

State of Vermont
Utilities & Permits Unit
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Agency of Transportation

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July 9, 2007

Re: Subdivision of Lands Abutting State Highways

Dear Town Clerk:

This is a reminder that Title 19, Section 1111(k), as amended by Section 13 of Act No. 150 of 1998 (effective July 1, 1998), provides that “[n]o deed purporting to subdivide land abutting a state highway or a class 1 town highway can be recorded unless all the abutting lots so created are in accord with the standards of this section, including but not limited to the requirement to provide a frontage road or roads.”

Although this provision has been in effect more than five years, we continue to receive applications for individual, direct access to the state highway system from the purchasers of subdivided lots that have been created without regard to the need to obtain prior approval for an access plan from the Agency of Transportation. This is unfortunate, since the intent of the 1998 amendment to Section 1111 was to ensure that a plan for consolidation of access points was reviewed and approved prior to the subdivision, when the opportunity still exists to incorporate appropriate language for reciprocal rights-of-way, etc. into the deeds under which the subdivision will be created.

We would appreciate your assistance in reminding landowners who may be contemplating subdivision of lands abutting state and class 1 town highways of the need to comply with this subsection. Enclosed for your information is the latest copy of the Agency’s 19 V.S.A. § 1111 Permit Application. Also, enclosed for your information and distribution are three (3) copies each of the following handouts that you may find beneficial

- Where Will My Driveway Go?
- Access Management

Sincerely

Craig S. Keller, P.E.
Chief of Utilities and Permits
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c: Vermont League of Cities and Towns

