

# Utility & Property Information

**Address:** 300 Mecawee Road, Woodstock, VT 05091. \*For GPS purposes only. 911 address to be assigned.

From Route 4 W (heading toward Bridgewater), turn left onto Woolen Mill Road followed by a right onto Blanchard Road to cross the Ottauquechee River. Turn left onto Curtis Hollow Road. Turn right onto Mecawee Road. Continue to real estate sign on your right. \*Note: Google will ping this address a little bit beyond the property's trail access off Mecawee Road. The property is located between homes with E-911 addresses of 282 Mecawee Road and 460 Mecawee Road.

**Taxes:** Town of Woodstock — \$1,329.68 (2021 Non-Homestead Value).

The property IS 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. Per the UVA plan, 2.5 of the 77.7 +/- acres have been excluded from program. Please see the *Forest Management Plan* map, which indicates the excluded acreage for reference.

Any offer should include the following Current Use clause:

To the best of the Seller's knowledge, some or all of the Property is enrolled in the "Current Use" program, 32 V.S.A Chap 124. Buyer(s) agree to re-enroll such portions of the Property after closing or to be solely responsible for paying any Land Use Change tax imposed by 32 V.S.A. Sec. 3757.

**Zoning:** Residential Five Acre District.

Per the town zoning map, approximate 38 +/- acres of the 77.7 +/- acres are included in the town ridgeline zoning overlay district. Please see *Supporting Documents & Maps* for the aerial with the ridgeline zoning overlay district indicated. Access the [Woodstock Zoning Regulations](#) for further information. The Woodstock Zoning Department's town planner, Neil Leitner, may also be contacted at 802-457-7515 x 2109 or [nleitner@townofwoodstock.org](mailto:nleitner@townofwoodstock.org) with any additional questions.

Minimal Dimensional Requirements (per district zoning):

**Lot Area:** 5 Acre

**Road Frontage:** 150'

**Front Setback:** 60'

- Power:** Green Mountain Power — utility pole #11 is located nearby the existing gated access trail off Mecawee Road. 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, Caleb Hawley, at 802-234-5120 or [caleb.hawley@greenmountainpower.com](mailto:caleb.hawley@greenmountainpower.com).
- Septic/Water:** There is no formal septic or water on-site. 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.
- Driveway:** There is a gated access trail off Mecawee Road, which provides direct access to the clearing on the property. Please see *Supporting Documents & Maps* for the aerial with the access trail and gate location indicated.
- Clearing:** The property offers a 0.3 +/- acre clearing on the property nearby the road frontage. Please see the aerial included in *Supporting Documents & Maps* for reference of the clearing location.
- Hunting Blind:** There is an existing wooden hunting blind on the property that will convey in as is condition.
- Parcels:** The deed for the property references three parcels. It is our understanding that “Parcel 2”, which includes two parcels referred to as “Parcel No. 1” (a 45.2-acre parcel) and “Parcel No. 2” (a 32.5-acre parcel) describes the property being conveyed. Per deed, both of the two parcels being conveyed have been surveyed; however, we were only able to acquire a recorded survey for one of the two parcels. Please see *Supporting Documents & Maps* for the survey of the 32.5-acre parcel (Parcel No. 2). Per the town clerk, it is likely that the other survey for the 45.2-acre parcel was never recorded at the town.
- Right-of-Way:** Per deed, the property conveys subject to a right-of-way and utility line easements of record. Please see the deed included in *Supporting Documents & Maps* for reference.
- Road:** Mecawee Road — Gravel, Class III town plowed and maintained road.

**Services:** V-Tel offers high-speed internet, TV & telephone services to homes located along Mecawee 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.*