

Utility & Property Information

Address: 342 Access Road, Rochester, VT 05767. This is a formal address issued by the town of Rochester.

From I-89, take exit 3 and turn onto VT-107 W. Continue straight onto VT-12 N/Main Street. Turn left onto Church Street to cross the bridge. Bear right onto Pleasant Street/VT-12 N. Turn left onto Camp Brook Road. Straight onto Bethel Mountain Road. Turn left to continue on Bethel Mountain Road. Turn left onto Route 100. Turn right onto Brandon Mountain Road/Route 73. Turn right onto Austin Hill Road. Turn left onto Access Road. Continue to the property.

Taxes: Town of Rochester — \$1,652.44 (2022 Non-Homestead Value).

Zoning: Conservation – Residential District.
Access the [Rochester Zoning Regulations](#) for further information. The Rochester Zoning Department may also be contacted at 802-767-4464 with any additional questions.

Minimal Dimensional Requirements (per district zoning):

Lot Area: 3 Acres **Road Frontage:** 150' (or ROW 30' in width)
Front Setback: 30' **Side or Rear Setback:** 25'

Power: Green Mountain Power — underground transformer box located on the adjoining property; utility pole # 122/S/50/4 is located off Austin Hill Road near the intersection with Access Road.

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, Justin Ives, at 802-770-2251 or justin.ives@greenmountainpower.com.

Septic/Water: WW-3-0774 — Approved Wastewater Disposal & Potable Water Supply Permit for the proposed construction of a maximum six-bedroom, 11-person occupancy single family residence, serviced by on-site wastewater disposal system and an on-site drilled or percussion well. Please see *Supporting Documents and Maps* for a copy of the approved Wastewater Disposal & Potable Water Supply Permit and design.

PVC Pipes: There are PVC pipes on the property. Per the septic engineering company who completed septic design work for the property, “Those pipes are water monitors. They were used for establishing the seasonal high water table elevation for preparing the system design. They are no longer needed, but they would be helpful for the contractor installing the system in laying out the system location.”

Protective Covenants: Pitirre De Hawk Subdivision Protective Covenants — the property conveys subject to the Pitirre De Hawk Subdivision Protective Covenants, which have been amended in accordance with section 15 of the Pitirre De Hawk Subdivision Protective Covenants. Please see *Supporting Documents & Maps* for a copy of the Pitirre De Hawk Subdivision Protective Covenants and associated amendments for further reference.

Note: *Covenant 1: Structure and Improvements Approval* has been removed in entirety by amendment.

Acreage: There is a slight discrepancy between the acreage as stated on the town tax bill and as shown on the wastewater permit documentation. For marketing purposes, we have used the acreage as stated on the town tax bill. All acreage being sold is plus or minus.

Road: Access Road — Paved, Class III town plowed and maintained road.

Driveway Access: The property has a Town of Rochester approved driveway permit for the proposed driveway access off Access Road. Please see *Supporting Documents & Maps* for a copy of the issued driveway permit.

Note: it is our understanding that the adjoining Great Hawk Owner’s Association (GHOA) believes they own a strip of land along the Access Road frontage, and the town disputes this claim. The owners received a letter from the GHOA indicated that they would not pursue a title search and would support the subdivision and the proposed driveway access to the lot off Access Road with the inclusion of protective covenants that match the GHOA protective covenants. Please see *Supporting Documents & Maps* for a copy of the letter sent to the owners by GHOA along with a copy of the Pitirre De Hawk Subdivision Protective Covenants that convey with the land for reference. A copy of the Great Hawk Protective Covenants can be found

on their website here: <http://www.greathawk.org/documents/>.

Services: EC Fiber offers high-speed fiber optic internet and phone services to homes off Access Road, including the home with an E-911 address of 385 Access Road. Comcast offers TV services to homes along Austin Hill Road.

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.*