

**APPLICATION FOR SUBDIVISION OR BOUNDARY LINE ADJUSTMENT PERMIT  
TOWN OF GREENSBORO  
PO Box 119, Greensboro, VT 05841  
(802) 533-2640 Fax (802) 533-2191  
zoning@greensborovt.org**

FOR ADMINISTRATIVE USE ONLY

Application Number: 2022-025 Tax Map Number 06-0031.2  
 Zoning District Shoreland Protection / Rural Lands  
 Date Application Received 6 / 28 / 2022 Fee Paid \$ 40<sup>00</sup>  
 Reason: \_\_\_\_\_

# 6065	900.00	7.19.2022
# 881	100.00	7.19.2022

Please provide all of the information requested in this application. Failure to provide all required information will delay the processing of this application. Submit the completed application and a check payable to the *Town of Greensboro*.

**Applicant(s):**

Name(s): John R. Guilmette & Janice D. Guilmette (see also abutter, Maureen J. Roianov, below)  
 Mailing Address: 1408 Peacham Pond Road, Marshfield, VT 05658  
 Telephone(s) Home: 802-426-3595 Work: \_\_\_\_\_ Cell: 802-760-0832  
 E-Mail: johnr.guilmette@gmail.com; jdguilmette@gmail.com

**Landowner(s) (if different from applicant(s)): Abutter who is part of the Boundary Line Adjustment:**

Name(s): Maureen J. Roianov  
 Mailing Address: 918 Eligo Lake Road, Hardwick, VT 05843  
 Telephone(s) Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_  
 E-Mail: maureenroianov@gmail.com

**Physical Location of Property (911 address):**  
918 Eligo Lake Road and 1043 Eligo Lake Road

**Necessary Permits:**

- State Septic Permits - required prior to approval WW-7-4283-3 and WW-7-4283-4
  - State Potable Water Supply Permits - required prior to approval same (along w/ deferrals for non-build
  - Site visit approval Application cannot be approved until after site visit by the zoning administrator. lots.
- Schedule site visit when completed application is submitted.  Visit Waived

**Property Description:** On WEST side of Eligo Lake Road (VT Rte 14) only  
 Acreage in current lot 17.76 owned by Guilmettes and 0.66 owned by Roianov  
 (Please Note: If your property is enrolled in the Current Use Program, your subdivision application may impact your Current Use status. Please verify your status with Vermont Property Valuation and Review, Current Use Program at 802-828-6633).

Acreage in proposed lot(s) Guilmettes plan to convey 15.66 acres to Roianov to merge with her 0.66 ac lot for a 16.32-ac lot of Roianov; Guilmettes will retain 2.1 acres. All on west side of road.

*All proposed lots must meet the dimension requirements of the Zoning District in which they are located. Boundary Line Adjustments will not make complying lots nonconforming and will not increase the nonconformance of any existing lot. (initial of applicant(s))*

JRG JDG MR

**Sketch or attach a general plot plan showing the following:**

1. Location of property.
2. Location of buildings on property (if applicable).
3. Location of driveway (if applicable).
4. Location of well and septic system (if applicable).
5. Proposed subdivision or boundary line adjustment.

**See enclosed SURVEY by Shane Clark of Truline Land Surveyors, Inc. dated 05/04/2022. Please note that the survey's use of the word "lot" is intended only to describe an area, not formally subdivided lots.**

**See also enclosed Addendum for explanation.**

**See also proposed draft Warranty Deed referencing anticipated BLA permit and required mergers of lots (on the west side of Eligo Lake Road).**

**Permission to Enter Property & Applicant Certification Signatures**

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented.

The undersigned hereby certifies that the information submitted in this application regarding the above property is true, accurate and complete and that I (we) have full authority to request approval for the proposed use of the property and any proposed structures. I (we) understand that any permit will be issued in reliance of the above representations and will be automatically void if any are untrue or incorrect.

This permit is void if the development under this permit is not begun within one year of the date of approval or if construction is not completed within two years.

Construction may not be started until 15 days from the date of approval on this permit.

Signature of Applicant(s) John R. Guilmette Date 6/1/2022

Signature of Landowner(s) Janice D. Guilmette Date 6/1/2022

**Note: Failure to develop your property in accordance with your application and any conditions of this permit may result in an enforcement action and may affect your ability to sell or transfer clear title to your property.**

Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board, c/o the Town Clerk's Office at the address shown above, with the appropriate fee, within 15 days of the decision or act. Failure to appeal this decision will mean that all interested persons are bound by this decision and will foreclose these persons from contesting this decision either directly or indirectly in the future. **This permit shall not take effect until the time for such appeal has passed.**

**Please note that this is only a local permit and state permits may be needed for your project. Please contact the Permit Specialist at the VT Agency of Natural Resources at (802)751-0130.**

**FOR ADMINISTRATIVE USE ONLY**

{ } Approved { } Denied \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Remarks and/or Conditions: \_\_\_\_\_

Signature of Applicant-Abutter: Maureen J. Roianov Date 7.16.22

ADDENDUM to APPLICATION FOR BOUNDARY LINE ADJUSTMENT PERMIT

Greensboro / John Guilmette, Janice Guilmette, and Maureen Roianov  
June 1, 2022 version

Please reference accompanying survey by Truline Land Surveyors, Inc.

GUILMETTES own the following areas at 1043 Eligo Lake Road (west side):

Lot 2C 15.66 acres

Lot 2D 1.41

Lot 2F 0.69

Total 17.76 acres currently undeveloped, subject to WW-7-4283-3 and WW-7-4283-4 and Deferral of WW permit for lot 2C.

ROIANOV currently owns 0.66 acre on the west side of Eligo Lake Road:

Lot 2B 0.66 acre on West side of Route 14

Subject to Deferral of WW permit WW-7-4283-3.

Guilmettes plan to convey Lot 2C (15.66 ac) to Roianov to MERGE with her current, existing lot of 0.66-acre. So Roianov's anticipated new ownership of combined areas on the west side of the road will total 16.32 acres in ONE SINGLE PARCEL.

Guilmettes plan to keep Lot 2D (1.41 ac) and Lot 2F (0.69 ac). So Guilmettes' anticipated new ownership of combined areas on the west side of the road will entail 2.1 acres in ONE SINGLE PARCEL.

Consistent with "Boundary Line Adjustments" NO NEW PARCEL IS BEING CREATED by this anticipated permit and conveyance. This is just a shift in boundaries between one abutting neighbor to another. The survey's "lots" are merely areas labeled to be consistent with VT ANR Wastewater/Potable Water Permit site plans.

Note: This zoning application applies only to the west side of Eligo Lake Road because Vermont law considers parcels separate - regardless of title - when land is divided by a state or town highway (as well as some easements and waterways). See 10 V.S.A. §6001(19)(A) and (23); 10 V.S.A. §1972(9) and Wastewater System and Potable Water Supply Rules 1-201(95) (2019). Town listers/assessors "merge" lots under the same ownership solely for the convenience of valuation purposes required by Property Valuation & Review, but this tax department procedure has no effect on town and state environmental, health and safety permitting. Greensboro's current zoning regulations do not expressly merge parcels separated by a highway in an attempt to override state law and regulations.

Brett Stanciu  
Zoning Administrator  
Town of Greensboro, VT

June 27, 2022

Dear Brett,

Thank you for the opportunity to meet with you last week to discuss the Application for a Boundary Line Adjustment Permit for John R. and Janice D. Guilmette and Maureen J. Rolanov.

We would like to request a waiver on the requirement that a single survey map be required to complete the boundary line adjustment for the two properties.

Please review and consider the following facts in your determination and in the review by the District Review Board if required.

1. In June of 2015, a survey was completed by Russel Brown, a registered surveyor in the State of Vermont, of Guilmette-Collins land on the west side of VT RT 14 ("the road"). The survey was recorded in the Greensboro Town Records.

At the same time, Patrick Larson Geology completed soil test pits and septic design for the 1.02 acre lots that were to be the Guilmette and Collins homes. Both of these lots were approved by the Town and the VT ANR Protection Division.

2. In December of 2015, Russel Brown completed a second survey for Guilmette and Collins that created two 1.5 +- acre lots, each with lakefrontage on the east side of the VT Rt 14. Patrick Larson also completed soil test pits and septic designs for both lots.

The survey by R. Brown detailed the lakefront parcels that were attached to each of these lots as well as the 127 ft of frontage that remained with the remaining larger portion of land.

There is 116 ft of frontage that is attached to the Parcel 3 that is 1.41 acres. This results in a total acreage of 1.48 acres.

3. It is standard practice to accept and reference recent surveys of VT Registered Land Surveyors, especially when they are recorded in the Town office of Greensboro where the current survey is being completed for the requested boundary line adjustments for Maureen Roianov and ourselves. It is very costly to have the same lakefront lots on the east side of the road re-surveyed, especially when no boundary lines are being adjusted on the east side of the road. The previously recorded survey depicting the east side of the road remains accurate.

4. We recently had our land on the west side of the road surveyed by Truline Surveyors to meet the requirements in section 5.1 of the Greensboro zoning bylaws for a simple boundary line adjustment on that side. No new lot is being created.
5. The surveys by Russell Brown in June 2015 and December of 2015 are both recorded in the Town records and meet all of the application requirements. We believe it is reasonable for one or both of these surveys to be considered as part of our present request for a Boundary Line Adjustment Permit.
6. To date, our recent 2022 survey of the west side of the road (which includes references to the east side of the road) and legal fees are well in excess of \$5000. To require the Russell Brown surveys of June 2015 and December 2015 be completely re-done by another registered surveyor creates an undue hardship and expense on us and Maureen Roianov, who have requested the boundary line adjustment.
7. The first draft deed we submitted with our boundary line adjustment application prohibited the separation of the east-west lots (despite the separation by VT RT 14) by means of deed restrictions and town permit conditions we anticipate being in your permit to prohibit any type of non-conforming lots. We also believe the various Town and State permit requirements, as well as Shoreland Protection rules, will never allow building a house on either our or Roianov's remaining waterfront. We also included in the draft deed that future permits would be required in the event any future separation were desired.
8. Just so you know, the Collins sold their land (the northerly lot, Parcel 4) and home to Allison Johnson a few years ago. They requested a Boundary Line Adjustment Permit to add 10 acres to their existing 1.53 acre lot and it was approved.
9. All of the property on the north, south and west side of the land that we presently own was surveyed and recently sold. The land was surveyed by a registered land surveyor and pinned or verified and recorded in the Greensboro town records.

If this request goes to the DRB, we would like to opportunity to discuss this request with them.

Thank you for your assistance.

Sincerely,

John R. Guilmette  
Janice D. Guilmette  
Maureen J. Roianov

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Grantors, **John R. Guilmette** and **Janice Daniels Guilmette**, a married couple of Punta Gorda, Florida and Peacham, Vermont, in consideration of at least ten dollars and other valuable consideration conveyed to their full satisfaction by Grantee, **Maureen J. Roianov**, an unmarried person of Greensboro, Vermont, do freely grant, sell, convey and confirm to **Maureen J. Roianov**, and her heirs and assigns forever, certain land and premises including improvements, (hereinafter "property") consisting of 15.68± acres, located in the Town of Greensboro, Washington County, State of Vermont, located on Eligo Lake Road a.k.a. Vermont Route 14, which property is described as follows:

A 15.68-acre portion of the same land and premises conveyed to John R. Guilmette and Janice Daniels Guilmette by Quitclaim Deed of William T. Collins, Jr., Jayne Daniels Collins dated February 12, 2021, recorded in Book 62, Page 364 of the Greensboro Town Land Records.

Being a part of all the same land and premises conveyed to William T. Collins, Jr., Jayne Daniels Collins, John R. Guilmette and Janice Daniels Guilmette by Warranty Deed of James B. Goodrich, Ezoa C. Goodrich, Rebecca G. Daniels, Lesley D. Moore, Michael Daniels, Elwyn J. Daniels, Jr. and William R. Daniels, dated December 8, 1993 and recorded in Book 17, Page 150 of the Greensboro Land Records.

Also being a part of all the same land and premises conveyed to William T. Collins, Jr., Jayne Daniels Collins, John R. Guilmette, and Janice Daniels Guilmette by Warranty Deed of James B. Goodrich, Ezoa C. Goodrich, Rebecca G. Daniels, Lesley D. Moore, Michael Daniels, Elwyn J. Daniels, Jr. and William R. Daniels, dated December 8, 1993 and recorded in Book 17, Page 153 of the Greensboro Land Records.

The 15.68-acre parcel of land herein conveyed is more particularly described as being the 15.66-acre Lot 2C depicted on the west side of Eligo Lake Road (a.k.a. Vt. Route 14) on a Survey by Truline Land Surveyors, Inc., dated April 2022, and certified May 4, 2022 entitled "Subdivision Plan Prepared for John R, John R. & Janice D. Guilmette & Maureen J. Roianov, 1043 Eligo Lake Road, Vermont Route #14 -Greensboro, Vermont" to be recorded prior to or concurrently with this deed as Map Slide 2022-\_\_\_\_\_ in the Greensboro Land Records (referred to herein as "**Truline Survey 2022**") together with Lot 1C on the east side of Eligo Lake Road depicted on said Truline Survey 2022 (which 0.02± acre area was also depicted with 127± feet of road frontage on the east side of Vt. Route 14 and 128± feet of

lake frontage in a survey by Russell Brown Land Surveying dated December 2015 and recorded as Map 2016-001 in the Greensboro Land Records).

Pursuant to a Greensboro Town Boundary Line Adjustment Permit # \_\_\_\_\_, issued \_\_\_\_\_, 2022, the herein conveyed Lot 2C (15.66 acres) depicted on the Truline Survey 2022 is hereby currently considered merged and combined with Lot 2B (0.66 acre), the latter lot being already owned by Grantee, Maureen J. Roianov (as conveyed to her by Warranty Deed of John R. Guilmette and Janice Daniels Guilmette dated August 17, 2020 recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_ of the Greensboro Town Land Records) depicted on the same survey. By acceptance of this deed, Maureen J. Roianov, her successors and assigns, covenant the herein described lots 2C and 2B on the west side of Eligo Lake Road are combined as one parcel of 16.32 acres, which would require a future town subdivision permit in the event any future separation were desired. Lot 2B (0.66 acre) was previously merged with other lands of Roianov located on the *east* side of Vermont Route 14 in the above-referenced August 17, 2020 deed as depicted on on a plat entitled "Proposed Subdivision of Property Belonging to William Collins, Jr., Jayne Daniels Colins, John R. Guilmette & Janice Daniels Guilmette" dated June, 2015, Project # 15-166 by Russell Brown Land Surveying which is already on record as Map 2015-005 in the Greensboro Town Land Records.

EXCEPTING and RESERVING the following. The herein Grantors, **John R. Guilmette** and **Janice Daniels Guilmette**, specifically *reserve and retain* for themselves and their successors and assigns, a 2.1±acre lot on the west side of Eligo Lake Road depicted on the aforesaid Truline Survey of 2022 which is Lot 2D of 1.41-acres enlarged by a 0.69-acre area depicted as Lot 2F on said Truline 2022 survey. Grantors also reserve and retain for themselves, their successors and assigns, a 0.07± acre area on the east side of Eligo Lake Road with 115± feet of road frontage and 116± feet of lake frontage, said 0.07-area on the east side of road being depicted as Lot 1D said herein referenced Truline Survey 2022 as well as on site plans for Wastewater Permit # WW-7-4283-3, which 0.07-acre area was also labeled as a portion of Parcel 3 depicted easterly of Vt. Route 14 in a survey by Russell Brown Land Surveying dated December 2015 already on record as Map 2016-001 in the Greensboro Land Records.

The areas retained by Grantors on the west side of Eligo Lake Road herein depicted as Lot 2D (1.41 acres) and Lot 2F (0.69 acre) are hereby currently considered combined and merged as a single 2.1 acre parcel which parcel is currently subject to a State Wastewater System and Potable Water Supply Permit WW-7-4283-4 and Greensboro Town Boundary Line Adjustment Permit # \_\_\_\_\_, issued \_\_\_\_\_, 2022.

By conveyance of this deed, Grantors and their successors and assigns, covenant with Grantee and the Town of Greensboro that the herein described Grantor-retained 0.07± acre area known as Lot 1D on the *east* side of Eligo Lake Road with



115± feet of road frontage and 116± feet of lake frontage (already on record in Map 2016-001 in the Greensboro Land Records), shall not be developed with a residence, but shall remain primarily undeveloped for use as lake and shoreland access with only recreational-related structures such as a dock or decking, boats and related storage, all consistent with and subject to town zoning and state shoreland regulations.

Likewise by acceptance of this deed, Grantee and her successors and assigns, covenant with Grantee and the Town of Greensboro that the herein described 0.02± acre area known as Lot 1C on the *east* side of Eligo Lake Road with 127± feet of road frontage and 128± feet of lake frontage (already on record in Map 2016-001 in the Greensboro Land Records), shall not be developed with a residence, but shall remain primarily undeveloped for use as lake and shoreland access with only recreational-related structures such as a dock or decking, boats and related storage, all consistent with and subject to town zoning and state shoreland regulations.

The herein conveyed property is benefitted by and subject to an easement for a right-of-way to travel across the existing "woods road" or "logging road" from the northern entrance on VT Route 14 generally west and towards the south over several parcels for the purpose of hauling firewood, which right was (a) retained by William T. Collins, Jr., Jayne Daniels Collins, John R. Guilmette and Janice Daniels Guilmette, their successors and assigns, in their Warranty Deed to Adam B. Wilson dated October 26, 2001 recorded in Book 29, Page 140 of the Greensboro Land Records; and (b) conveyed by easement for ingress and egress by James Goodrich and Ezoa Goodrich to William T. Collins, Jr., Jayne Daniels Collins, John R. Guilmette and Janice Daniels Guilmette, their successors and assigns dated July 8, 1999 recorded in Book 25, Page 152 all of the Greensboro Town Land Records.

Notice of permit requirements. In order to comply with applicable state Rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land herein conveyed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable rules and obtaining any required permit. Any person who owns this property acknowledges that portions of this property may not be able to meet state standards for a potable water supply or wastewater system and therefore other areas of this property may not be able to be improved." Vermont Wastewater System and Potable Water Supply Rule 1-304 (4).

This conveyance is made subject to and with the benefit of any utility easements, spring rights, easements for ingress and egress and rights incident to each of the same as may appear more particularly of record, provided that this or the prior paragraph shall not reinstate any such encumbrance previously extinguished by

the Marketable Record Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated.

Reference is hereby made to the above mentioned deed and survey, to the references and descriptions contained therein, and to the Greensboro Land Records for a more particular description of the land and premises herein conveyed.

TO HAVE AND TO HOLD the property, with all privileges and appurtenances thereof, to Grantee, **Maureen J. Roianov**, an unmarried person, her heirs and assigns, for their own use and benefit forever; and Grantors **John R. Guilmette** and **Janice Daniels Guilmette** covenant with Grantee, **Maureen J. Roianov** and her heirs, successors and assigns, that until the signing of this deed, Grantors are the sole owners of the property, and have good right and title to convey the property in the manner set forth herein, and that the property is free from every encumbrance, except as set forth in herein. And Grantors engage to warrant and defend the property from all lawful claims whatsoever except as herein stated.

IN WITNESS WHEREOF, this deed is executed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

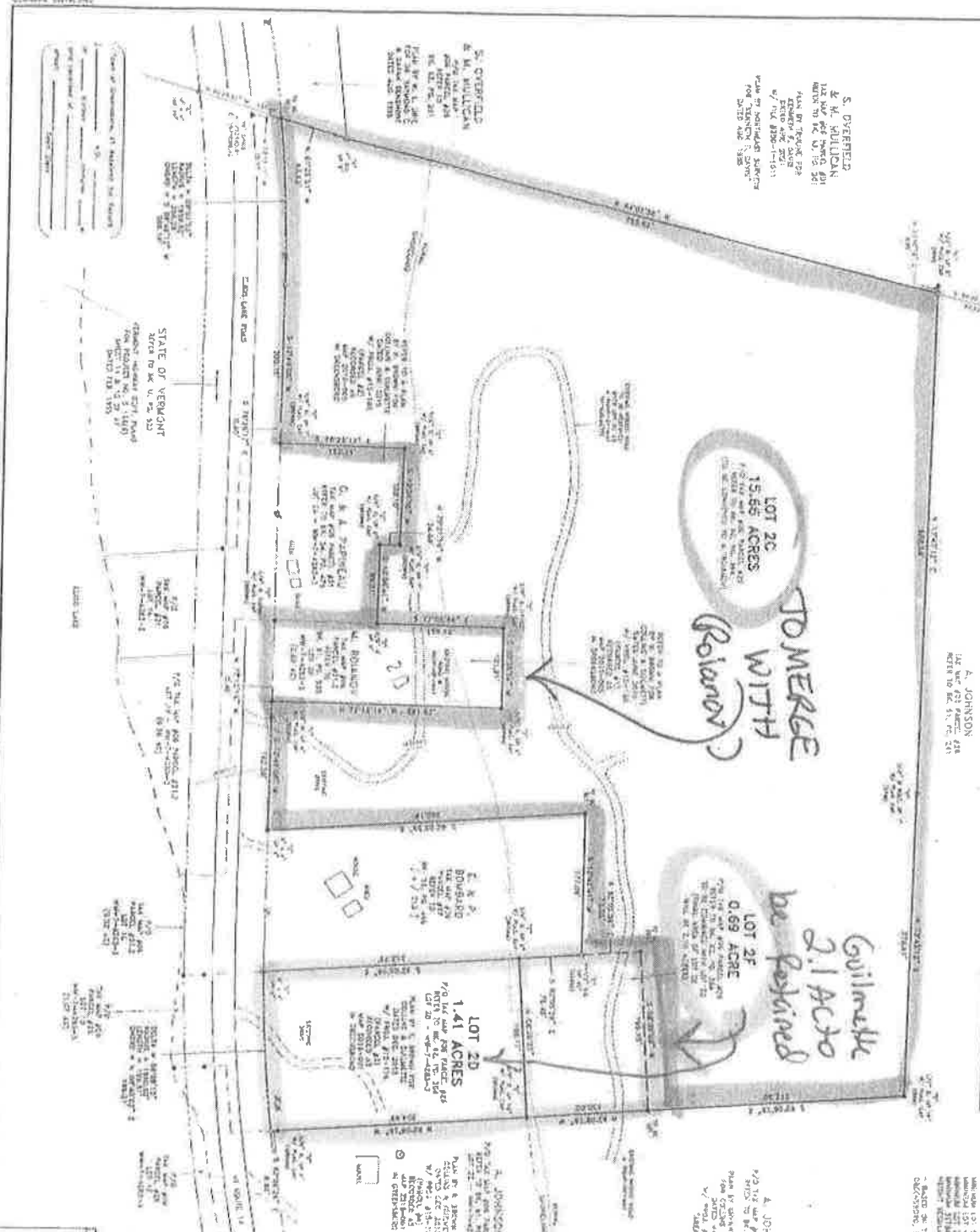
\_\_\_\_\_  
**John R. Guilmette**

\_\_\_\_\_  
**Janice Daniels Guilmette**

STATE of VERMONT  
COUNTY of CALEDONIA, ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared **John R. Guilmette** and **Janice Daniels Guilmette** personally known to me or satisfactorily proven, and they acknowledged this instrument to be their free act and deed.

\_\_\_\_\_  
Notary Public, Print name: Annette Lorraine  
Notary Comm #157.0009272 exp. 31Jan2023



S. OVERFIELD & M. MULICAN  
 15.66 ACRES  
 (Roland)

Guilmette  
 2.1 ACRES  
 be retained

LOT 2D  
 1.41 ACRES  
 A. JOHNSON

ZONING INFORMATION -  
 1954 ZONING ORDINANCE

Section 131-103a(b) adopted

Minimum Lot Size	10 Acres
Minimum Lot Area	10 Acres
Minimum Lot Width	100 Feet
Minimum Lot Depth	100 Feet
Minimum Front Setback	100 Feet
Minimum Side Setback	100 Feet
Minimum Rear Setback	100 Feet
Minimum Front Yards	100 Feet
Minimum Side Yards	100 Feet
Minimum Rear Yards	100 Feet

LEGEND -  
 1. 1.5 FT  
 2. 20 FT  
 3. 100 FT  
 4. 100 FT  
 5. 100 FT



- NOTES -
1. THIS PLAN IS PREPARED FOR THE EXISTING LOTS BY THE SURVEYOR AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS THAT WOULD AFFECT THE SURVEY.
  2. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS THAT WOULD AFFECT THE SURVEY.
  3. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS THAT WOULD AFFECT THE SURVEY.
  4. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS THAT WOULD AFFECT THE SURVEY.
  5. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS THAT WOULD AFFECT THE SURVEY.
  6. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS THAT WOULD AFFECT THE SURVEY.
  7. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS THAT WOULD AFFECT THE SURVEY.
  8. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS THAT WOULD AFFECT THE SURVEY.
  9. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS THAT WOULD AFFECT THE SURVEY.
  10. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS THAT WOULD AFFECT THE SURVEY.

CERTIFICATION -

I, JOHN R. & JANICE D. GUILMETTE, STATE REGISTERED PROFESSIONAL SURVEYORS, CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN THE OFFICE OF THE STATE REGISTER OF PROFESSIONAL SURVEYORS, VERMONT, ON THIS 15th DAY OF [Month], 2015.

JOHN R. & JANICE D. GUILMETTE  
 & MAUREN J. ROIANOV  
 1045 ELLEN LANE ROAD  
 VERMONT ROUTE 91A - GREENSBORO, VT 05148

VERMONT STATE REGISTER OF PROFESSIONAL SURVEYORS  
 JOHN R. & JANICE D. GUILMETTE  
 MAUREN J. ROIANOV  
 VERMONT STATE REGISTER OF PROFESSIONAL SURVEYORS  
 VERMONT STATE REGISTER OF PROFESSIONAL SURVEYORS

June 1st Version re west side of road