

Russell Project - 270 Pleasant Valley Rd, Underhill, VT 05489



Wednesday, February 27, 2019 3:08 PM

Karla & Bill Russell  
270 Pleasant Valley Rd, Underhill, VT 05489

**Conditional Use Review Supplemental Questions (Please Answer on a Separate Sheet of Paper)**

*Applies: x Yes or • No*

1. Please advise how the proposed project affects the demand for community services and facilities.
  - a. The projected doesn't affect the demand for community services or facilities. The property at 270 Pleasant Valley Road has its own well, waste water system and resides on 15 acres of land.
2. Please advise how the proposed project relates to the character of the area. Discuss how project's a) location, b) type, c) density, and d) intensity relate to the character of area. Should the project not conform with any of the abovementioned attributes (location, type, density and intensity), please explain what mitigation measures will be utilized to avoid any undue adverse (negative) impacts to the character of the area.
  - a. The project is intended as a family activity area to improve the use of the backyard. There is 15 acres of land and this project is within the established area in the land survey. The pavilion is not intended as addition living quarters. There isn't sleeping facilities in the building. There is food preparation and sanitary facilities in the building.
3. Please specify the projected impact on traffic patterns resulting from the proposed project. The explanation shall address impacts on the following: a) traffic conditions; b) capacity; c) safety; d) efficiency; and e) the use of existing and planning roads, bridges, intersections, and associated highway infrastructure, in the vicinity.
  - a. The project is intended for use by the Russell family. The volume of people traveling to and from 270 Pleasant Valley Rd will not change because of this project. Traffic conditions, capacity, safety, efficiency and use of infrastructure will remain the same.
4. Please advise of any aspects of the proposed project that does not comply with any Town regulations or ordinances.
  - a. I'm told the backyard requires conditional use review by the Board because there will be an impact to the slope of the yard when we build the pavilion and pool.
5. Please advise how the proposed will not interfere with the sustainable use of renewable energy resources, including access to, or the direct use or future availability of, such resources.
  - a. There is no plan to interfere with renewable energy resources. We plan to take advantage of the sunlight to heat the pool. Beyond that the wind, rain, tides and other renewable energy resources will continue to work as they do today.

## Site Plan Review Supplemental Questions (Please Answer on a Separate Sheet of Paper)

Applies: x Yes or • No

1. Please provide supporting information on how the proposed site layout and design avoids undue adverse impacts to significant natural, historic and scenic resources. These resources include, but are not limited to: a) existing topography and drainage patterns; b) land above 1500 ft. elevation; c) areas of steep and very steep slope; d) surface waters, wetlands, and associate buffers; e) special flood hazard areas; f) delineated source protection areas; g) significant wildlife habitat areas and travel corridors; and h) scenic resources (see § 5.3.B.1.a.viii).
  - a. There will be an impact to the backyard which includes a slope. The slope that's being impacted was created during construction in 2008. The slope doesn't have a significant impact on natural, historic or scenic resources on the property. The pavilion and pool have been positioned to take advantage of the scenery and available resources.
2. Please advise how the proposed location and orientation of structures, and supporting infrastructure on the site, are compatible with their proposed setting and context, as provided by the Town's Plan, zoning district objects, existing site conditions and features, adjoining or facing structures in the vicinity, and other applicable provisions in the *Underhill Unified Land Use & Development Regulations*. See Section 5.3.B.2 for more details.
  - a. The project is not visible by neighbors or by the public traveling on Pleasant Valley Rd. The project is within the identified area in the Master Plan. The survey and Master Plan show the project within the required setback and wetland delineation.
3. Please advise how the proposed use meets the Town and State access management and design standards. Include an explanation of how the curb cut(s)/access way(s) and road intersection(s) do not create hazards to vehicles, pedestrians or bicyclists onsite or on adjoining roads, sidewalks and path-ways.
  - a. The project will not impact the access way and road intersection. The project will utilize the existing driveway. The driveway was created to meet the Town and State standards when it was created during the original construction of the house in 2008.
4. Please advise how the proposed project conforms to the parking, loading & service areas.
  - a. This project is in the backyard of a residential building. The parking, loading and service areas will remain the same and will not be impacted by the project. The existing parking is on side of the house and will be positioned to the rear of the pavilion and appropriately landscaped with grass and walkways leading from the driveway. The parking area isn't visible from Pleasant Valley Road.
5. Please explain how the proposed project provides for adequate and safe onsite vehicular and pedestrian circulation. Site plans shall address the requirements under Sections 5.3.B.5.a & b.
  - a. The project is utilizing the existing driveway which includes adequate parking, area to turnaround and walkways from parking area to project

area.

6. Please advise any proposed landscaping and screening modifications anticipated to occur. Any reduction in landscaping or screening, or any significant proposed project shall address the requirements of Section 5.3.B.6.
  - a. The project includes the addition of local trees and planting areas along walkways, the driveway and pavilion and hillside to improve "curb appeal" and screening.
7. Please advise if the proposed project requires outdoor lighting. If so, please explain how the proposed lighting conforms to the requirements of Section 3.11.
  - a. Outdoor lighting will be included in the pool, along the walkways and around the landscape for safety and design. The use of existing lighting will also be leveraged. We'll be working with our contractor to select lighting that adheres to the regulations, is energy efficient and provides safety and security.
8. Please advise of the proposed temporary and permanent stormwater management and erosion control measures that will be undertaken as part of the proposed project.
  - a. Gutters and drainage will be included in the excavation and pavilion to manage stormwater. Grass, plantings and trees will be included in the project to control erosion and to enhance the curb appeal of the property.