

Utility & Property Information

- Address:** 310 Kelly Lane, Franklin, Vt 05450. *For GPS purposes only. 911 address will be assigned.
- Taxes:** Town of Franklin — \$585.85 (2018 Non-Residential Value). Property is NOT enrolled in Vermont’s tax reduction program (Use Value Appraisal) or commonly referred to as Current Use.
- Zoning:** Rural Residential/Agricultural District.
Access the [Franklin Development Regulations](#) for further information. The Franklin Zoning Department may also be contacted at 802-285-2101 with any additional questions.
- Power:** Vermont Electric Coop — power poles located near the top of Kelly Lane are the closest poles. Per VT Electric Coop, buyer will have right to take service from these poles but will also be required to pay a portion of the original pole installation fees (cost sharing). An easement agreement with neighboring landowners may be required. A VT Electric Coop engineer will be able to determine if the easement would be required after application is submitted and a site visit has been conducted. No estimate can be given until power service application is made. For more information, contact VT Electric Coop at 802-635-2331.
- Septic/Water:** 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.
- Road:** Kelly Lane — Gravel, private ROW. Per deed, “the grantor herein assumes no obligation for maintenance or repair of said right of way.”
- Setbacks:** Per Franklin Development Regulations, there is a required 40-foot road setback, 30-foot yard setback, and 50-foot setback from streams for structure on the property.
- Services:** Consolidated Communications

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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.