

Town of Underhill
Development Review Board

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Minutes-Meeting of March 19, 2007

Members Present:

Scott Tobin, Chairperson
Kathleen Rupright
Peter Seybolt
Stan Hamlet
Charles VanWinkle
Roy Dunphey (RECUSED FROM JACOBS)
Matt Chapek, Acting Secretary (recused from Peter Geise review)
CHUCK BROOKS (RECUSED FROM GEISE)

Other Persons Present:

Christine Murphy-Zoning Administrator, subsequently identified as ZA Murphy

Peter Geise 4-lot Subdivision Sketch Plan Review

Applicant Present:

Peter Geise
10 Krug Road
Underhill, VT 05489

Consultant to Project:

Nick Nowlan
McCain Consulting, Inc.
93 South Main Street
Waterbury, Vermont 05676

Application Request:

Peter Geise would like to review the potential to create a 4-lot subdivision of his property at Vermont Route 15 and 1 Brook Bend Road.

Participants Present:

Nancy and Cliff Hill
483 VT RT 15

Tom Nugent
73 Stevensville Road

Bob Peterson
429 VT RT 15

Charles Brooks
12 Brook Bend

Joe Allaire
11 Brook Bend

Roger Miller
449 VT RT 15

6:15 Chairperson Tobin opened the meeting

Nick Nowlan outlined the proposed project.

- Three (3) properties were purchased to create four (4) newly configured properties.
- Access to site is at two locations from RT 15, Vt. Farmhouse Road and Brook Bend Road.
- A soil test performed next to the Roskam House (lot 4) will support sewage disposal for new lots 3 and 4 and existing 4 units on lot 4.
- No wetlands have been identified in the developed portion of the plan.
- The Jericho-Underhill Water District will supply potable water to all the lots.
- The new residences on lots 2 and 3 will be built above the Flood Plain Elevation which is unknown at this time.

6:22 ZA Murphy spoke.

- Access to VT RT 15 is governed by the State of Vermont. She thought that the Brook Bend access was not good and asked Nick Nowlan about an alternative using only the Vt. Farmhouse Road for new lots 2 and 3. Nick thought that both access points may be required or useful in an emergency, for instance a fire at house on lot 4 could block Brook Bend access.
- Chris asked about the number of residences per new lot. Peter Geise replied that the plan is for single family.
- Discussion about the location of replacement leachfield to be on the Emily Mitchell property.

Nancy Hill asked more about locations of the replacement sewage system for the other properties. Chris answered that these details were not necessary at this stage and explained the process of Sketch Plan Review and Hearings. Chris mentioned that she did witness Ernie Christiansen from the State dig the test pits.

Roy Dunphey asked Peter Geise more about the plan of the project in terms of duplex or single family units. Tom Nugent responded that he as a realtor would be advising Peter about the density of the housing.

ZA Murphy further commented about the regulations concerning duplex vs. attached vs. accessory apartments within the two zones.

Chairperson Tobin returned the discussion to 60 foot ROW through lots 3 and 4.

Bob Peterson asked if the two access roads and the proposed ROW would become public roads. He is concerned about the close proximity of Vermont Farmhouse Road to his home and barn/studio.

ZA Murphy explained that the road policy is regulated by the Select Board.

Further discussion continued around public road standards and the ROW as to travel way width requirements.

6:37 Chairperson Tobin invited discussion/questions from the public.

Charles Brooks (abutting property owner) presented and read his letter of concerns about the project.

Further discussion lead by ZA Murphy about points raised in the Brooks' letter and the merging of Lot 4 and Ken Mitchell Jr. property as to the condition of the existing sewage disposal system.

Abutting property owner Joe Allaire mentioned the existence of a man-made pond that has an effect on the drainage but is not shown on the sketch plan.

Nancy Hill asked about the results of and when the test holes were dug. She was concerned about and wants to avoid the mess already at Roaring Brook development.

Cliff Hill has mowed in the vicinity of lot 2 and at times has found it to be very wet and has gotten his tractor stuck.

Chairperson Tobin asked about the location of the Flood Boundary shown on the Sketch Plan. The reply was that FEMA determined the line.

Stan Hamlet addressed a question about the allowance of a common septic system shared by multiple lots. He said it was approved under current town regulations.

Tom Nugent returned the discussion to roads and access. He thought that is was not necessarily required to have two ingress/egress but that it was good planning.

Charles VanWinkle asked Charles Brooks about the number of living units that are currently on Lot # 4. There are 4 units that were previously approved by the town, ~~about 20 years ago.~~

Roger Miller asked how the Public will be kept up to date on future meetings about the proposed Project. ZA Murphy described the process that will announce future meetings to neighbors and the general public.

7:02 Chairperson Tobin asked the Board if they had enough information or if further discussion was required.

A motion was made and seconded to resume discussion in deliberative session at the end of the meeting.

Phil Jacobs 7 Lot Subdivision Sketch Plan Review

Applicant present:

Phil Jacobs

Property location:

16 Harvest Run

Consultant to Project:

Paul O'Leary

O'Leary-Burke Civil Associates

Application Request:

Phil Jacobs would like a review of his proposal for a 7-lot subdivision of land he owns at 16 Harvest Lane in Underhill.

Participants present:

Sheila Jurkiewicz

Sugar Hill Road

Roland Burroughs

Beartown Road

Bob Covey

Harvest Run

Ruth Nelson

Sugar Hill Road

Paige Manning

421 RT 15

Suzanne McDevitt
35 Maple Ridge Road

Joe O'Brien
Maple Ridge Road

Cliff Hill
483 VT RT 15

7:06 Chairperson Tobin asked for an overview of the proposal.

Paul O'Leary presented the Plan.

- Total of 45 acres with 6 developed lots, approximately 1.5 acres each.
- Lot #7 of 35 acres reserved for future planning.
- The site has good gravel and each site would have it's own sewage disposal system.
- All lots would be supplied with municipal water from the Jericho-Underhill water district.

ZA Murphy explained.

- This is Phil Jacob's 1st phase of a larger planned development.
- It was intended to give him a financial breather and time to plan the remaining acreage.
- There is still much planning to be done on stormwater and other issues.

Stan Hamlet asked if the remainder lot #7 is considered wetlands. Paul O'Leary responded that it was wet but not wetlands and that individual lots 1 through 6 have not yet been tested for septic capacity.

7:16 Chairperson Tobin opened discussion to the public.

Sheila Jurkiewicz questioned the Board about wildlife policy and asked if there is a known mapping of the wildlife corridors in the area.

Roland Burroughs said there wasn't any money for the State to map wildlife.

Sheila was concerned about the pressure the proposed development would have on wildlife habitat.

Abutting neighbor Bob Covey asked about looking at planning the whole parcel and what it would look like over time.

ZA Murphy explained the long term planning history of this subdivision.

Paul O'Leary said he expected the Planning Commission will come up with future guidelines for this parcel.

Ruth Nelson asked if the entire parcel was zoned for 1 acre lots.

ZA Murphy responded that theoretically "yes" but that it would depend on the ability for the land to support the sewage disposal system for that kind of density.

Paige Manning was concerned about future access from RT 15.

ZA Murphy cited a phone call from Alan Morse who supports Phil's Plan.

Suzanne McDevitt asked how conditions placed on a project are regulated and policed. Discussion followed explaining the sketch plan process.

Joe O'Brien asked what the timeline is on a project of this scale. ZA Murphy responded that it would take 6-9 months.

Ruth Nelson asked why the land did not pass the perc tests in the past but now it does.

Cliff Hill responded that the tests were done in a portion of the field behind the fire station, farther away from these lot locations.

Joe O'Brien mentioned that regulations are being approved for new types of septic systems which expand developable areas.

Paul O'Leary was hopeful that a conventional leach system will work for the proposed 6 lots, that the ridge was probably OK whereas the lower area did not perc.

7:45 Chairperson Tobin called for an end to the meeting. Stan Hamlet made a motion for the Board to continue into deliberative session. Peter Seybolt seconded the motion.