEMENT
- N/F NOW OR FORMERLY
- N35°25'45"E 124.54'
- Δ POINT NOT DETERMINED BY SURVEY
- 124.54' RECORD DISTANCE
- IRON PIPE OR REBAR SHOWN ON PREVIOUS SURVEY
- CONCRETE MONUMENT SHOWN ON PREVIOUS SURVEY
- IRF IRON REBAR FOUND
- IPF IRON PIPE FOUND
- IPF IRON PIPE SET
- C/MF CONCRETE MONUMENT FOUND
- C/MS CONCRETE MONUMENT SET



TO THE BEST OF MY KNOWLEDGE, THIS PLAT IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS, AND MARKERS EXISTENT ON THE PROPERTY, AND CONFORMS WITH THE REQUIREMENTS OF V.S.A. § 1403.

DATED THIS 15 DAY OF APRIL 2009

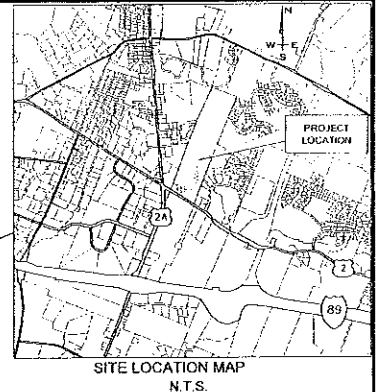
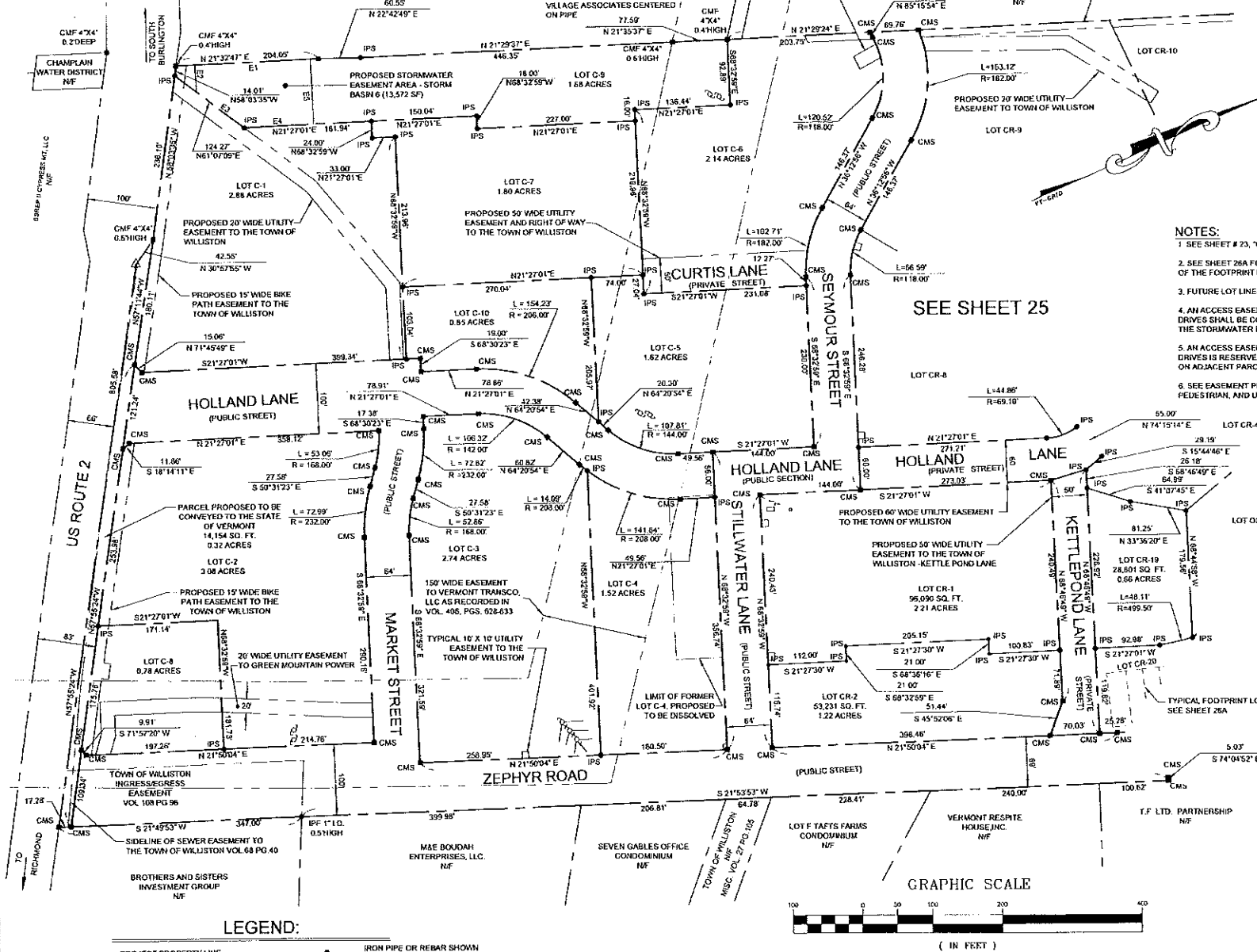
[Signature]



THIS IS AN ORIGINAL COPY

STORMWATER EASEMENT AREA

LINE	BEARING	DISTANCE
E1	N 21°32'47" E	165.32
E2	S 88°27'13" E	38.61
E3	N 61°07'09" E	85.45
E4	N 21°27'01" E	99.61
E5	N 68°32'59" W	92.78



- NOTES:**
- SEE SHEET # 23, "OVERALL PERIMETER PROPERTY PLAT" FOR SURVEY NOTES.
 - SEE SHEET 26A FOR FOO (PRINT LOT DATA) THE AREA OF LOT CR-2 EXCLUDES THE AREA OF THE FOOTPRINT LOTS.
 - FUTURE LOT LINES AND AREAS ARE SUBJECT TO CHANGE.
 - AN ACCESS EASEMENT OF UNDEFINED LOCATION ACROSS PRIVATE STREETS AND/OR DRIVES SHALL BE CONVEYED TO THE TOWN OF WILLISTON FROM THE PUBLIC STREETS TO THE STORMWATER BASINS.
 - AN ACCESS EASEMENT OF UNDEFINED LOCATION ACROSS PRIVATE STREETS AND/OR DRIVES IS RESERVED FOR THE POTENTIAL FUTURE CONNECTION BETWEEN PARKING AREAS ON ADJACENT PARCELS NEAR THE SOUTHWEST CORNER OF THE PROJECT PARCEL.
 - SEE EASEMENT PLAN(S) FOR THE RESPECTIVE COMMERCIAL LOTS FOR ACCESS, FEES, IRIAN, AND UTILITY EASEMENTS RELATED TO SITE DEVELOPMENT.

AMENDED

SEE SHEET 25

TOWN CLERK'S OFFICE
 TOWN OF WILLISTON, VT. September 26, 2019
 RECEIVED FOR RECORD AT 3:00 O'CLOCK P.M.
 AND RECORDED IN SLIDE # 231C
 ATTEST *J.H. Aas* TOWN CLERK 7143a

DATE	DESCRIPTION	BY
04-15-19	ADD LOT C-8 & C-10, REVISE LOT C-1	HDS
04-20-19	ADD BEARINGS/DISTANCES FOR STORM EASEMENT	ABR
07-26-19	ADD EASEMENT FOR STORM BASIN #	ABR
04-04-18	ADD LOT C-8, REVISE LOT C-2	AMR
09-15-17	REVISE LOTS C-1 & C-2 PER NEW LAYOUT	DLH
12-22-16	REVISE LOT C-6 PER PARKING LOT EDITS PER DRB REVIEW	HDS
10-10-16	RECONFIGURE LOTS C-3 AND C-4, CREATE LOTS C-5 & C-6	DLH
6-25-15	REVISE LOT CR-2 & DEL R1, R2, R3 FOOTPRINT LOTS	AMR
3-29-14	REVISE LOT CR-2 AND FOOTPRINT LOTS	DLH
10-21-07	REVISE LOTS C-1 & C-2	DLH
3-16-07	REVISE PER STAFF REVIEW	ABR
1-12-07	GENERAL REVISIONS	DLH

FINNEY CROSSING
 5987 WILLISTON ROAD, VERMONT 05495

SUBDIVISION PLAT (SOUTH)

LAMOUREUX & DICKINSON
 Consulting Engineers Inc.
 14 Main Drive
 Essex Junction, VT 05452
 (802) 878-4450
 Engineers-Planners-Surveyors

DATE: 09/26/19

SCALE: 1" = 100'

SHEET: 24 OF 4

LEGEND:

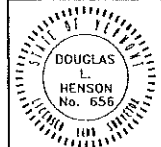
PROJECT PROPERTY LINE	IRON PIPE OR REBAR SHOWN ON PREVIOUS SURVEY
ABUTTING PROPERTY LINE	CONCRETE MONUMENT SHOWN ON PREVIOUS SURVEY
SIDELINE OF EXISTING EASEMENT	IRON REBAR FOUND
SIDELINE OF PROPOSED EASEMENT	IRON PIPE FOUND
NF	IRON PIPE SET
NOW OR FORMERLY	CONCRETE MONUMENT FOUND
BEARINGS & DISTANCES DETERMINED BY SURVEY	CMS
POINT NOT DETERMINED BY SURVEY	CMS

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT DP-09-01, AM-16, WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON JUNE 25, 2019, THE ADMINISTRATOR / DRB APPROVED THE FINAL PLANS FOR FINNEY CROSSING AMENDMENT #16 ON THE 24 DAY OF September 2019.

DEVELOPMENT REVIEW BOARD CHAIR / ADMINISTRATOR'S SIGNATURE

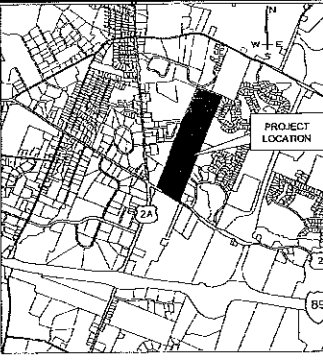
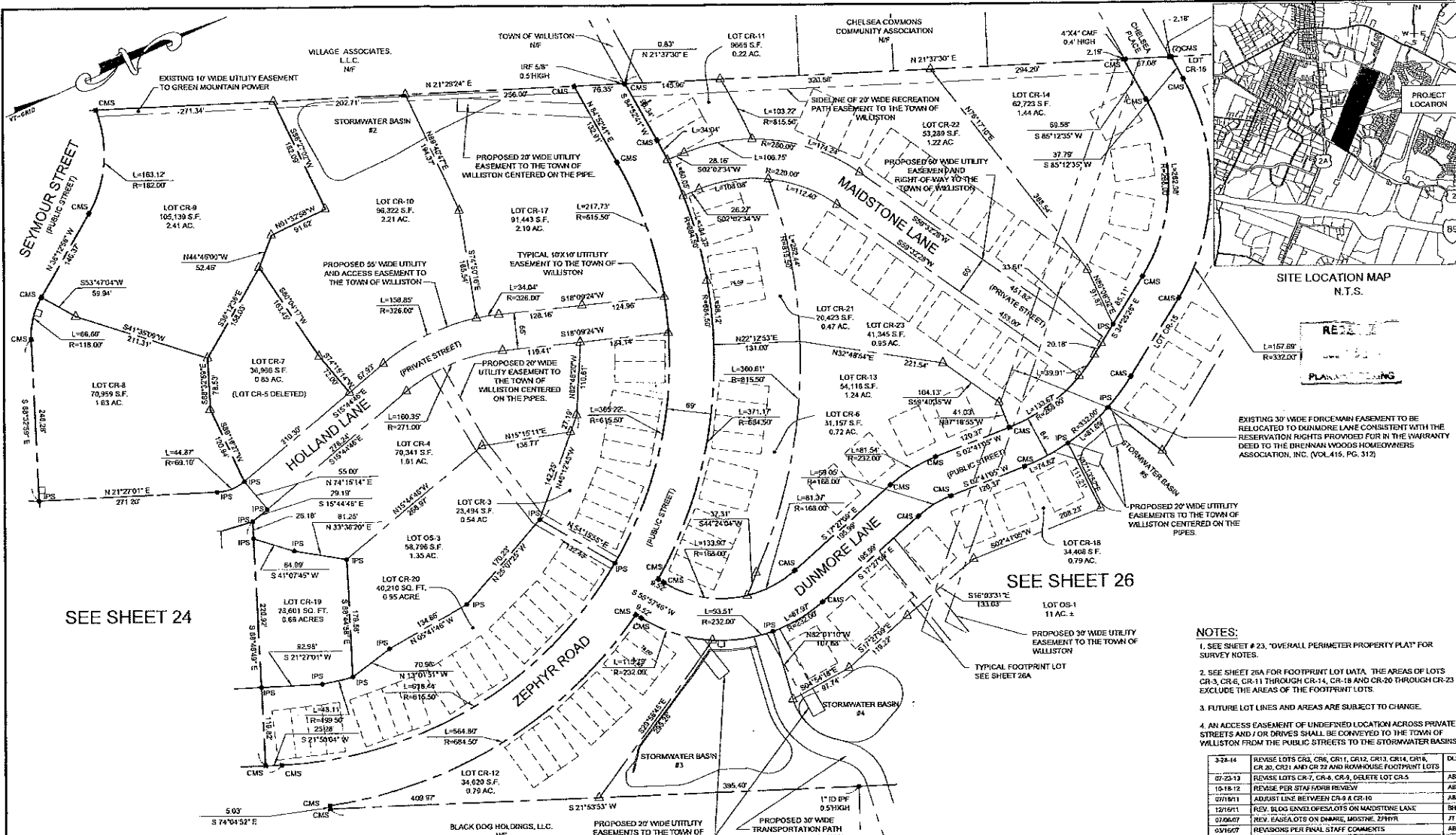
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS, AND MARKERS EXIST ON THE PROPERTY AND CONFORMS WITH THE REQUIREMENTS OF 27 VSA § 1403.

DATE: 09/26/19

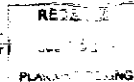


DP-09-01

THIS IS AN ORIGINAL MYLAR



SITE LOCATION MAP N.T.S.



EXISTING 30' WIDE FORCEMAIN EASEMENT TO BE RELOCATED TO DUNMORE LANE CONSISTENT WITH THE RESERVATION RIGHTS PROVIDED FOR IN THE WARRANTY DEED TO THE BRENNAN WOODS HOMEOWNERS ASSOCIATION, INC. (VOL. 415, PG. 312)

SEE SHEET 24

SEE SHEET 26

- NOTES:**
- SEE SHEET # 23, "OVERALL PERIMETER PROPERTY PLAT" FOR SURVEY NOTES.
 - SEE SHEET 26A FOR FOOTPRINT LOT DATA. THE AREAS OF LOTS CR-3, CR-6, CR-11 THROUGH CR-14, CR-18 AND CR-20 THROUGH CR-23 EXCLUDE THE AREAS OF THE FOOTPRINT LOTS.
 - FUTURE LOT LINES AND AREAS ARE SUBJECT TO CHANGE.
 - AN ACCESS EASEMENT OF UNDEFINED LOCATION ACROSS PRIVATE STREETS AND / OR DRIVES SHALL BE CONVEYED TO THE TOWN OF WILLISTON FROM THE PUBLIC STREETS TO THE STORMWATER BASINS.

DATE	REVISIONS	BY
3-24-14	REVISE LOTS CR-3, CR-6, CR-11, CR-12, CR-13, CR-14, CR-18, CR-20, CR-21 AND CR-22 AND ROWHOUSE FOOTPRINT LOTS	DLH
07-23-13	REVISE LOTS CR-7, CR-8, CR-9, DELETE LOT CR-5	ABR
10-18-12	REVISE PER STA FROM RESERV	ABR
07/15/11	ADJUST LINE BETWEEN CR-8 & CR-10	ABR
12/15/11	REV. BLDG ENVELOPES LOTS ON MAIDSTONE LANE	SH
07/06/07	REV. EASEMENTS ON DUNMORE, MOSTINE, ZEPHYR	JT
03/16/07	REVISIONS PER FINAL STAFF COMMENTS	ABR
01/20/07	GENERAL REVISIONS	DLH
11/14/06	REV FUTURE LOTS, ADD BEARINGS	JT

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

SKETCH / CONCEPT
 PRELIMINARY
 FINAL
 RECORD DRAWING

FINNEY CROSSING

5987 WILLISTON ROAD, VERMONT 05435

SUBDIVISION PLAT (CENTRAL)

LAMOUREUX & DICKINSON
 Consulting Engineers Inc.
 14 Morse Drive
 Essex Junction, VT 05452
 (802) 878-4450
 Engineers-Planners-Surveyors

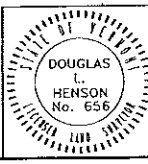
proj. no. 01007
 survey 3/20/14AC
 date 11-30-05
 scale 1" = 100'
 sh. no. 25
 of 2 of 4

TOWN CLERK'S OFFICE
 TOWN OF WILLISTON, VT. August 27, 2014
 RECEIVED FOR RECORD AT 12:22 O'CLOCK P.M.

AND RECORDED IN SLIDE # 100

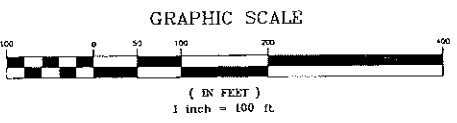
ATTEST [Signature] TOWN CLERK

FINAL PLANS



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS, AND MARKERS EXIST ON THE PROPERTY, AND CONFORMS WITH THE REQUIREMENTS OF 27 V.S.A. § 1403.

DATED THIS 14 DAY OF July, 2014
[Signature]



UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT # DP 09-01, WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON MAY 13, 2014, THE ADMINISTRATOR APPROVED THE FINAL PLANS FOR FINNEY CROSSING ON THE 26 DAY OF August, 2014.

[Signature]
 ADMINISTRATOR'S SIGNATURE

LEGEND:

- PROJECT PROPERTY LINE
- ABUTTING PROPERTY LINE
- SIDELINE OF EXISTING EASEMENT
- SIDELINE OF PROPOSED EASEMENT
- NF NOW OR FORMERLY
- BEARINGS & DISTANCES DETERMINED BY SURVEY
- POINT NOT DETERMINED BY SURVEY
- (124.34) RECORD DISTANCE
- IRON PIPE OR REBAR SHOWN ON PREVIOUS SURVEY
- CONCRETE MONUMENT SHOWN ON PREVIOUS SURVEY
- IRF IRON REBAR FOUND
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- CMS CONCRETE MONUMENT SET