

Town of Underhill
Development Review Board Minutes
Chairperson Scott Tobin

October 1, 2007

Board Members Present:

Chuck Brooks
Stan Hamlet
Deb Shannon
Charlie Van Winkle, Vice Chair
Penny Miller

Also Present:

Chris Murphy, Zoning Administrator
Kari Papelbon, Zoning Assistant

6:00 PM: Discussion of Planned Residential Development

6:51 PM: Chuck Brooks, Acting Chair, called the meeting to order.

Vice Chairperson Charlie Van Winkle recused himself.

Acting Chair Brooks began the meeting by reading the procedure and checklist for sketch plan meetings.

Ely
14 Moose Run

Applicant Present:

David Ely

Consultant Present:

Justin Willis, Willis Design Associates
P.O. Box 98
Richmond, VT 05477

Identifier: Contents:

ZA-1	Copy of the sketch plan prepared by Justin Willis of Willis Design Associates for David Ely
ZA-2	Copy of the parcel map with abutters

- Mr. David Ely discussed his plans to subdivide his property as a Planned Residential Development with his consultant Justin Willis.
- The Board, Mr. Ely, and Mr. Willis discussed the possibility of subdividing without a PRD.
- Board Member Stan Hamlet asked why they considered a PRD instead of a regular subdivision. Mr. Willis explained that it was allowed under the regulations and what is common in other towns.
- Mr. Ely stated that he would like to pursue a regular subdivision, 2 lots at 10 acres each, if the survey concluded that he had enough acreage to do so.
- Acting Chair Brooks read the conditions for sketch plan acceptance for subdivision.

7:06 PM: Acting Chair Brooks asked if the Board had enough information to make a decision. Board Member Stan Hamlet made a motion, seconded by Board member Deb Shannon, to accept the sketch plan as amended. The motion was approved by all Board Members present. Acting Chair Brooks then read the requirements for preliminary hearing and stated that there would be a site visit on October 27, 2007.

7:14 PM: Vice Chair Charlie Van Winkle resumed Chair duties. Martha Montgomery Trust sketch plan meeting commenced.

**Martha Montgomery Trust
60 Maple Leaf Farm Road**

Consultant Present:

Gunner McCain

Other Participants:

Barbara Wilson
42 Maple Leaf Rd.
Underhill, VT

John and Jeannie Panner
55 Maple Leaf Rd.
Underhill, VT

Bill Young
10 Maple Leaf Farm Rd.
Underhill, VT

Identifier: Contents:

ZA-1	Copy of the sketch plan prepared by Gunner McCain for the Martha Montgomery Trust
ZA-2	Copy of the parcel map with abutters

- Vice Chairperson Van Winkle began by explaining the sketch plan process.
- Mr. Gunner McCain, consultant for the Martha Montgomery Trust, provided a description of the project along with updated copies of the sketch plan. Approximately 122 acres are in the Soil and Water Conservation District and approximately 8 acres are in the Water Conservation District.
- Mr. Gunner McCain explained the additions to the plan; specifically, a logging easement, a 10-foot pedestrian easement between Lots 3 and 6, the garage will be with an enlarged Lot 2, Lot 3 is larger, and the open space is now approximately 75 acres.
- ZA Murphy read an emailed statement from Sheldon Barker, Trustee for the Martha Montgomery Trust. She then read the explanation of Planned Residential Developments from the Town Plan.
- Vice Chairperson Van Winkle provided a short explanation of Planned Residential Developments and the density plan, and asked for public comments.
- Barbara Wilson read her written statement against the PRD and provided a density map.
- Jeannie Panner read her written statement against the PRD, and provided copies of her density spreadsheet and soils map.
- John Panner spoke, stating that the Soil & Water Conservation District was created for water supply protection. He is concerned about watershed damage and traffic on Maple Leaf Road.
- Bill Young spoke, stating that he thought the PRD was responsible development, preferable to more lots, and he has no objections to the development. He also provided a written statement in favor of the PRD.
- Mr. McCain spoke to address some of the neighbors' concerns. He stated that the land is highly developable, there are no mapped wildlife corridors or wetlands on the property, and stated that landowners have the right to subdivide.
- Vice Chairperson Van Winkle asked if the Board had enough information to make a decision.
- Vice Chairperson Van Winkle requested a density plan from Gunner McCain.
- Jeannie Panner mentioned that a road to the back of the property would be expensive, blue areas on her map are only marginally good for septic areas, the Browns River runs through the area, and that a bridge at the rear of the property would be needed for access.
- ZA Murphy added that the State has new rules for septic including offsite and shared septic systems.

- Vice Chairperson Van Winkle stated that there was a site visit scheduled for October 27.
- ZA Murphy suggested continuing the sketch plan meeting. A discussion of the site visit and requirements ensued.
- Vice Chairperson Van Winkle suggested continuing the sketch plan meeting until October 15.

8:06 PM: Board Member Deb Shannon made a motion, seconded by Penny Miller, to continue the sketch plan meeting to October 15. The motion was opposed by Board Member Chuck Brooks. The motion was approved by all other Board Members present.

8:07 PM: Meeting adjourned.

These minutes of the 10-1-07 meeting of the DRB were

Accepted

This _____ day of _____, 2007

Vice Chairperson Charles Van Winkle

These minutes are subject to correction by the Underhill Developmental Review Board. Changes, if any, will be recorded in the minutes of the meeting of the DRB.