

Utility & Property Information

GPS Address: Use 10 Meadowbrook Lane, Chelsea VT 05038 for GPS navigational purposes only. This is not the address of the property, a formal 911 address will be assigned by the town if the property is developed in the future. Please use written directions below.

The property is identified as Lot 12 in the survey and therefore 12 Meadowbrook Ln is used as a “place-holder” address for listing/marketing purposes only.

Directions: From VT-110 turn on to Meadowbrook Lane, crossing the bridge and bearing left. You will see the last home on your right #10. To your left along river, you should see a small, cleared area for parking, do not block driveway. Meadowbrook Lane continues right through the dooryard of #10, about 20’ from the house. You may drive this, snow permitting – 4x4 – truck or SUV highly recommended in any snow or soft conditions.

Taxes: Town of Chelsea — \$810.76 (2024-25 Non-Homestead Value).

Zoning: Rural Residential (RR) District
Access the [Chelsea Zoning Regulations](#) for further information. The Chelsea Zoning Department may also be contacted at 802-685-4764 or za@chelseavt.us with any additional questions.

Road: From Deed: “together with a perpetual easement and right of way, in common with others, over and upon the existing steel and cement bridge located on Lot No. 6 and leading from Route 110 across the first branch of the White River, so-called. Further, conveying hereunder a perpetual easement and right of way for all lawful purposes of ingress and egress over and upon that portion of the Meadowbrook Road (north) leading from the above referred bridge across Lots No. 7, 8, No. 9 No. 10 and No. 11 to the herein conveyed premises.”

The seller indicates that the full-time residents of Meadowbrook Ln hire a private plow, Mark Manning, to plow up to 10 Meadowbrook Ln. Seller reports that during times that they utilized the camp during the winter months, sporadically, they hired Mark to plow to the camp, which typically ran between \$1,000 and \$2,000 per season.

Regarding the Meadowbrook Ln bridge, the seller indicates that they share in costs when they arise. The latest was replacing the boards and another was certifying the bridge capacity, see attached document within the Supporting Documents and Maps file.

Power: Green Mountain Power — There is a utility line that crosses the river to an existing pole on the property. We do not have any further details about the line. Green Mountain Power Engineering can be reached at (888) 835-4672. There is no power hooked to the cabin.

Internet: Consolidated Communications— high speed DSL, 20 mbs download, available in the area. CC says that high speed fiber internet is in the plans for the future.

Septic/Water: There is no formal septic system or water supply on the property. Per state regulations, purchasers will need to provide their own state approved Wastewater and Potable Water permit. Drilled artesian wells are typical for the area. There is a traditional Privy/Outhouse on the property.

Subdivision: See attached survey.

Heating: The cabin has woodstove and there is a woodshed next to the cabin.

Flood Plain: The field is generally located in floodplain. The floodplain map shows that the structures are outside the indicated floodplain area along with about ½ acre of the field. The seller during their ownership has not experienced any flooding. It was the owners intension to put a larger cabin behind the existing one in the elevated area of the property to the south east.

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. Furthermore, no piece of vacant land should ever be considered guaranteed buildable, and none of the information contained herein should be interrupted or misconstrued to that effect. Purchasers are fully responsible for acquiring their own local and state permits or approvals that may be required in order to develop a piece of vacant land. No responsibility will be assumed for decisions and offers made from this information.*