



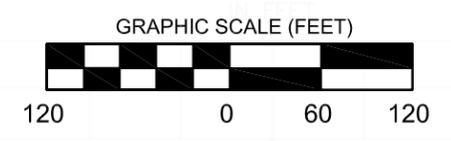
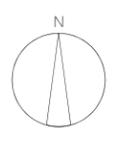
OWNER NAME: BECK VON PECCOZ CHARLES & WENDY  
 CO OWNER NAME: N/A  
 OWNER ADDRESS: 26 OAKLAND CIRCLE  
 TOWN: WELLESLEY  
 STATE: MA  
 ZIPCODE: 02481

OWNER NAME: RITCHIE KEVIN  
 CO OWNER NAME: GOMEZ CONSTANCIA  
 OWNER ADDRESS: 1609 LINCOLN GAP RD  
 TOWN: WARREN  
 STATE: VT  
 ZIPCODE: 05674

PROPOSED 1-ACRE MEADOWLAND CORRECTION AROUND EXISTING DWELLING & PROPOSED GARAGE/APT

EXISTING MEADOWLAND

OVERLAY ON 2012 BING IMAGERY



INTENT OF MAP IS TO SHOW A ONE-ACRE AREA TO DELINEATE THE HOMESTEAD BUILDING ENVELOPE FROM THE MEADOWLAND OVERLAY. HOMESTEAD BUILDING ENVELOPE ALLOWS FOR CONSTRUCTION OF NEW STRUCTURES. WATER AND WASTEWATER APPURTENANCES ARE RECOGNIZED AS AN ALLOWED USE IN THE MEADOWLAND OVERLAY. NEW WATER AND WASTEWATER APPURTENANCES AND SYSTEMS MAY BE CONSTRUCTED IN THE MEADOWLAND OVERLAY PER STATE PERMITS.

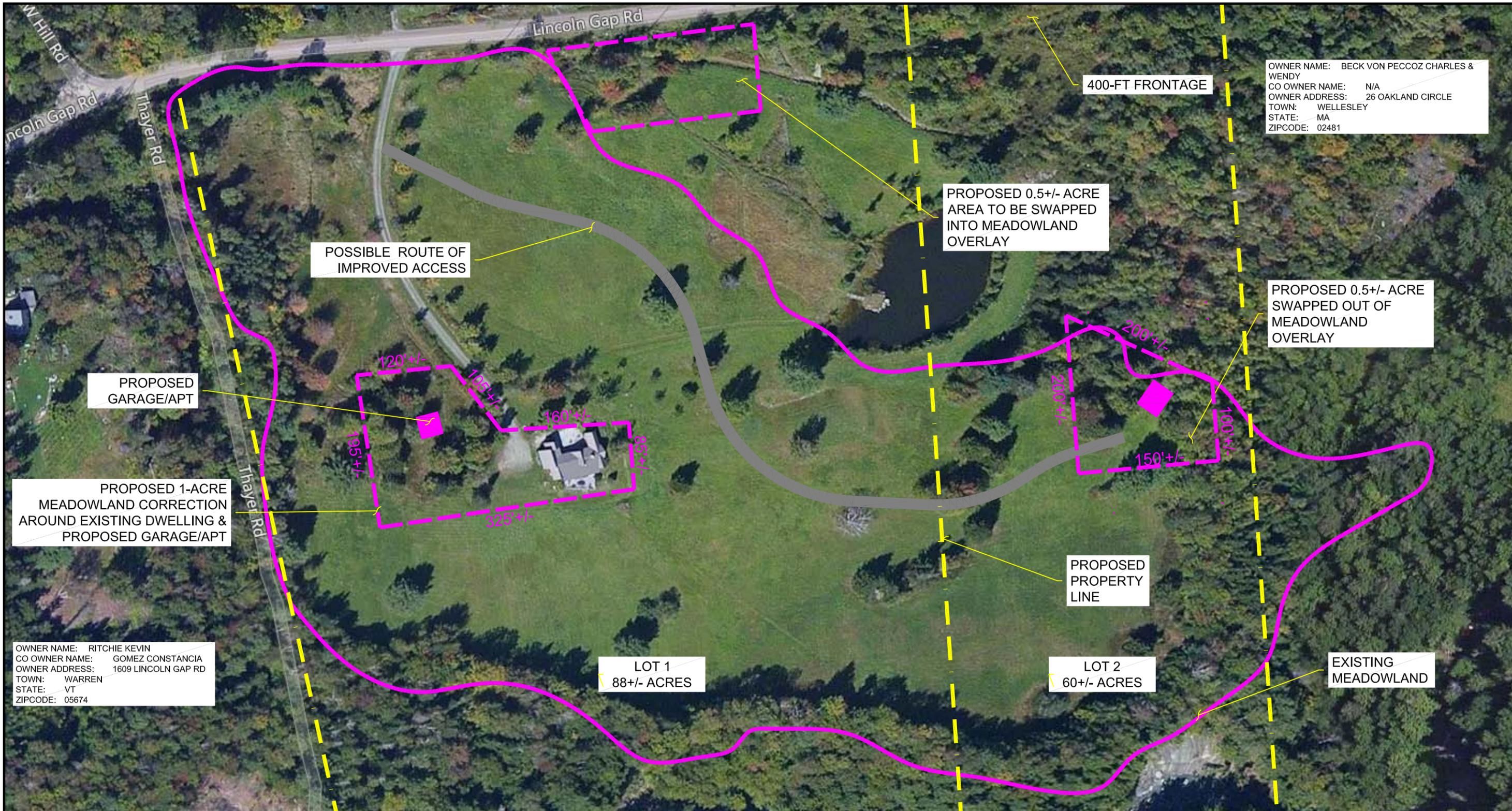
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 CONCEPT PLANS  
 PRELIMINARY PLANS  
 LOCAL REVIEW SUBMISSION  
 VNR/ACT250 SUBMISSION  
 FINAL PLANS  
 CONTRACT PLANS  
 FOR CONSTRUCTION  
 AS-BUILT  
 BEFORE USING THESE PLANS, ENSURE THAT YOU HAVE THE LATEST REVISION.

**BANNON ENGINEERING**  
 POST OFFICE BOX 1087  
 WAITSFIELD, VT 05673-1087  
 802.728.6500  
 CIVIL - ENVIRONMENTAL - ENGINEERING - PLANNING

**PROPOSED MEADOWLAND MAP**

OWNER: PERRY & VALERIE BIGELOW  
 PROJECT NAME: LA CHANTERELLE, LLC  
 LOCATION: 1473 LINCOLN GAP ROAD, WARREN, VT

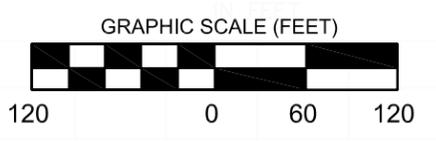
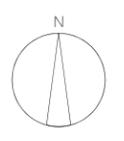
DATE: 8/28/2015 REV. 10/28/2015 SHEET 1



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OVERLAY ON 2012 BING IMAGERY



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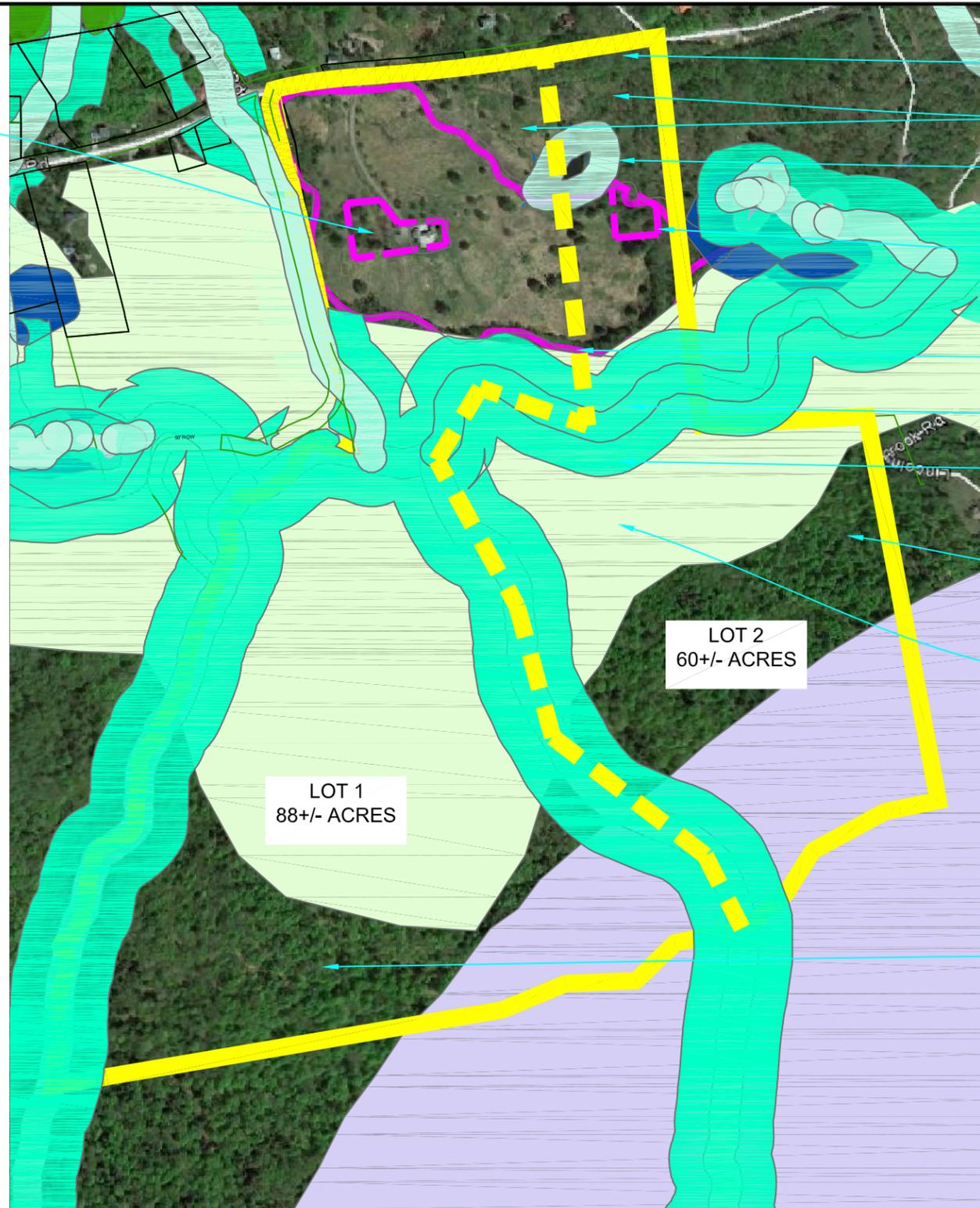
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**PROPOSED MEADOWLAND SUBDIVISION MAP**

OWNER: PERRY & VALERIE BIGELOW  
 PROJECT NAME: LA CHANTERELLE, LLC  
 LOCATION: 1473 LINCOLN GAP ROAD, WARREN, VT

DATE: 8/28/2015 REV. 10/28/2015 SHEET 2

EXISTING HOMESTEAD



400-FT FRONTAGE

FIELD DELINEATED WETLANDS

POND W/ 50-FT WARREN DRB SURFACE WATER BUFFER

PROPOSED LOT 2 BUILDING ENVELOPE IN MEADOWLAND OVERLAY DISTRICT

WARREN DRB MEADOWLAND OVERLAY BOUNDARY

POND W/ 50-FT WARREN DRB SURFACE WATER BUFFER

VT AGENCY OF NATURAL RESOURCES 100-FT RIPARIAN BUFFER

SLOPES GREATER THAN 15%

VT AGENCY OF NATURAL RESOURCES DEER WINTERING AREA AND/OR SLOPES GREATER THAN 15%

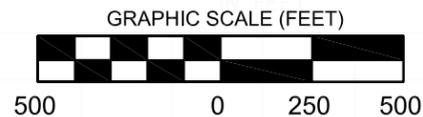
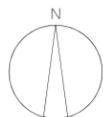
SLOPES GREATER THAN 15%

LOT 1  
88+/- ACRES

LOT 2  
60+/- ACRES

DATA SOURCE: WARREN PLANNING COMMISSION AND VT AGENCY OF NATURAL RESOURCES GIS

OVERLAY ON 2012 BING IMAGERY



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**DEMONSTRATION OF DEVELOPABLE LANDS**

OWNER: PERRY & VALERIE BIGELOW

PROJECT NAME: LA CHANTERELLE, LLC  
LOCATION: 1473 LINCOLN GAP ROAD, WARREN, VT

DATE: 10/20/2015

SHEET 3

## Miron Malboeuf

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**From:** Mark Bannon <mark@bannonengineering.com>  
**Sent:** Friday, October 30, 2015 2:12 PM  
**To:** Perry Bigelow; Miron Malboeuf  
**Cc:** Mark Bannon  
**Subject:** Valerie & Perry Bigelow Warren DRB Map Submittals  
**Attachments:** Perry & Valerie Bigelow Warren DRB Submission rev 10-30-2015.pdf

Hello Miron -

Please find the attached .pdf file containing three (3) maps. Sheet 1 is the 1-acre building envelope discussed/approved at the last meeting around the existing homestead. Sheet 2 is the proposed meadowland subdivision showing proposed swapped lands to allow for a new road/building envelope. The lands proposed to be swapped into meadowland are along the road for the greatest public benefit. Sheet 3 is the parcel subdivision map showing developable lands as evidence that meadowland involvement is a necessity of this project. Please let me know if you have questions. Thank you.

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*Mark Bannon, PE  
Bannon Engineering  
mark@bannonengineering.com  
802.728.6500  
www.bannonengineering.com*

La Chanterelle LLC Subdivision Narrative  
November 2, 2015

The property was originally purchased by my parents and grandmother in 1978 with the future intention that it could be divided into four parcels, one for each of the four children should we chose to do so. Two of my siblings have settled elsewhere and have interest in coming to visit but no longer have interest in ownership. The purpose of the subdivision is to assist and make reasonable the dissolution of the LLC in which my sister, Lisa Bigelow Kelly, and I, as of September 1<sup>st</sup>, are currently the two remaining managers of the original four.

The proposed subdivision bisects the meadow from Lincoln Gap Rd. to the Lincoln Brook. It then follows Lincoln Brook to the West and turns South to follow a small stream to the Green Mountain National Forrest line. This will create two parcels, one about 88 acres and one about 60 acres. My sister's lot will be the 60 acre lot to the East and will have an easement on the South side of Lincoln Brook across my lot for logging, as it is currently enrolled in the current use program.

The proposed building envelope for Lisa's lot would need to be in the meadowland overlay as there are no other locations suitable on the property. The land on the South side of Lincoln Brook would involve crossing Lincoln Brook, steep slopes, and riparian buffers which would preclude development outside of the meadowland overlay.

I would propose an exchange of meadowland acreage not currently in the overlay for a building envelope in the overlay. The building envelope being requested would be tucked in the tree line down below the pond and as close to the eastern property line as feasible. The house would not be visible from Lincoln Gap Rd., even in Winter because of the combination of lower elevation and evergreens.