

Utility & Property Information

Address: 446 Elm Street, Pittsford, VT 05763. *For GPS purposes only. 911 address to be assigned.

From Route 7 in Pittsford, turn onto Elm Street (nearby the Kamuda's Country Market). Continue to real estate sign on your right.

Documents: This property was listed during the COVID19 pandemic. As such, we have not been able to acquire all documents related to the property from the town due to health and safety reasons. We are sorry for any inconvenience. As soon as restrictions are lifted, we will acquire any and all documents that we are currently not able to provide.

Taxes: Town of Pittsford — TBD (2020 Non-Homestead Value). Property part of larger parcel that is to be subdivided. Using the listers card, we estimate that the tax bill will be approximately \$2,552. The property is NOT enrolled in Vermont's tax reduction program (Use Value Appraisal) or commonly referred to as Current Use. The UVA program allows for substantial property tax reduction in exchange for the practice of good silviculture and a commitment to non-development uses.

Subdivision: Parcel is part of a larger parcel. Acreage to be retained by the seller is across Elm Street. Per state law, the town road the separates the acreage to be retained is a natural subdivision, and no state subdivision permit is required.

Zoning: Rural & Village Districts.
The majority of the property is located within the Rural zoning district. It appears that approximately 2.4 +/- acres are located within the Village zoning district. Access the [Pittsford Zoning Regulations](#) for further information. The Pittsford Zoning Administrator may also be contacted at 802-483-6500 or zoning@pittsfordvermont.com with any additional questions. Please see *Supporting Documents & Maps* for the aerial of the property with the approximately Village zoning district overlay indicated.

Rural District Minimal Dimensional Requirements:

Lot Area: 1-2+ Acres (depends on use)

Road Frontage: 100'

Front Setback: 40'

Village District Minimal Dimensional Requirements:

Lot Area: 10,000+ SF (depends on use)

Road Frontage: 75'-100' (depends on use)

Front Setback: 40'

Power: Green Mountain Power — utility poles run along the opposite side of Elm Street and Town Hill Road from the property. No formal estimate can be provided until power service application is submitted and a site visit has been conducted. For more information, please contact the GMP Distribution Designer for the area, Peter Smith, at 802-770-3440 or peter.smith@greenmountainpower.com.

Septic/Water: Per the town, municipal water is available to the property at Elm Street. Water hook-up would be at minimum \$800, which includes a \$500 application fee and a \$300+ hook up fee (dependent on proximity to the water main); and there is a \$1000 bond fee for pavement, which is held as a deposit for a year in case and until any pavement is disturbed in the process of bringing municipal water to the property. For more information on municipal water, please contact Shawn, the Water and Waste Water superintendent for the town at 802-483-6297.

Municipal sewer is *not* available at the street.

Per state regulations, purchasers will need to provide their own state approved Wastewater and Potable Water permit.

Wetlands: Per the VT Agency of Natural Resources, there are Class II wetlands on the property that are included in the Vermont Significant Wetlands Inventory (VSWI) located at the back of the property nearby the Otter Creek River, which borders the property. Please see *Supporting Documents & Maps* for the aerial with the wetlands on the property indicated.

Flood Zone Area: Per the VT Agency of Natural Resources, part of the property adjoining the Otter Creek River is located within the Special Flood Hazard Area (approx. 28.8 +/- acres out of the 68.9 +/- total acres). Please see *Supporting Documents & Maps* for the aerial with the flood hazard area indicated.

Right-of-Way: Per deed, the property conveys subject to “right-of-way easements conveyed to Central Vermont Public Service Corporation and New England Telephone

and Telegraph Company...” Central Vermont Public Service Corporation has since been merged into Green Mountain Power. The former New England Telephone & Telegraph Company operations is now owned by Consolidated Communications.

Farm Lease: The fields are leased for the 2021 Agricultural year, ending approximately October. Call to discuss options if this is not acceptable.

Road: Elm Street — Paved, town plowed and maintained road.

Town Hill Road – Class III, town plowed and maintained road for approx. 924’ then becoming an unmaintained legal trail along the remaining property’s road frontage.

Services: Comcast/Xfinity and Consolidated Communications offers high-speed internet, TV & telephone services to homes that adjoin the property.

Disclaimer:

The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/\$, boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. No responsibility will be assumed for decisions and offers made from this information.