

# Utility & Property Information

**Address:** 46 Conti Circle, Barre, VT 05641.

Drive South on South Main Street. Turn left onto Quarry Street. Turn right onto Conti Circle. Continue to real estate sign on your right.

**Documents:** This property was listed during the COVID19 pandemic. As such, we have not been able to acquire all documents related to the property from the town due to health and safety reasons. We are sorry for any inconvenience. As soon as restrictions are lifted, we will acquire any and all documents that we are currently not able to provide.

**Taxes:** Town of Barre — \$1,216.39 (2019 Non-Homestead Value).

**Zoning:** High Density Residential.

Access the [Barre Zoning Bylaws](#) for further information. The Barre Planning & Zoning Department may also be contacted at 802-479-9332 with any additional questions.

Minimal Dimensional Requirements (per district zoning):

**Lot Area:** 1/3 Acre      **Road Frontage:** 110'      **Front Setback:** 25'

**Power:** Green Mountain Power — Underground transmission box located at the street along Conti Circle. Per GMP, no formal estimate can be provided until a power service application is submitted. Please contact the GMP distribution designer, Starr, at [starr.lecompte@greenmountainpower.com](mailto:starr.lecompte@greenmountainpower.com) or 802-229-7927.

**Septic/Water:** Municipal — public water and sewer service homes along Conti Circle. Per the Barre Town Department of Public Works, questions of connection availability should be directed to the Planning/Zoning Department. The connection fee is \$1,500 plus a \$7 recording fee once all appropriate permitting is completed. See 'Zoning' above.

**Easement:** Per deed, the property will convey "subject to a 20' easement" for access to neighboring lots and "maintenance of utilities for lots..." Please see *Supporting Documents & Maps* for an aerial of the parcel.

The property also conveys “subject to and with the benefit of easements to be used for access and for water, sewer, drainage, and zoning buffer...”

**Covenants:**

Per deed, the property conveys subject to the following:

- “State of Vermont Land Use Permit No. 5W1246...
- State of Vermont Subdivision Permit No. EC-5-2779...
- Vermont Dept. of Environmental Conservation Amended Authorization to Discharge Under General Permit 3-9010...
- Declaration of Protective Covenants of Stone Mountain Properties Development...”

**Road:**

Conti Circle — Paved, town plowed and maintained road.

**Services:**

Consolidated Communications & Spectrum offers high speed internet, Cable TV, and telephone services to home along Conti Circle.

***Disclaimer:***

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