



Project Description & Applicable Standards

Kenneth Hall Subdivison – Sketch Plan Review
Submission Date – 12/1/17
Proposed Review Date – 12/18/17

Background

The current owner is;

Kenneth D. Hall
4 Blakey Road
Underhill, VT 05489

The parcel being considered is shown as “Sebring, 12.57Ac.” on a drawing titled;

Plat of Survey Showing Portion of Price W. Sebring Property
Underhill, VT
June 1980
Warren A. Robenstien L.S.
VT. Reg. No. 48

Also shown as below in other Town of Underhill records;

BL004 with the SPAN# 66020810004

Desired Result

It is the desire of the applicant to create (2) lots from the above referenced parcel. It is believed that each lot will fully conform to the existing “Rural Residential District” zoning as currently written.

Lot #1 – Is proposed to be a lot of +/- 3.34 acres for the existing house and garage at 4 Blakey Road.

Lot #2 – Is proposed to be a lot of +/- 9.23 acres for future, permitted, residential development. Access to this lot will be off from Poker Hill Road. It is understand that additional design work and approvals will be required for the driveway, on-site septic system, and of course the building of any structures.

Review of Applicable Subdivision Standards under Article VIII:

Section 8.2 General Standards:

- A. Development Suitability – This proposed subdivision is suitable for the intended use.
- B. Development Density – Both proposed lots exceed the minimum lot size.
- C. Existing Site Conditions – Lot #1 will not change at all from the way it has been used for more than 20 years. Lot #2 is divided by the “Roaring Brook”. At this time, only that

portion of Lot# 2 which lies adjacent to Poker Hill Road is being considered for development. This portion of the property was once partially open land and used to pasture horses according to a long time adjacent property owner. In recent years it has become over run with invasive species of bushes. The topography in this area is a gradual slope away from Poker Hill Road for over (400) feet. Lot #2 also slopes to a nature valley between Lot #1 and Lot #2 which is lightly wooded allowing for natural drainage and some woodland separation between the (2) lots.

D. Underhill Town Plan & Regulations – It is the intent to conform to the Underhill Town Plan.

E. District Settlement Pattern – Table 2.3 – Rural Residential District, in The Town of Underhill zoning mentions Poker Hill Road by name “encouraging” this type of development.

F. Lot Layout – It is the intent for any development on Lot #2 to conform to the existing guidelines for lot layout. In fact, this proposed subdivision will actually reduce the irregular shape of the existing parcel.

G. Building Envelope – The area most desirable for building on Lot #2 is that area adjacent to Poker Hill Road. This area is about (250) feet wide on the Northern proposed property line and expands to about (400) feet deep on the Southern proposed property line. This is an area of +/- 2.5 acres.

H. Survey Monuments – The provided sketch includes notes regarding the existing survey monuments.

I. Landscaping & Screening – Not applicable at this time.

Section 8.3 Natural & Cultural Resources:

A. Resource Identification & Protection – No cultural or natural features are known to be present on this property.

B. Surface Waters, Wetlands & Floodplains – There will be no impact to surface waters, wetlands, or the flood zone of the “Roaring Brook”.

C. Rock Outcrops, Steep Slopes, Hillsides & Ridgelines – The building envelope described above will avoid any steep slopes. There are no rock outcrops or ridgelines to be considered on this property.

D. Natural Areas & Wildlife Habitat – The above referenced development area adjacent to Poker Hill Road will have no adverse impact to natural areas or wildlife habitat.

E. Historic & Cultural Resources – No historic or cultural resources are known to be present on this property.

F. Farmland – No farmland is currently present in this proposed subdivision.

G. Forestland – No productive forestland is currently present in this proposed subdivision.

Section 8.4 Open Space & Common Land:

A. Open Space – No open space is proposed for this subdivision.

B. Common Land – No common land is proposed for this subdivision.

C. Legal Requirements – Not applicable at this time.

Section 8.5 Stormwater Management & Erosion Control:

A. Temporary & Permanent Stormwater Management & Erosion Control Measures – No proposed building envelope or driveway will be constructed on slopes greater than 15%.

- B. For Major Subdivisions – Not applicable at this time.
- C. The DRB May also Require – Not applicable at this time.

Section 8.6 Transportation Facilities:

- A. Access & Driveways – This subdivision is intended for residential development. If approval is granted a “Highway Access Permit” will be obtained from the Town of Underhill before any work is started.
- B. Development Roads – Not applicable at this time.
- C. Parking Facilities – Not applicable at this time.
- D. Transit Facilities – Not applicable at this time.
- E. Pedestrian Access – Not applicable at this time.

Section 8.7 Public Facilities & Utilities:

- A. Public Facilities – This proposed, single lot, residential subdivision should not create undue burden on any public facilities.
- B. Fire Protection – Not applicable at this time.
- C. Water Systems – A private, drilled well is proposed as the potable water supply for Lot #2. Lot #1 is the existing home at 4 Blakey Road.
- D. Wastewater Systems – Tests pits will need to be dug and an appropriate and acceptable on-site septic system designed for Lot #2. Lot #1 is the existing home at 4 Blakey Road.
- E. Utilities – Utilities to service Lot #2 already exist along the Poker Hill Road frontage. Any future use of those utilities for development on Lot #2 will be run underground from the most appropriate point of attachment, as determined by the utilities. Lot #1 is the existing home at 4 Blakey Road.

Section 8.8 Legal Requirements:

- A. Land Reserved per Section 8.4 – Not applicable at this time.
- B. Applicant Assurances – Not applicable at this time.
- C. All Required Improvements – Will be constructed per the applicable permits and regulations in effect at the time of issuance