

Utility & Property Information

GPS Address: 210 Sparrow Drive, Stamford, VT 05352. *For GPS navigational purposes only. A formal 911 address will be assigned by the town if the property is developed in the future.

Directions: From VT RT 100, in the center of the town of Stamford, take Mill Rd. Mill Rd bears left & turns into County Rd. Take first left onto Sparrow Dr & see RE sign on right. The bottom property frontage on Mill Rd & the river is between utility pole 38 & 39. General frontages are flagged.

Taxes: Town of Stamford — \$968.48 (2025 Non-Homestead Value).

Zoning: Rural District
Access the [Stamford Zoning Regulations](#) for further information. The Stamford Zoning Department may also be contacted at 802-694-1361 with any additional questions.

Minimal Dimensional Requirements (per district zoning):

Lot Area: 2 Acre **Road Frontage:** 150' **Front Setback:** 50'

Power: Green Mountain Power — utility pole #4 and #5-45 is located along the frontage. No formal estimate can be provided until a power service application is submitted and a site visit has been conducted. For more information, please contact the GMP Distribution Designer for the area, 1-888-835-4672.

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.

The seller had Trinnity Engineering dig and identified septic locations on the property on January 3, 2025. This showed it very likely that this lot will be able to obtain a wastewater permit. Please refer to report and test pit locations.

Flagging: The approximate frontages of the property have been flagged with orange tape for reference only. These are not official boundary markers.

River: The property has a direct frontage on the Roaring Brook, this is along Mill Road. Per the deed and the town tax maps the property owns too the east bank of the Roaring Brook. There is a level spot on the west side of Mill Road that would make a nice spot for a set of chairs and a firepit.

There is a small stream, possibly seasonal, that travels through the property and into the Roaring Brook.

VAST Trail: The Vermont Association of Snow Travelers (VAST) club maintains and grooms a trail at the corner of Sparrow Drive and County Road, about 200 yards away. Per VAST, all riders must belong to VAST and a local club to ride legally in the state of Vermont. Use of the trails by VAST members is permitted for winter use only. Trail Map: <https://vtvast.org/trails.html>

Road: Sparrow Drive is a year round, gravel, town maintained road.

Services: Consolidated Communications offers phone and DVFiber offers high speed Internet at the residential address next to this property.

**Trails on East
Side of Road:**

The neighboring farm casually used the trails on the east side of the road and on the property to the north for horse rides and sleigh rides. The seller has spoken to them, and they will no longer do so and wait for a new owners decision if they would allow this or not.

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.*