Andrew Strniste

From: Peter Duval <pkduval@gmail.com>
Sent: Monday, May 21, 2018 5:39 PM
To: Andrew Strniste
Subject: 24 VSA 4449(d)

Andrew,

Thank you for sending me your May 21, 2018 memorandum on the issue of whether 24 VSA 4449(d) governs my conditional use application. I am glad that we are now past the issue of "completeness" with respect to 24VSA4449(d). Please include this email message in the record for application DRB-17-16.

On November 2, 2017, I hand delivered to you the printed, signed application form. The formatting of the form prevented the display all of the question responses, so I also gave you a paper copy of the plain text of the form. You deemed the application substantially complete and advised me to add to the record as new information became available. I paid you the $150 filing fee. You scheduled the site visit for December 3, 2017 and the hearing, December 4, 2017. You were prepared with the hearing date because we had at least one prior exchange about the project. Setting the hearing date cemented the filing date: November 2, 2017.

I followed up with a memo immediately:

> On Nov 2, 2017, at 17:25, Peter Duval <pkduval@gmail.com> wrote:
>
> 02 November 2017
>
> Andrew Strniste
> Zoning Administrator
> Town of Underhill, Vermont
>
> Andrew,
>
> It was a pleasure to meet with you today about my multi-family project at 25 Pine Ridge Rd.
>
> You recommended providing as much information as possible. While the project is a 4-unit building by zoning regulation, it would be better described as a multigenerational, flexible residence, with different configurations to adapt to changing needs. I anticipate that it will meet many density bonus objectives, including public dedication, design for universal access, energy efficiency, and small units. The existing building will be improved and added onto to create, with a shop barn a courtyard for parking and other uses.
>
> Per our conversation, the project will be reviewed under current regulations as set out in the March 4, 2014 Unified Land Use and Development Regulations, and the 4-unit building is a conditional use -- within the 8-unit yield allowed in the Water Conservation district.
>
> We discussed a number of items for review and parallel permitting:
> Letters from:
> Fire Department
> School System

Vermont state permits:
Water/Wastewater
Construction Permit

Town:
Access Permit

Thank you for outlining the process.

Best Regards,
-Peter

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25 Pine Ridge Rd
Underhill, VT 05489

My email message was followed, in less than 24 hours, by a substantial response from you:

On Nov 3, 2017, at 13:47, Andrew Strniste <astrniste@underhillvt.gov> wrote:

Good afternoon Peter,

It was pleasure meeting with you as well - I am hoping the permitting process has been easy for you thus far. I am here to answer any questions and assist you through the process.

As I stated, the more information you can provide the better. I know you stated that you have a few ideas on possible floors plan, and I do think illustrating some of the possible floor plans would be helpful as part of your application. Another topic of discussion you may want to expand upon is providing some more detail behind the meaning of multi-generational, flexible residence, with different configurations to adapt to changing needs.

Also, while you are anticipating that the project will meet the density bonus objectives under Article IX, I just want to clarify that density bonuses can only be awarded during the subdivision process, specifically in regards to planned unit developments and planned residential developments. Since you are not proposing a project that involves subdividing, density bonuses cannot be awarded.

Thus far, the Brewer conditional use application has been my best conditional use application I have received, as he did a good job illustrating the layout of the lot (i.e. parking, site circulation, etc.). In addition, you should also be prepared to talk about the snow removal, trash removal, and maintenance. An example can be found as part of the Brewer application (that hearing was held on June 5, 2017). I am confident that these will likely topics of discussion.

I will be sure to submit requests for letters of service from the fire department and school system. I will

be unable to ask for a letter from Underhill-Jericho Fire Department until I have an access/driveway plan. Please be advised that the driveway shall conform with the 2015 Road Ordinance (attached). The Selectboard has been recently requesting as a condition of approval that access ways meet the minimum recommendations from UJFD, which largely consists of illustrating a 15 ft. by 37.5 ft. turnaround, a minimum 30 ft. turning radius on all curvatures, and not exceed a slope of 10%.

Please let me know if you have any follow-up questions, as I am more than happy to assist.

Thank you, and have a great weekend.

Andrew Strniste
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Zoning Administrator
Town of Underhill
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Underhill, VT 05489
Phone #: (802) 899-4434 x106
Fax #: (802) 899-2137
astrniste@underhillvt.gov

I hope this clears up any misunderstanding about the filing date for my application, and the review can proceed under the 2014 ULUDR.

Best Regards,
-Peter

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