

**Town of Underhill**  
**Development Review Board Minutes**  
**June 1, 2015**

**Board Members Present:**

Charles Van Winkle  
Karen McKnight  
Matt Chapek  
Penny Miller  
Jim Gilmartin  
Shanie Bartlett

**Staff Present:**

None

**Others Present:**

Jennifer Desautels, Trudell Consulting  
Jean Archibald, 22 Harvey Road  
Cynthia Seybolt, 95 Pleasant Valley Road  
Peter Bennett, 20 Edgemont Road  
Carla Hochschild, 321 Pleasant Valley Road  
Carolyn Gregson, 99 Pleasant Valley Road  
Ann Linde, 70 Pleasant Valley Road  
Irene Linde, 68 Pleasant Valley Road  
Steven Abair, 39 Mountain Road  
Dick Albertini, 139 Pleasant Valley Road  
Barb Albertini, 139 Pleasant Valley Road  
Mike & Pat Weisel, PO Box 71 *IRISH SETTLEMENT RD.*  
Thom Hartswick, 130 Beartown Road  
Karen McKnight, 164 Beartown Road  
Peter Duval, 25 Pine Ridge Road  
Patrick Lamphere, 176 Beartown Road

**6:30 PM- 6/1/2015 DRB Meeting**

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- Chair Van Winkle called the meeting to order at 6:30 PM.
- Chair Van Winkle asked for public comments.
  - Comments were offered by Peter Duval and Steve Abair

**6:43 PM- DRB 15-01 (PV109) Albertini**

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- Chair Van Winkle opened the public meeting and provided an overview of the sketch plan review procedures. He stated that the project is for a proposed 5-lot PRD with boundary line adjustment. Sketch Plan
- Ms. Jen Desautel from Trudell Consulting Engineers (TCE) was present to represent the applicant's the Albertini's. She stated that TCE reviewed the land 5 years ago and the Sketch Plan had been continued from February 16<sup>th</sup> because of public concerns regarding access points and safety. Ms. Jen Desautel stated that following the meeting with the DRB she met with the Selectboard.
- Ms. Jen Desautel discussed the location of the entrance and sight distance issues.
- Chair Van Winkle asked if any municipal representatives were present. Cynthia Seybolt announced herself as Chair of the Planning Commission, but stated that she was in attendance

as an interested party. Carolyn Gregson also stated that she is a member of the Planning Commission. Discussion of "municipal employees" ensued.

- Ms. Jen Desautels provided a conventional subdivision layout and indicated how they were able to accommodate 5 lots conventionally. However, she felt the PRD was a greater benefit to the town and was more efficient use of land. A shorter development road means less impervious surface than conventional subdivision which equals less impact on the environment. She also stated that clustered housing gives more of a community feel and keeps the rear property open. The location of Lot 5 building envelope in the PRD layout is within an existing clearing and won't require any additional cutting. The location of the driveway and building envelopes are on ~~relatively flat areas with the PRD layout.~~
- Ms. Jen Desautels stated that TCE moved the development road further from the Gregson property and added screening. Ms. Jen Desautels also pointed out steep slope areas on the site plan and explained the location of the Special Flood Hazard Area and the Crane Brook riparian setbacks.
- Ms. Jen Desautels stated that sight distance was a concern of the Selectboard. She stated that the proposal met the sight distance per the speed limit in that location and the Selectboard requested we exceed it. She stated the proposal meets 335 ft. sight distance to the north for the 30 mph requirement.
- Chair Van Winkle asked the applicant to meet Safe Running Speed.
- Chair Van Winkle asked for public comments.
- The residents present predominantly raised concerns about the safety of the intersection of the proposed development road with Pleasant Valley Road.
- Pete Bennett, Edgemont Rd, stated that he felt the curb cut was a concern.
- There was discussion regarding the Selectboard's preliminary access and curb cut approval. Safe stopping distance was a repeated concern.
- Board member Penny Miller read the Preliminary Access Conditions issued by the Selectboard.
- Resident Carla ~~Hokshold~~ <sup>Hochschild</sup> stated that the road is dangerous and people drive very fast. She stated that the road coming down has no shoulder and only the center of the road is plowed. She also stated that the ice/snow line is right by the school yard and the road is often not plowed and can be icy. She felt that the creation of a curb cut will cause damage, adding water runoff into road.
- Resident Mike Weisel spoke regarding sight distance and asked if TCE was reporting "Corner Sight Distance" or "Stopping Sight Distance". He proposed cutting the bank back to the meadow area across from Mt. View road to increase the line of site.
- Resident Jean Archibald (Harvey Road) stated that exiting her road is scary and that she believes a road at that location will be dangerous. She asked whether or not the state gets involved in the sight lines.
- Resident Peter Duvall stated that the DRB previously asked the Gregson & Angelino property be shown and it is not. He stated that he would like the Selectboard Meeting minutes to be incorporated into the DRB decision. He stated that he was disappointed that the Selectboard did not list their concerns and requirements in their preliminary access approval and that the Selectboard said they wanted a 500' line of sight. He stated that the posted speed is not the design speed that should be used.
- Resident Steve Abair asked if the Selectboard has already given preliminary approval, are these comments moot?

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- Resident Cynthia Seybolt asked why the development road can't come in off of New Road and asked the board to consider the safety of future school bus stops on Pleasant Valley Road for this development.
- Chair Van Winkle stated that he DRB has an obligation to follow the design criteria for development including safety. Since the Selectboard gave the project preliminary access approval does not mean the DRB overlooks the access issue. He stated that the board is listening to everyone in the room and their concerns about the safety of the access. He stated that the applicant would be wise to address this issue very clearly.
- Ms. Jen Desautels stated that they follow the AASHTO design standards. She showed previous documentation from past sketch meetings with sight lines, photos, and various options for curb cuts.
- Board member P. Miller requested for TCE to put a Locator Map on the drawings showing more of Pleasant Valley Road and the roads coming into it.
- Board member K. McKnight asked if AASHTO considers bicyclists and stopping distance. Ms. Jen Desautels will look into it.
- Board member M. Chapek asked if they consider snowbanks in the sight line calculations. Ms. Jen Desautels answered yes. Sight lines are taken from line of site 15 feet back from the white line.
- At 7:53pm Chair Van Winkle adjourns the evidentiary part of the meeting. He stated that the board would continue in deliberative session following the Lamphere Sketch Plan review and will be "open".

#### **7:55 PM- DRB 15-05 (BE116) Lamphere**

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- Chair Van Winkle opened Mr. Lamphere's public meeting and provided an overview of the sketch plan review procedures.
- Board member K. McKnight recuses herself since she is an adjacent land owner.
- Applicant P. Lamphere explained project.
- Members and the applicant discussed the purpose of PRD layouts and the advantage of following the natural landscape. Frontage would allow for 2 lots conventionally designed, but the PRD allows the field to remain unbroken.
- Board members and the Applicant discussed whether there should be one driveway or two. The board agreed that two driveways keeps them more along the edge of properties rather than splitting the field.
- Chair Van Winkle asked for public input.
- Resident Tom Hartswick stated that with the unique shape of the property it doesn't make sense to divide it differently.
- Resident Peter Duvall stated he'd like to see a conventional subdivision layout for this property.
- Resident Karen McKnight asked if the driveway will be shared or separate.
- Applicant Pat Lamphere responded that the driveway is separate from the adjacent property. His consultant made several layouts for a conventional subdivision.
- Members and the applicant discussed the gravel soils, location of water being at least 100' down, and the location of the power line being shown incorrectly.
- Chair Van Winkle stated that the Fire Department letter stated that it doesn't want >10% grade driveway. Chair Van Winkle further explained the discrepancies between driveway grade & zoning regulations, fire department, and the Selectboard.

- Applicant Pat Lamphere responded that he didn't want to see > 10% grade on his property.
- At 8:23pm M.Chapek made a motion to accept 2-lot PRD as a minor subdivision. Jim Gilmartin seconded the motion. The motion passed unanimously by participating board members.
- The board determined that it is a Minor 2-lot Subdivision that will generally conform to the town's zoning regulations. The board agreed that no major modifications were required right now to conform.
- Board members agreed that the applicant should consider potential impact to adjoining property owners and impact on natural look.
- The board agreed to the two curb cuts. The applicant will have to obtain preliminary approval from the Select board for the curb cuts and obtain letters from the fire department, road foreman, and school district.

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### **8:30 PM- DRB 15-01 Albertini Open Deliberation**

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- The board continued in open session deliberation regarding the Albertini sketch plan proposal.

#### Items considered include:

- Safety concerns, including the need to be convinced via third party of the safety of the driveway/access.
- The board discussed and agreed to hire a third party to review future applications, with particular concerns to traffic concerns.
- The board discussed the acreage requirements and whether or not the conventional layout infringes on the natural landscape and deer yard.
- The board discussed the conventional layout with the road at midpoint and sight lines. Members agreed the impact on the environment with the conventional layout would be greater than the PRD.
- Members discussed whether or not accessory apartments can be restricted in a PRD.
- The board discussed the access across from Mt. View Road and agreed it can't meet adequate safe stopping regulations.
- The board agreed it should be considered a major subdivision.
- The board would like to see language that preserves the deer yard & incorporates a buffer at the deer yard. Members suggested following the agency of natural resources guidelines.
- The board agreed that the intersection with Pleasant Valley is a major public concern and agreed that the board would like proof that the road access point is the best.
- The board requested a matrix that indicates the required sight distances up to 75 mph & indicating the maximum sight distance that will be achieved.
- The board requested a Traffic study to determine the average running speed.
- The board discussed engaging a 3rd party to provide unbiased comment for conformance with the towns overall regulations.
- The board agreed that they want to see Carolyn Gregson's driveway/property and New Road on the design or a map with these on it with respect to the new subdivision.
- Board member M.Chapek had a concern that cutting the hill for sight lines will put the building envelope at the edge of the bank and make the usable area of the lot less.
- At 9:24 board member Jim Gilmartin made a motion, seconded by M.Chapek, to accept the proposed plans with the stipulations we discussed, primarily the traffic study to prove that the access is safe. The motion passed unanimously.

**9:25 PM- Old Business**

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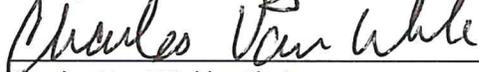
Board members reviewed and approved the draft minutes from 5/4/2015 & 5/18/2015.

At 9:30 pm M.Chapek made a motion to adjourn, S.Bartlett seconded the motion. Motion passed unanimously.

Submitted by:  
Penny Miller & Shanie Bartlett, Co-DRB Clerk(s)

These minutes of the 6/1/2015 meeting of the DRB were accepted

This 15 day of June, 2015.



Charles Van Winkle, Chairperson

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

