

FOR SALE

HIGH TRAFFIC LOCATION

17 Drew Lane, Shelburne , Vermont



VT Commercial is pleased to offer for sale this current daycare property that sits on 1.07 acres and is right on Route 7 / Shelburne Road. Active business do not approach. 6,970 SF single story building with metal roof, municipal water and sewer, fenced play yard and plenty of parking. Lease in place with Adventure in Early Learning. 200' of frontage on busy Route 7. RE Taxes \$16,958. Lease in place until June 15, 2025.

SIZE:

6,970 SF on 1.07 acres

PERMITTED USE:

Mixed Use Zoning

PRICE:

\$1.2M

AVAILABLE:

At closing

PARKING:

On site parking lot

LOCATION:

17 Drew Lane, Shelburne

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

LINDA I LETOURNEAU

802-343-2107

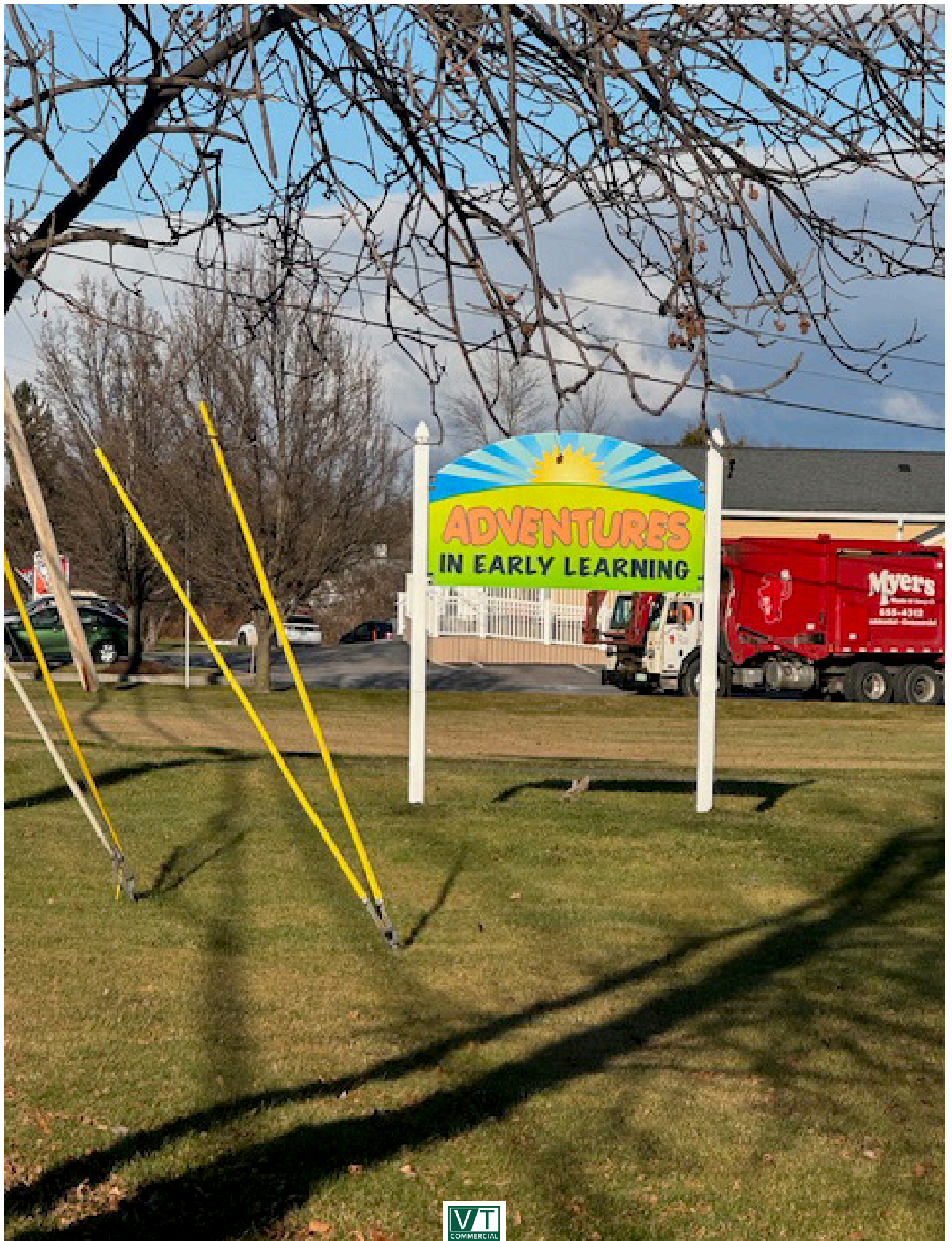
linda@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com











VERMONT ROUTE

29-50-71
0.62 A

17 Drew Lane LLC

29-50-70
1.07 A

93.40

299.97

204.34

MacFarlane

Jackson

Carlson

Barr

UNIT
1

UNIT
2

UNIT
3

UNIT
4

50' R.O.W.

Clarke

29-50-66.1
0.45 A

Drew Ln.

UNIT
8

UNIT
7

UNIT
6

Parker

Bowman

Majarjan

178.80

720.38

Vermont Property Transfer Tax
 32 V.S.A. Chap 231
 -ACKNOWLEDGEMENT-
 RETURN REC'D-TAX PAID BOARD
 OF HEALTH CERT. REC'D.
 VT LAND USE & DEVELOPMENT
 PLANS ACT. CERT. REC'D
 Return No. _____
 Diana Vachon Town Clerk
 Date Jun 18, 2020

TOWN CLERK'S OFFICE
 Received Jun 18, 2020 12:00P
 Recorded in VOL: 459 PG: 895- 897
 OF Shelburne Land Records
 Attest:
 Diana Vachon
 Town Clerk

2020-24

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that, Academy Daycare Associates, LLC, Grantor, in consideration of ten or more dollars and other good and valuable consideration paid to its full satisfaction by 17 Drew Lane, LLC, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, 17 Drew Lane, LLC, as and its successors and assigns, forever, a certain parcel of land in the Town of Shelburne, County of Chittenden and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Academy Daycare Associates by Warranty Deed of John Buffum and Mary Buffum dated October 23, 1996 of record at Book 198, Page 517 of the Town of Shelburne Land Records.

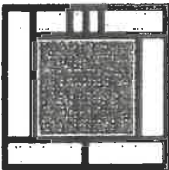
Being all and the same land and premises conveyed to John Buffum and Mary Buffum by Quit Claim Deed of Dana A. Twitchell dated December 30, 1992 and recorded in Volume 161, Page 23 of the Land Records of the Town of Shelburne.

Also being all and the same land and premises conveyed to John Buffum and Mary Buffum by Quit Claim Deed of Robert L. Richards dated December 31, 1992 and recorded in Volume 161, Page 26 of the Land Records of the Town of Shelburne.

Being all and the same land and premises conveyed to Buffum-Twitchell Real Estate Venture by Warranty Deed of Dana A. Twitchell dated December 30, 1983 and recorded in Volume 82, Page 149 of the Land Records of the Town of Shelburne. Said land and premises are more particularly described as follows:

"A lot of land with all buildings thereon situated on the easterly side of Shelburne Road, also known as U.S. Route #7, said land having a frontage of 200 feet, a southerly sideline of 300 feet, which coincides with the northerly boundary of land of Clifford and Edna Cole, an easterly or rear line of 200 feet, which is bounded by land of Mrs. Johnson, a northerly line of 300 feet which is bounded by land now or formerly of Robert L. Gelineau and Thelma G. Gelineau.

Included in this conveyance is a right of way or easement in and upon a strip of land 20 feet wide east and west and 120 feet long, north and south, said strip of land running from the northeasterly corner of the herein conveyed premises in a northerly direction along the easterly sideline of lands now or formerly of Robert L. Gelineau and Thelma G. Gelineau to the southerly sideline of Long Meadow Drive, so-called, said strip of land to be used for the installation, maintenance, repair and renewal of a sanitary sewer line from the herein conveyed premises to a sewer connection at said location and inside the property line of lands now or formerly of Robert L. Gelineau and Thelma G. Gelineau near the northeast corner of said land of Robert L. Gelineau and Thelma G. Gelineau; provided however, that if and when the Grantees herein, their heirs and assigns shall install a sanitary



STARK
 LAW, PLLC
 STARKLAWVERMONT.COM

sewer line on said strip of land, then Robert L. Gelineau and Thelma G. Gelineau, their heirs and assigns, may connect a sanitary sewer line from any building hereafter erected on the adjoining land of Robert L. Gelineau and Thelma G. Gelineau into any sewer line already installed on said strip of land, without additional cost to Robert L. Gelineau and Thelma G. Gelineau, their heirs and assigns, of said adjoining land of Robert L. Gelineau and Thelma G. Gelineau. Thereafter, any blockage, renewal or repair of that portion of said sanitary sewer line servicing both properties shall be at the joint expense of the owners of both properties, and any blockage or repairs or renewals of those portions of the respective sanitary sewer lines used by the separate owners shall be at the expense of each separate owner of said two adjoining properties.

In case Robert L. Gelineau and Thelma G. Gelineau, their heirs, assigns, or lessees, first install a sanitary sewer line on any portion of the twenty foot wide right of way, then Grantees, their heirs, assigns and lessees are hereby granted the right to connect onto the same from any building now or hereafter on the herein conveyed land.

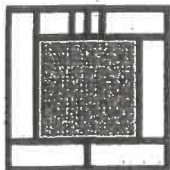
The land herein conveyed is shown on 'Property Plan, Robert L. Gelineau' dated June 1972, prepared by Warren Robenstien, L.S. and recorded at Volume C, Page 40 of Maps of the Town of Shelburne and is lot shown thereon as 'Farrell to Gelineau', Vol.40, Page 139."

Reserved herein, to be used in common with the Grantee, its successors and assigns, is an easement with sufficient width and depth (as determined by the Shelburne Planning Commission) to enable a shared access with the lot to the south, now owned by the Grantors. Said easement and right of way will be situated along the shared north/south boundary of the property herein conveyed and the property to be retained. This shared access shall be constructed concurrent with the development of the southern lot and shall replace the existing access to Route 7. Upon construction of the new shared access, maintenance shall be shared equally between the parties, their heirs, successors and assigns.

Dana A. Twitchell, Robert L. Richards and John Buffum were all of the partners of the Buffum-Twitchell Real Estate Venture. When this partnership terminated, Dana A. Twitchell and Robert L. Richards quitclaimed any interest they had as partners to John and Mary Buffum and all right, title and interest to the property is now vested in John Buffum and Mary Buffum.

Reference is hereby made to the above instruments and to their records, and to all deeds and records therein referred with all the privileges and appurtenances thereto, in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **17 Drew Lane, LLC**, and its successors and assigns, to their own use and behoof forever;




STARK
LAW, PLLC
STARKLAWVERMONT.COM

And, the said Grantor, for its successors and assigns, do covenant with the said Grantee, and their heirs and assigns, that until the ensealing of these presents It is the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; except as aforesaid.

And It hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

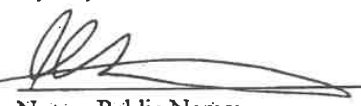
IN WITNESS WHEREOF, I hereunto set my hands and seal this 16TH day of JUNE, 2020.



Brian J. Stark, duly authorized representative of
Academy Daycare Associates, LLC.

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At SOUTH BURLINGTON, this 16TH day of JUNE, 2020
Brian J. Stark, duly authorized representative of Academy Daycare Association, personally appeared, and acknowledged this instrument, by them sealed and subscribed, to be their free act and deed and the free act and deed of Academy Daycare Association.

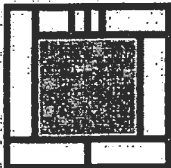
Before me: 

Notary Public Name:

Commission Expires: January 31, 2021

Commission Number: 0011203

Andrew Charles Stream



STARK
LAW, PLLC

STARKLAWVERMONT.COM

END OF DOCUMENT

MAIL TO:

PO BOX 88
SHELBURNE VT 05482
TOWN OFFICES: 5420 SHELBURNE
802-985-5120

TAX BILL

| PARCEL ID | BILL DATE | TAX YEAR |
|-----------|------------|----------|
| 320.0017 | 07/10/2024 | 2024 |

INSTALLMENTS MUST BE POSTMARKED OR RECEIVED ON OR BEFORE THE DUE DATE.
PAYMENTS WILL BE ASSESSED A 5% PENALTY AND THEN 1.5% INTEREST FOR EACH
MONTH OR PORTION OF MONTH AFTER TO THEM.

Description: 1.07A; BLDG

Location: 17 DREW LN

SPAN # 582-183-10011 SCL CODE: 183
TOTAL PARCEL ACRES 1.07

OWNER 17 DREW LANE LLC
%TONY WANG
3910 SHELBURNE RD
SHELBURNE VT 05482-6691

FOR INCOME TAX PURPOSES

| ASSESSED VALUE | | | | NONHOMESTEAD | | | |
|--------------------------------|----------|----------------|----------|--|----------|----------------|-------|
| REAL | | 663,600 | | | | 663,600 | |
| TOTAL TAXABLE VALUE | | 663,600 | | | | 663,600 | |
| GRAND LIST VALUES | | 6,636.00 | | | | 6,636.00 | |
| MUNICIPAL TAXES | | | | EDUCATION TAXES | | | |
| TAX RATE NAME | TAX RATE | x GRAND LIST = | TAXES | TAX RATE NAME | TAX RATE | x GRAND LIST = | TAXES |
| TOWN | 0.5302 | x6,636.00= | 3,518.38 | NON HOMESTEAD EDUCATION 2.0247 x6,636.00= 13,435.91 1.3910 (state rate) / 68.70% (CLA) = 2.0247 | | | |
| LOCAL AGREEMENT | 0.0007 | x6,636.00= | 4.65 | | | | |
| | | | | | | | |
| | | | | TOTAL EDUCATION TAX 13,435.91 | | | |
| | | | | EDUCATION STATE PAYMENT 0.00 | | | |
| | | | | EDUCATION NET TAX DUE 13,435.91 | | | |
| | | | | TAX SUMMARY | | | |
| | | | | Municipal + Education | | | |
| | | | | TOTAL TAX 16,958.94 | | | |
| | | | | TOTAL STATE PAYMENT 0.00 | | | |
| | | | | TOTAL NET TAX DUE 16,958.94 | | | |
| TOTAL MUNICIPAL TAX 3,523.03 | | | | | | | |
| MUNICIPAL STATE PAYMENT 0.00 | | | | | | | |
| MUNICIPAL NET TAX DUE 3,523.03 | | | | | | | |

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF SHELBURNE
TAX YEAR 2024

TOWN OF SHELBURNE
TAX YEAR 2024

TOWN OF SHELBURNE
TAX YEAR 2024

| 1ST PAYMENT DUE | |
|------------------|----------|
| 08/15/2024 | |
| OWNER NAME | |
| 17 DREW LANE LLC | |
| PARCEL ID | |
| 320-0017 | |
| AMOUNT DUE | 5652.98 |
| AMOUNT PAID | 0.00 |
| Bal Due | 5,652.98 |

| 2ND PAYMENT DUE | |
|------------------|----------|
| 11/15/2024 | |
| OWNER NAME | |
| 17 DREW LANE LLC | |
| PARCEL ID | |
| 320-0017 | |
| AMOUNT DUE | 5652.98 |
| AMOUNT PAID | 0.00 |
| Bal Due | 5,652.98 |

| 3RD PAYMENT DUE | |
|------------------|----------|
| 03/17/2025 | |
| OWNER NAME | |
| 17 DREW LANE LLC | |
| PARCEL ID | |
| 320-0017 | |
| AMOUNT DUE | 5652.98 |
| AMOUNT PAID | 0.00 |
| Bal Due | 5,652.98 |

NOTE:

INSTALLMENTS MUST
BE POSTMARKED OR
RECEIVED ON OR
BEFORE THE DUE
DATE. PAYMENTS
CAN BE MADE 24
HOURS A DAY,
AFTER HOURS AT
THE SHELBURNE
POLICE
DEPARTMENT.



124022641



124022642



124022643



From Table: MAIN Section 1

Record # 2593

Property ID: 3200017 Span #: 582-183-10011 Last Inspected: 04/01/2018 Cost Update: 03/21/2018

Owner(s): 17 DREW LANE LLC

Sale Price: 632,500 Book: 459 Validity: Yes

Sale Date: 06/16/2020 Page: 895-897

Address: %TONY WANG

Bldg Type: No Data Quality: 0.00

City/St/Zip: SHELBURNE VT 05482

Style: No Data Frame: No Data

Location: 17 DREW LN

Area: 6970 Yr Built: 0 Eff Age: 0

Description: 1.07A; BLDG

Rms: 0 # Bedrm: 0 # Ktchns: 0

Tax Map #: 29-50-70.000

1/2 Bath: 0 # Baths: 0

| Item | Description | Percent | Quantity | Unit Cost | Total |
|---|-------------|-----------|----------|------------|---------|
| BASE COST | | | | | |
| ADJUSTED BASE COST | | | 6,970.00 | | |
| Subtotal | | | | | |
| REPLACEMENT COST NEW | | | | | |
| REPLACEMENT COST NEW LESS DEPRECIATION | | | | | |
| LAND PRICES | Size | Nbhd Mult | Grade | Depth/Rate | |
| SI Bldg Lot | 1.07 | 1.00 | 2.00 | | 235,800 |
| Total | 1.07 | | | | 235,800 |
| SITE IMPROVEMENTS | Hsite/Hstd | Quantity | Quality | | |
| Water | n / n | Typical | Average | | 3,000 |
| Sewer | y / y | Typical | Average | | 6,000 |
| Landscape | y / y | Typical | Average | | 3,000 |
| Total | | | | | 12,000 |
| OUTBUILDINGS | Hsite/Hstd | % Good | Size | Rate. | Extras |
| Building Value | n / n | 70 | 6970 | 59.65 | 415,800 |
| Total | | | | | 415,800 |
| TOTAL PROPERTY VALUE | | | | | 663,600 |

NOTES

10/03/07 average Rt 7 view/good access from Rt 7, no sprinkler system, on slab

2013-corrected land size

2018 - Converted from the commercial database - no change in value.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Parcel ID: 29-50-70.000

Tax map #: 320-0017

Property Address: 4163 Shelburne Rd

City : Shelburne

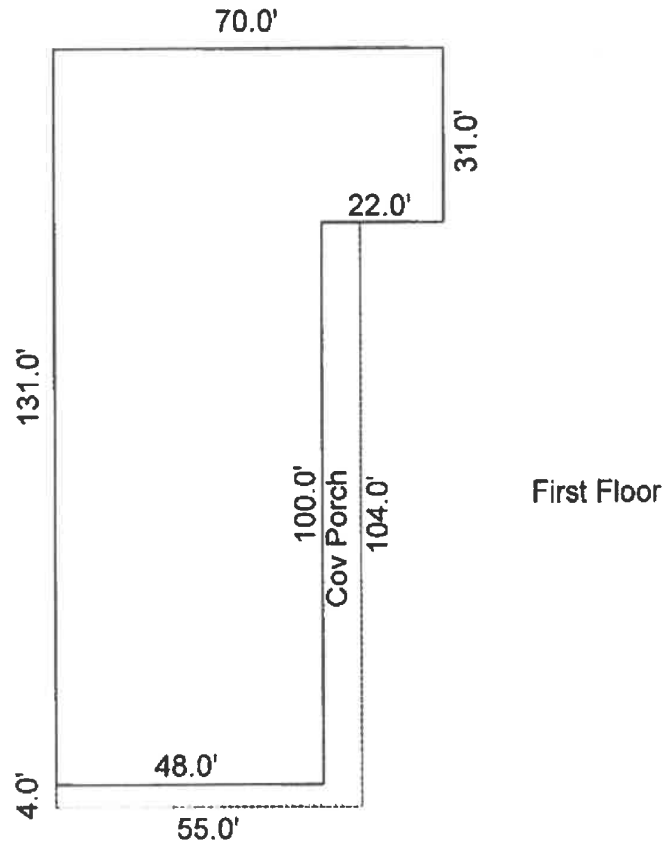
Chittenden County:

State: Vermont

Zip Code:

For Assessment Purposes - Public Record Document:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|----------------|--------|----------|-----------|------------|
| 1FL1 | S1 - 1st Floor | 1.0 | 6970.0 | 402.0 | 6970.0 |
| P/P | Covered Porch | 1.0 | 920.0 | 318.0 | 920.0 |

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3



17 Drew Lane

ARTICLE X: MIXED USE DISTRICT

1000 Purpose. The purpose of the Mixed Use District is to accommodate the commercial uses presently in the area and to encourage an integrated, compatible mix of new commercial and residential development (with a variety of housing types) that is pedestrian friendly, to facilitate access among the various uses without utilizing Shelburne Road, to encourage development of small visual scale and “grain”, to present an interesting and varied streetscape along Shelburne Road, to avoid the appearance of “strip” development; and to encourage low traffic generating uses so as to minimize the number of turning movements on Shelburne Road. In addition, development in this district should be designed to encourage the use of public transit.

1010 Permitted Uses.

- 1010.1 Single-family dwellings.
- 1010.2 Two-family dwellings.
- 1010.3 Multiple family dwellings.
- 1010.4 Accessory Apartments located within an existing, expanded, or new owner occupied single family dwelling or an existing, expanded, or new accessory structure, containing not more than two bedrooms, and consisting of not more than 50 percent of the total habitable floor area of the original dwelling.
- 1010.5 Group/Residential Care Homes, operating under state licensing or registration, serving no more than 8 residents, and not located within 1,000 feet of another such facility.
- 1010.6 Retail uses, without drive through facilities.
- 1010.7 Pharmacies without drive through facilities
- 1010.8 Personal Service Shops, without drive through facilities.
- 1010.9 Business or Professional Offices.
- 1010.10 Medical or Dental Offices.
- 1010.11 Banks and other Financial Institutions.
- 1010.12 Licensed day care homes with 6 or fewer children.

- 1010.13 Registered family day care homes.
- 1010.14 Outdoor Recreation involving the use of no structures.
- 1010.15 Indoor Recreation facilities.
- 1010.16 Accessory uses.
- 1010.17 Multiple uses where all proposed uses are permitted uses.

1020 Conditional Uses.

- 1020.1 Conversion of a single-family dwelling existing on March 17, 2009, to a two-family dwelling.
- 1020.2 Mobile Home Park existing on (January 14, 1986).
- 1020.3 New Mobile Home Parks on 10 or more acres
- 1020.4 Elder Housing, in PUDs only, with a maximum of 40 dwelling units in a single development.
- 1020.5 Elder care facilities where rooms other than complete dwelling units are provided, in PUDs only, with a maximum of 100 bedrooms in a single development.
- 1020.6 Continuing Care Retirement Facilities.
- 1020.7 Nursing Homes.
- 1020.8 Retail uses, with drive through facilities.
- 1020.9 Drive-Through Pharmacies.
- 1020.10 Roadside stands for the seasonal sale of farm products.
- 1020.11 Personal Service Shops, with drive through facilities
- 1020.12 Hotels/Motels.
- 1020.13 Bed and Breakfast with no more than six rooms to rent.
- 1020.14 Restaurants, without drive through services, and where any designated outdoor dining areas are screened from any adjacent residential properties.

- 1020.15 Indoor Movie Theaters.
- 1020.16 Public Utility Facilities.
- 1020.17 Artists' Studios
- 1020.18 Veterinary Clinics.
- 1020.19 Kennels on lots of no less than 3 acres with space for no more than 25 animals, with adequate screening from adjacent properties, and with provision for effective sound attenuation.
- 1020.20 Pet Care Facilities with space for not more than 25 animals.
- 1020.21 Vehicle Sales and Repair.
- 1020.22 Auto and machinery repair.
- 1020.23 Research and Testing Laboratories.
- 1020.24 Garden Center/Nursery facilities.
- 1020.25 Lumber Yard.
- 1020.26 Building materials sales with all indoor storage.
- 1020.27 Construction Services Facilities
- 1020.28 Public and private schools certified by the Vermont Department of Education and other educational institutions certified by the Vermont Department of Education.
- 1020.29 Museums and associated facilities.
- 1020.30 Churches and other places of worship.
- 1020.31 Licensed day care homes with more than 6 children.
- 1020.32 Day Care Centers.
- 1020.33 Municipal Waste Water Treatment Plants.
- 1020.34 Fire/Rescue Stations.
- 1020.35 Outdoor Recreation facilities involving the use of minor structures.

- 1020.36 Campgrounds, existing on March 17, 2009.
- 1020.37 Cemeteries.
- 1020.38 Upholstery / Fabric Working.
- 1020.39 Wholesale Sales (enclosed).
- 1020.40 Enclosed light manufacturing.
- 1020.41 Warehouses where all storage is enclosed.
- 1020.42 Adult Entertainment
- 1020.43 Any use substantially, materially, and outwardly similar to those set forth above in Sections 1010 and 1020, provided that the Development Review Board finds that, in addition to other specific and general standards set forth in these regulations, the proposed use meets the following specific standards:
- A. Such use is of the same functional and physical character as those permitted or allowed as conditional uses in the district. To establish whether such use has the “same functional and physical character” as a permitted or conditional use in the district, an applicant must demonstrate to the DRB that the contemplated use shares the following features with a use specified in Section 1010.1-1010.15. or 1020.1-1020.40 above:
 - 1. Inherent character of primary activity or activities,
 - 2. Typical predominant sound levels and qualities,
 - 3. Typical exterior activity levels,
 - 4. Typical exterior lighting requirements,
 - 5. Typical predominant odor, if any,
 - 6. Typical vehicular traffic,
 - 7. Seasonal and diurnal patterns of sound, lighting, smells, and exterior activity levels.
 - B. Such use will not be detrimental to adjoining land uses as measured by compliance with the performance standards contained in Article XIX.
- 1020.44 Multiple uses when one or more of the uses is a conditional use.

1030 Dimensional Requirements.

1030.1 Minimum Lot size.

- A. Lot area minimum -
 - Single-family dwellings 15,000 square feet
 - Two-family dwellings 20,000 square feet
 - Multi-family dwellings 10,000 square feet
Per dwelling unit
 - Housing for the elderly 7,500 square feet per dwelling unit when constructed as detached housing;
3,500 square feet per dwelling unit when constructed in congregate/attached housing.
 - Elder Care facilities 2,000 square feet per resident bedroom
 - Continuing Care Retirement Community 3,500 square feet per independent living unit and community care/nursing home bed.
 - Hotels/motels 3,500 square feet per room, or 20,000 square feet, whichever is greater
 - Day care homes 20,000 square feet
 - Day Care Centers 30,000 square feet
 - Other permitted and conditional uses 20,000 square feet
- B. Lot frontage minimum:
 - Single-family dwellings 100 feet
 - Two-family dwellings 150 feet
 - Other permitted and conditional uses 150 feet
- C. Multiple uses involving non-residential use(s) plus 2 or more residential units - The area required for other permitted and conditional uses plus the applicable lot area minimum for each dwelling unit.

1030.2 Setback Requirements.

A. All uses on lots with frontage on Shelburne Road

1. Minimum structure and parking setback from Shelburne Road ROW on lots 1.5 acres or less: 30 feet
2. Minimum structure and parking setback from Shelburne Road ROW on lots of more than 1.5 Acres: 50 feet
3. Minimum side yard structure and parking setback: 20 feet
4. Minimum rear yard structure and parking setback when abutting a Residential use: 50 feet
5. Minimum rear yard structure and parking setback when abutting a Non-Residential use: 20 feet
6. If a lot has frontage on Shelburne Road and on another road, the minimum structure and parking setback from the other road ROW shall be: 30 feet

B. Uses on lots not having frontage on Shelburne Road

1. Minimum front yard structure and parking setback (all uses): 30 feet
2. Minimum side/rear yard structure and parking setbacks:
 - Single family dwellings and day care homes 15 feet
 - Other allowed uses: 25 feet, except that when residential use of an adjacent property existed as of June 1, 2011 or predates a proposal to initiate an "other allowed use", the setback shall be 100 feet.

| | | |
|--------|--|--------------------|
| 1030.3 | <u>Building coverage maximum</u> | 30 percent |
| 1030.4 | <u>Lot coverage maximum</u> | 50 percent |
| 1030.5 | <u>Maximum individual building footprint</u> | 30,000 square feet |

1030.6 Consolidation of existing buildings

- A. Notwithstanding Section 1030.5, a lot that contains multiple buildings on March 17, 2009 or a lot or lots approved by the Development Review Board as a commercial or mixed use Planned Unit Development (PUD-MU, PUC-C), where such lot or lots contained multiple buildings existing as of May 1, 2012 may be redeveloped to consolidate the existing floor area into a single building with a total footprint not to exceed 130% of the total footprint of all existing buildings having a footprint of more than 200 square feet, provided that the Development Review Board determines that doing so is an integral part of the overall design for the redevelopment, that the architectural design of the front façade of the proposed building is consistent with the provisions of Section 1930.7-B-7 of these Regulations, and that the requirements of paragraphs B and C below are met.
- B. The land uses conducted in any buildings approved under 1030.6.A. shall be the same as the land uses conducted in the existing buildings on which the footprint area is based.
- C. The floor area of any structure considered by the Development Review Board when authorizing the construction of buildings over 30,000 square feet may be applied in such manner only once and shall be deemed ineligible for any future calculations of the same manner.

1030.7 Height restrictions. 35 feet

1040 Planned Unit Development—Residential. Any residential development project on a lot in excess of five acres, except for a single family dwelling or a Mobile Home Park, shall be reviewed as a Planned Unit Development-Residential in accordance with Section 1930.3 of these regulations, unless eligible and submitted for review as a Redevelopment Planned Unit Development in the Mixed Use District in accordance with the provisions of Subsection 1930.9

1050 Planned Unit Development—Commercial. Any commercial development project on a lot in excess of two acres shall be reviewed as a Planned Unit Development—Commercial in accordance with the provisions of Subsection 1930.5 and 1930.7 of these Regulation, unless eligible and

submitted for review as a Redevelopment Planned Unit Development in the Mixed Use District in accordance with the provisions of Subsection 1930.10. *

1060 Planned Unit Development—Mixed Use. Any mixed use development project combining residential and non-residential uses on a lot in excess of two acres shall be reviewed as a Planned Unit Development—Mixed Use in accordance with the provisions of Subsection 1930.4 and 1930.7 of these Regulations, unless eligible and submitted for review as a Redevelopment Planned Unit Development in the Mixed Use District in accordance with the provisions of Subsection 1930.9.

1070 Site Plan Approval. Site plan approval by the Development Review Board is required for all uses including any multiple use of a property in accordance with applicable portions of Section 1900 of these bylaws except one and two family dwellings on single lots, including accessory uses to such residences.

* [NB: The text previously incorrectly referenced 1930.9]



Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign

9/24/2015

