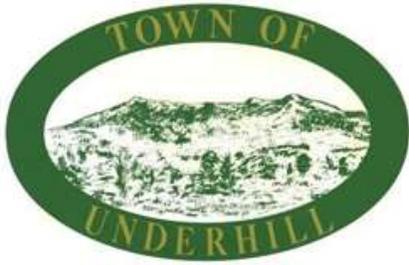


APPLICATION OVERVIEW

CONDITIONAL USE REVIEW (§ 5.4) & SITE PLAN REVIEW (§ 5.3)

DRB DOCKET #:	DRB-19-05
APPLICANT(S):	Chris Wells & Heidi McLaughlin
CONSULTANT(S):	Self
PROPERTY ADDRESS (PARCEL ID CODE):	28 Range Road (RA028)
ZONING DISTRICT(S):	Rural Residential
INITIAL FILING DATE:	April 29, 2019
APPLICATION COMPLETION DATE:	May 20, 2019
SCHEDULED HEARING DATE:	June 3, 2019
<hr/>	
PROJECT DESCRIPTION:	The applicants are seeking to construct a deck and utility room onto the principal dwelling, which is proposed to be within the property's setback.
MOST RELEVANT ULUDR SECTIONS:	§ 5.3 (Site Plan Review); § 5.4 (Conditional Use Review; and § 5.5 (Waivers & Variances)
REASON FOR CONDITIONAL USE REVIEW:	The construction of a structure within the property's setback requirements necessitates either a dimensional waiver (§ 5.5.B) or a variance (§ 5.5.C). See Exhibit M for a depiction of the proposed structure within the setback requirements.
APPLICABILITY OF ROAD ORDINANCE:	The 2015 Road Ordinance, as amended December 18, 2018 DOES NOT APPLY.
STATE PERMIT INFORMATION:	A wastewater permit was obtained (WW-4-5222).
<hr/>	
COMMENTS/NOTABLE ISSUES:	<ul style="list-style-type: none"> The Board should evaluate if reasonable alternatives exist (§§ 3.8 & 5.5.B.4.a).



TOWN OF UNDERHILL

Development Review Board

CHRIS WELLS & HEIDI MCCLAUGHLIN
CONDITIONAL USE: WAIVER REQUEST HEARING
Docket #: DRB-19-05

Applicant(s):	Chris Wells & Heidi McLaughlin
Consultant:	Chris Wells
Property Location:	28 Range Road (RA028)
Acreage:	± 0.50 Acres
Zoning District(s):	Rural Residential
Project Information:	<p>Background: In 2018, the applicants submitted a development review application (DRB Docket #: DRB-18-08) to demolish the then existing single-family dwelling to allow for the construction of another single-family dwelling in the same footprint, only as part of the reconstruction process, what was once an existing deck/porch would be converted into existing living space. Since the converted space was located within the property's setback (side & rear) requirements, a dimensional waiver was required, and subsequently approved.</p> <p>Proposal: The applicants are now requesting a dimensional waiver to construct a utility room and porch onto the previously reviewed and approved dwelling proposal. The applicants are proposing to build the currently unapproved utility room in the property's rear setback.</p>

2018 UNDERHILL UNIFIED LAND USE & DEVELOPMENT REGULATIONS RELEVANT REGULATIONS:

- Article II, Table 2.3 – Rural Residential (pg. 15)
- Article III, Section 3.2 – Access (pg. 30)
- Article III, Section 3.7 – Lot, Yard & Setback Requirements (pg. 38)
- Article III, Section 3.8 – Nonconforming Lots (pg. 39)
- Article III, Section 3.9 – Nonconforming Structures (pg. 40)
- Article III, Section 3.11 – Outdoor Lighting (pg. 41)
- Article III, Section 3.13 – Parking, Loading & Service Areas (pg. 44)
- Article III, Section 3.14 – Performance Standards (pg. 46)
- Article III, Section 3.17 – Source Protection Areas (pg. 55)
- Article III, Section 3.18 – Steep Slopes (pg. 56)
- Article III, Section 3.19 – Surface Waters & Wetlands (pg. 63)
- Article III, Section 3.23 – Water Supply & Wastewater Systems (pg. 68)
- Article V, Section 5.1 – Applicability (pg. 112)

- Article V, Section 5.3 – Site Plan Review (pg. 115)
- Article V, Section 5.4 – Conditional Use Review (pg. 120)
- Article V, Section 5.5 – Waivers & Variances (pg. 123)
- Article VI – Flood Hazard Area Review (pg. 127)
- Appendix A – *Underhill Road, Driveway, Trail Ordinance*

CONTENTS:

- a. Exhibit A - Wells/McLaughlin Conditional Use Review Staff Report
- b. Exhibit B - Wells/McLaughlin (RA028) Conditional Use Review Hearing Procedures
- c. Exhibit C - Development Review Application
- d. Exhibit D - Responses to Development Review Application Questions
- e. Exhibit E - Zoning Permit Application (B-19-13)
- f. Exhibit F - Notice to BFP
- g. Exhibit G - Certificate of Service
- h. Exhibit H - Floor Plan
- i. Exhibit I - Wastewater System & Potable Water Supply Permit (WW-4-5222)
- j. Exhibit J - Site Plan
- k. Exhibit K - Wastewater System Details
- l. Exhibit L - Site Plan with Waiver & Variance Limitations
- m. Exhibit M - Site Plan with Proposed Additions & Limitations

COMMENTS/QUESTIONS

1. **SECTION 3.7 – LOT, YARD & SETBACK REQUIREMENTS:** A dimensional waiver may be approved by the Board “to allow for limited additions to or enlargements of nonconforming structures or structures on nonconforming lots” (§ 3.7.E.1).
2. **SECTION 3.8 – NONCONFORMING LOTS:** The Board may reduce the district setback requirements in accordance with Article V “as necessary to allow for the development of a pre-existing nonconforming lot, if the Board determines that the lot cannot otherwise be developed in conformance with the regulations.”
3. **SECTION 3.11 – OUTDOOR LIGHTING:** The Board typically requires that if new lighting is installed, it shall be downcast and shielded.
4. **SECTION 5.3.B.6 – LANDSCAPING & SCREENING:** The Board should take note of the landscaping & screening techniques of other properties in the areas to determine if any measures under this section should be taken.
5. **SECTION 5.3.B.8 – STORMWATER MANAGEMENT AND EROSION CONTROL:** The Board typically requires as a condition of approval that the Applicants adhere to the guidelines set out in the Vermont DEC Low Risk Site Handbook for Erosion Prevention and Sediment Control.
6. **SECTION 5.5.B.2 – APPLICABILITY OF WAIVER REQUEST:** A waiver may be approved in four situations. The proposed project seemingly qualifies under two of the four situations below:
 - a. To allow for the reasonable development and use of a pre-existing nonconforming lot.
 - b. To allow for additions or improvements to a pre-existing nonconforming structure.
7. **SECTION 5.5.B.4 – WAIVER REQUEST ELEMENTS:** The Board shall find that the proposed project satisfies four elements prior to issuing a waiver. When reviewing the four elements, the Board should take note of the following elements as it relates to the project:

- a. *Element 1* – No reasonable alternative exists for siting the structure, addition or improvement outside of the required setback area.
 - b. *Element 3* – The waiver represents the minimum setback reduction necessary to allow for the proposed development.
-

STAFF FINDINGS OF RELEVANT SECTIONS

ARTICLE II – ZONING DISTRICTS

	Rural Residential		Previously Proposed Single-Family Dwelling	Proposed Deck and Utility Room
Lot Size:	3.0 Acres		0.50 Acres	
Frontage:	250 ft.		~126 ft.	
Setbacks:	Principal	Accessory	Source: Site Plan (Exhibit L)	
• Front East	30 ft.	0 ft.	>30 ft.	>30 ft.
• Side 1 North	50 ft.	20 ft.	68 ft.	56 ft.
• Side 2 South	50 ft.	20 ft.	~32 ft.	78 ft.
• Rear West	50 ft.	20 ft.	~38 ft.	47 ft.
Max. Building Coverage:	25%		Assumed Met	
Max. Lot Coverage:	50%		Assumed Met	
Maximum Height:	35 ft.		Assumed Met	

TABLE 2.3 – RURAL RESIDENTIAL DISTRICT

PG. 15

Purpose Statement: The purpose of the Rural Residential District is to accommodate medium density development on land that has access to public roads where traditional development has taken place, where soil cover is thicker than on the hillside. The Rural Residential district allows for the continuation of existing commercial, residential, and public uses and to encourage future development, particularly along Route 15, Poker Hill Road and Irish Settlement Road that is compatible with these historic uses.

- The proposed utility room will be an auxiliary room to a single-family dwelling, and conforms to the medium development along Range Road, a public road.
- The existing lot does not conform to the lot size requirement, and is therefore, a preexisting nonconforming lot (see Section 3.8, Nonconforming Lots below).
- The previously approved dwelling, and now proposed utility room, will not satisfy the west, rear property setback requirement, and is therefore, nonconforming (see Section 3.9, Nonconforming Structures below).
- The proposed project (deck and utility room) does not satisfy the west, rear setback requirement (see Table above), thus requiring a setback waiver.

ARTICLE III – GENERAL REGULATIONS

SECTION 3.2 – ACCESS

PG. 30

- The subject lot has access to Range Road, a Class III Town Highway.
- While the lot is nonconforming, no modifications to the existing access way are being proposed, nor does the proposed project require modifications to the existing access way.
 - *Note:* The nearest part of the driveway is ~ 6 ft. from the south, side property line, and therefore, pre-existing nonconforming.
 - *Note:* The Board has authority to require the applicants to relocated the existing access way if necessary per Section 3.2.D.4. Any relocation of the access way requires an access permit.
- In regards to § 3.2.C.3, requiring an access permit for this project proposal is unnecessary.

- Since no modifications are being made to the existing driveway, review of § 3.2.D is unnecessary.

SECTION 3.7 – LOT, YARD & SETBACK REQUIREMENTS **PG. 38**

- The proposed utility room will be attached to the single-family dwelling, the only principal structure/use on the lot.
- The proposed utility room will not satisfy the west, rear property setback requirement, and therefore, a dimensional waiver is required.
 - A dimensional waiver may be approved by the Board “to allow for limited additions to or enlargements of nonconforming structures or structures on nonconforming lots” (§ 3.7.E.1)
 - *Note:* Prior to demolition, the then existing single-family dwelling was pre-existing and nonconforming. The Board approved the previous application (DRB-18-08) that allowed for the reconstruction of the pre-existing, nonconforming dwelling, as well as allowed for the expansion of the nonconformity (the conversion of the then deck/porch to additional living space).

SECTION 3.8 – NONCONFORMING LOTS **PG. 39**

- The Board may reduce the district setback requirements in accordance with Article V “as necessary to allow for the development of a pre-existing nonconforming lot, if the Board determines that the lot cannot otherwise be developed in conformance with the regulations.”
 - Due to several site constraints, such as an undersized lot and the proposed septic system, the ability to construct a conforming structure is limited.

SECTION 3.9 – NONCONFORMING STRUCTURES **PG. 40**

- The approved single-family dwelling (under DRB Application #: DRB-18-08) will remain a nonconforming structure since the Board permit the reconstruction of a single-family on the same footprint as the previous existing nonconforming single-family dwelling..
- Typically, nonconforming structures cannot be expanded; however, the Board may grant a dimensional waiver to expand a nonconforming structure in accordance with Article V.

SECTION 3.11 – OUTDOOR LIGHTING **PG. 41**

- No new lighting is proposed (see Exhibit D).
- The Board typically requires that if new lighting is installed, it shall be downcast and shielded.

SECTION 3.13 – PARKING, LOADING & SERVICE AREAS **PG. 44**

- The proposed deck and utility room does not increase the number of parking spaces that are required for the existing uses on the property – a single-family dwelling (two parking spaces).

SECTION 3.14 – PERFORMANCE STANDARDS **PG. 46**

- The proposed deck and utility room is not anticipated to create any of the situations/circumstances enumerated within this Section (specifically § 3.14.B).

SECTION 3.17 – SOURCE PROTECTION AREAS **PG. 55**

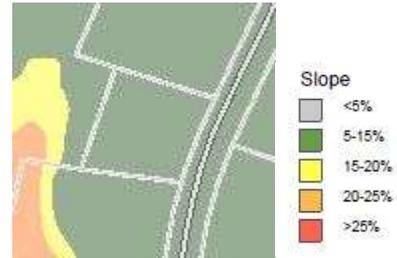
- The subject lot is located entirely within the Groundwater Source Protection Area.
- The project is exempt from review under Section 3.17.B since it relates to a single-family dwelling.



SECTION 3.18 – STEEP SLOPES

PG. 56

- The ANR Atlas does not depict any areas of steep slopes (15%-25%) or very steep slopes (>25%) in the project area (see directly to the right).



SECTION 3.19 – SURFACE WATERS & WETLANDS

PG. 63

- The ANR Atlas does not depict any surface waters or wetlands on the property.

SECTION 3.23 – WATER SUPPLY & WASTEWATER SYSTEMS

PG. 68

- A wastewater permit is not required for the proposed project.
- The applicants obtained a wastewater permit (Permit #: WW-4-5222) for the anticipated reconstruction of a two-bedroom, single-family dwelling (see Exhibit I), issued on May 20, 2019.

ARTICLE V – DEVELOPMENT REVIEW

SECTION 5.1 – APPLICABILITY

SECTION 5.1.A – TYPE OF REVIEW REQUIRED

PG. 112

- Conditional use review is required in accordance with Sections 3.7.E.1 and 3.9.

SECTION 5.1.B – COORDINATION OF REVIEW

PG. 112

- Does not apply.

SECTION 5.3 – SITE PLAN REVIEW

SECTION 5.3.A – PURPOSE

PG. 115

- Site plan review is required per § 5.4.C when reviewing a conditional use review application.

SECTION 5.3.B – STANDARDS (the Board may wish to consider and impose appropriate safeguards, modifications and conditions relating to any of the following standards:)

SECTION 5.3.B.1 – EXISTING SITE FEATURES

PG. 115

- The proposed deck and utility room appears to avoid, or conforms with the requirements pertaining to the resources identified under Section 5.3.A.1.
- Should the Board discover any of the resources identified under Section 5.3.A.1, they have the ability to require one or more of the mitigation techniques:
 - Increased setback distances or undisturbed buffer areas between proposed development and identified resources.
 - The designation of building envelopes sited to exclude identified resource areas, and to limit the extent of site clearing and disturbance.
 - Permanent protection of identified resource areas as designated open space.
 - The screening of development as viewed from public vantage points.
 - The preparation and implementation of management plans for identified resources.

SECTION 5.3.B.2 – SITE LAYOUT & DESIGN

PG. 115

Rural Residential and Water Conservation Districts. Site design and layout shall reinforce the rural character and traditional working landscape of these districts, characterized by wooded hillsides, open fields, and a visual and functional relationship of structures to the surrounding landscape. Buildings shall be sited to minimize, to the extent physically feasible, encroachments on open fields and prominent ridgelines or hilltops, and be oriented and designed in a manner that is compatible with the residential character and scale of adjoining development within these districts.

- The proposed deck and utility room, to be attached to the single-family dwelling, is consistent with the rural character of the area and traditional working landscape of the Rural Residential District.
- The proposed utility room appears to conform with the characteristics described.

SECTION 5.3.B.3 – VEHICLE ACCESS **PG. 116**

- The property is currently accessed by one curb-cut via Range Road.
 - No modifications to the existing curb-cut or driveway are anticipated.

SECTION 5.3.B.4 – PARKING, LOADING & SERVICE AREAS **PG. 117**

- See Section 3.13 above.

SECTION 5.3.B.5 – SITE CIRCULATION **PG. 117**

- Site circulation is expected to continue being consistent with site circulation patterns associated with single-family dwellings.

SECTION 5.3.B.6 – LANDSCAPING & SCREENING **PG. 118**

- No modifications to landscaping and screening are proposed.
- The proposed utility room will be located on the side of single-family dwelling, and will be visible from Range Road.
 - The construction of the utility room will be consistent with similarly approved additions and will conform with the proposed single-family dwelling.
- The Board should take note of the landscaping & screening techniques of other properties in the areas to determine if any measures under this section should be taken.

SECTION 5.3.B.7 – OUTDOOR LIGHTING **PG. 119**

- See Section 3.11 above.

SECTION 5.3.B.8 – STORMWATER MANAGEMENT AND EROSION CONTROL **PG. 119**

- The Board typically requires as a condition of approval that the Applicants adhere to the guidelines set out in the Vermont DEC Low Risk Site Handbook for Erosion Prevention and Sediment Control.

SECTION 5.4 – CONDITIONAL USE REVIEW

SECTION 5.4.A – PURPOSE *(the standards and conditions should relate to the identification, avoidance and/or mitigation of potential impacts:)* **PG. 120**

- Board approval is required for development that is proposed to occur in the property's setbacks per Sections 3.7.E.1 and 3.9.

SECTION 5.4.B – GENERAL STANDARDS

SECTION 5.4.B.1 – THE CAPACITY OF EXISTING OR PLANNING COMMUNITY SERVICES OR FACILITIES **PG. 121**

- The construction of the proposed utility room is not anticipated to have an adverse impact on the existing or planning community services or facilities.
- Staff did not solicit input from UJFD or MMU.

SECTION 5.4.B.2 – THE CHARACTER OF THE AREA AFFECTED **PG. 121**

- The construction of the proposed utility room is not anticipated to have an adverse impact on the character of the area, as the single-family dwelling and proposed utility room conform with other development in the area – single-family dwellings.
 - **Location:** the property is located in the Rural Residential District, specifically in an area where the large majority of the development is single-family dwellings.
 - **Scale:** the scale of the proposed construction is consistent with the development that currently exists on the property and the surrounding properties.
 - **Type:** the proposed deck and utility room will be attached to the single-family dwelling, a permitted use in the Rural Residential District..
 - **Density:** the proposed utility room will not increase the density in the area affected.
 - **Intensity:** the proposed deck and utility room will negligibly change the intensity of the area affected.

SECTION 5.4.B.3 – TRAFFIC ON ROADS & HIGHWAYS IN THE VICINITY **PG. 121**

- The proposed deck and utility room is unlikely to increase the traffic on the roads and highways in the vicinity, thus not resulting in an adverse impact.

SECTION 5.4.B.4 – BYLAWS IN EFFECT **PG. 122**

- Staff is unaware of any violations or noncompliance issues pertaining to the property.
- The proposed deck and utility room will conform with the *Underhill Unified Land Use & Development Regulations* should they applicants get approval from the Board.

SECTION 5.4.B.5 – THE UTILIZATION OF RENEWABLE ENERGY RESOURCES **PG. 122**

- The proposed development is not anticipated to interfere with any sustainable use of renewable energy resources.

SECTION 5.4.C – SITE PLAN REVIEW STANDARDS **PG. 123**

- See analysis under Section 5.3 above.

SECTION 5.4.D – SPECIFIC STANDARDS *(The Board may consider the following subsections and impose conditions as necessary to reduce or mitigate any identified adverse impacts of a proposed development:)*

SECTION 5.4.D.1 – CONFORMANCE WITH THE TOWN PLAN **PG. 123**

- The proposed development is consistent with the Town Plan.

SECTION 5.4.D.2 – ZONING DISTRICT & USE STANDARDS **PG. 123**

- The proposed utility room will comply with the Rural Residential District dimensional and use standards should the Board grant conditional use approval under Section 5.5 below.

SECTION 5.4.D.3 – PERFORMANCE STANDARDS **PG. 123**

- See Section 3.14 above.

SECTION 5.4.D.4 – LEGAL DOCUMENTATION **PG. 123**

- Does not apply.

SECTION 5.5 – WAIVERS & VARIANCES

SECTION 5.5.A – APPLICATIONS & REVIEW STANDARDS

PG. 123

- The applicants have asked for a dimensional waiver to construct a deck and utility room.
- Other waivers may be granted by the Board as they see appropriate.
 - The Board may waive application requirements, and site plan or conditional use review standards under Sections 5.3 and 5.4 that it determines are not relevant to the application.

SECTION 5.5.B – DIMENSIONAL WAIVERS

SECTION 5.5.B.1 – WAIVER REQUEST RATIONALE

PG. 124

- The applicants have requested a waiver to construct a deck and utility room (see Exhibit H), which will serve the single-family dwelling.

SECTION 5.5.B.2 – APPLICABILITY OF WAIVER REQUEST

PG. 124

- The Board may grant a waiver if one of the following is true:
 - To allow for the reasonable development and use of a pre-existing nonconforming lot under Section 3.8.
 - To allow for additions or improvements to a pre-existing nonconforming structure under Section 3.9.
 - Comply with federal or state public health, safety, access and disability standards.
 - Allow for the siting of renewable energy structures.
- Statement 1 and 2 above appear to be applicable.

SECTION 5.5.B.4 – WAIVER REQUEST ELEMENTS

PG. 124

- | | |
|---|---|
| <p>a. <i>Element 1</i> – No reasonable alternative exists for siting the structure, addition or improvement outside of the required setback area.</p> | <ul style="list-style-type: none">• When reviewing the submitted site plan (see Exhibits J, L & M), siting the utility room in an area that conforms to the setback requirements is unlikely due to several site constraints, such as an undersized lot and the proposed septic system, thereby inevitably encroaching upon the setback, thus requiring a waiver. |
| <p>b. <i>Element 2</i> – The reduced setback is not contrary to public health, safety and welfare, stated objectives and policies of the Underhill Town Plan, or the intent of these regulations.</p> | <ul style="list-style-type: none">• Staff is unaware of any stated objectives and policies in the Town Plan where the construction of the proposed deck and utility room would be contrary. |
| <p>c. <i>Element 3</i> – The waiver represents the minimum setback reduction necessary to allow for the proposed development.</p> | <ul style="list-style-type: none">• The Board should explore if the applicants can site the utility room in the building envelope depicted in Exhibits J, L & M. |
| <p>d. <i>Element 4</i> – Any potential adverse impacts resulting from reduced setbacks on adjoining properties, surface waters or wetlands shall be mitigated through site</p> | <ul style="list-style-type: none">• The Board should evaluate if any mitigation measures are required as a result of the construction of the proposed deck. |

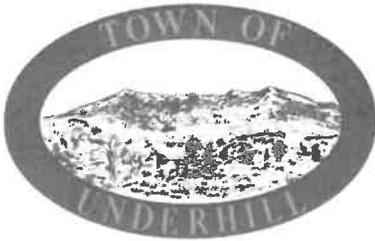
design, landscaping and screening, other accepted mitigation measures.

ARTICLE VI – FLOOD HAZARD AREA REVIEW

- No Special Flood Hazard Areas are depicted on the existing lot (source: ANR Website); therefore, review under this Article is not required.

APPENDIX A – ROAD & DRIVEWAY STANDARDS

- Since no modifications to the existing driveway and curb cut are proposed, review under the Road Ordinance is unnecessary – an access permit is therefore not being sought at the direction of Staff.



UNDERHILL DEVELOPMENT REVIEW BOARD

CONDITIONAL USE REVIEW
HEARING PROCEDURES
Monday, June 3, 2019

Applicant(s): Chris Wells & Heidi McLaughlin
Docket #: DRB-19-05

State the following:

1. This is a conditional use review: waiver/variance request hearing on the application of Chris Wells & Heidi McLaughlin for the construction of a deck and utility room within the property's setback requirements on the land they own at 28 Range Road (RA028) in Underhill, Vermont.

This application is subject to review under the 2011 *Unified Land Use & Development Regulations*, as amended March 6, 2018 and the 2015 *Road, Driveway and Trail Ordinance*, as amended December 18, 2018.

Conditional use review is intended to ensure compliance with standards addressing the potential impacts of development on adjoining properties, the neighborhood, and/or zoning district in which the development is located, and the community at large. Typically, land uses are subject to conditional use review because their scale, intensity and potential for off-site impacts warrant more careful scrutiny by the Development Review Board (DRB). Standards and conditions to be imposed relate to the identification, avoidance and/or mitigation of potential impacts. Should additional information be required, the Board reserves the option to continue the hearing to a time and date certain in order for that information to be submitted and reviewed by this Board.

2. Copies of the Rules of Procedure that the Board follows are available for review at the front counter, and can be obtained from the Planning & Zoning Administrator.
3. The order of speakers tonight will be:
 - a. We will hear from, and ask questions of, the applicant(s) and his or her representative(s);
 - b. Then we will hear and ask questions of the Planning & Zoning Administrator;
 - c. Then we will give other persons in the room a chance to speak. Under our Rules of Procedure, each speaker is limited to five minutes; however, that time can be extended upon request to the Board and majority consent of the Board; then
 - d. The applicant(s) and/or their representative(s) will have an opportunity to respond; then;
 - e. Final comments will be solicited from all parties.

All speakers should address their comments to the Board, not to other parties present at the hearing. Board Members may feel free to ask questions of any speaker.

4. Are any state or municipal representatives present, and acting in their representative capacities?

5. An Interested Parties Info Sheet is available to all attendees at the front counter or from the Planning & Zoning Administrator. Please review it for further information.

Then state:

Only those interested persons who have participated, either orally or through written statements in a DRB proceeding may appeal a decision rendered in that proceeding to the Environmental Division of Superior Court.

6. If you are an applicant, representative of the applicant(s), or an interested party who wants to participate in the hearing, we will have you come up to the witness chair and clearly state your name, residential address, and mailing address if it differs.
7. I am now going to swear in all those present who wish to speak tonight. All individuals who plan to testify must take the following oath by responding "I do" at the end: ***"Do you hereby swear that the evidence you give in the cause under consideration shall be the whole truth and nothing but the truth under pains and penalties of perjury?"***
8. Are there any conflicts of interest or have there been any ex parte communications on the part of the Board Members?
9. At this point I am going to enter into the record the information package that was sent by the Planning & Zoning Administrator prior to the hearing. The information included in this package relevant to this hearing is:

Exhibit A - Wells/McLaughlin Conditional Use Review Staff Report
Exhibit B - Wells/McLaughlin (RA028) Conditional Use Review Hearing Procedures
Exhibit C - Development Review Application
Exhibit D - Responses to Development Review Application Questions
Exhibit E - Zoning Permit Application (B-19-13)
Exhibit F - Notice to BFP
Exhibit G - Certificate of Service
Exhibit H - Floor Plan
Exhibit I - Wastewater System & Potable Water Supply Permit (WW-4-5222)
Exhibit J - Site Plan
Exhibit K - Wastewater System Details
Exhibit L - Site Plan with Waiver & Variance Limitations
Exhibit M - Site Plan with Proposed Additions & Limitations

These exhibits are available in the Wells/McLaughlin conditional use review file (DRB-19-05 / RA028) at the Underhill Zoning & Planning Office and on the Town's website.

10. We'll begin testimony, and hear from the applicant(s) and/or their representative(s).
11. Next we will hear from the Planning & Zoning Administrator.
12. Are there members of the public who would like to speak?
13. Any final comments from the Board or applicant(s) and/or their representative(s)?

14. Does the Board feel that they have enough information at this time to make a decision on the application?
- a. *If more information is needed to make a decision on the application, continue the hearing to a date and time certain, and outline for the Applicant(s) what is required at that continued hearing; or*
 - b. *If, by consensus, enough information has been presented to make a decision on the application, ask for a motion to close the evidentiary portion of the hearing.*
15. Ask for a motion to approve or deny the application, as well as asking the Board if they wish to discuss the application in open deliberative or closed deliberative session? (After the ruling, continue with the info below.)

“Within 45 days from this hearing, the Planning & Zoning Administrator, on behalf of the Board, will send a copy of the decision to the Applicant(s), their representative(s), and those who have participated in tonight’s hearing. A 30-day appeal period will begin on the date the decision is signed. The letter will outline the next steps in the process. If there are no other comments or questions we will close this portion of the meeting.”



TOWN OF UNDERHILL C

EXHIBIT

DEVELOPMENT REVIEW (ART. V) APPLICATION

OFFICE USE ONLY

PROPERTY CODE: RA028

PROPERTY ADDRESS: 28 Range Road

ZONING DISTRICT(S):

- Underhill Flats Village Center
- Underhill Center Village
- Rural Residential
- Water Conservation
- Mt. Mansfield Scenic Preservation
- Soil & Water Conservation

DRB Docket #: DRB-19-05

Received Date: April 30, 2019

Hearing Date: June 3, 2019

Application Completion Date: May 20, 2019

(See Requirements Below)

SUBJECT PROPERTY ADDRESS: 28 Range Road

Applicant Information	Landowner Information (if Different)
-----------------------	--------------------------------------

NAME(S): Chris Wells

MAILING ADDRESS:
493 VT Rt 15 Underhill, VT

EMAIL ADDRESS:
loganheidichris@gmail.com

PHONE NUMBER: 802-899-1812

NAME(S):

MAILING ADDRESS:

EMAIL ADDRESS:

PHONE NUMBER:

Description of Proposed Project	Contractor/Surveyor Information (if Applicable)
---------------------------------	---

Utility Room move from South Side to North Side of the new home design. Add deck to South Side.

NAME(S): Chris Wells

MAILING ADDRESS:

EMAIL ADDRESS:

PHONE NUMBER:

APPLICANT SIGNATURE: Chris Wells **DATE:** 4/29/19

Conditional Use Review

Variance Request

Site Plan Review

Applicable:

- Applicable:**
- Yes
 - Concurrent with an Appeal Request
 - Concurrent with a Site Plan Review or Conditional Use Review App.
 - No
- Required Materials**
- Application (incl. Zoning Permit App.)
 - Application Fee (\$150.00)
 - Copies of a Site Plan
 - State Project Review Sheet
 - Draft Legal Documents
 - Other Information Identified by the Zoning Administrator or Checklists (see § 5.2.A.1.e)
 - Written Waivers/Modifications Requests
 - Written response to variance requirements (see Page 2)
- Please Checkoff All Submitted Materials*

- Applicable:**
- Yes
 - Standalone Site Plan Review App.
 - Concurrent Conditional Use Review
 - No
- Required Materials**
- Application (incl. Zoning Permit App.)
 - Application Fee (\$150.00)
 - Copies of a Site Plan
 - State Project Review Sheet
 - Draft Legal Documents
 - Other Information Identified by the Zoning Administrator or Checklists (see § 5.2.A.1.e)
 - Written Waivers/Modifications Requests
 - Written response to site plan review requirements (see Page 2)
- Please Checkoff All Submitted Materials*

- Applicable:**
- Yes
 - Other:
 - Floodplain Review
 - Required for Proposed Use
 - Steam/Wetland Encroachment
 - Waiver Request
 - No
- Required Materials**
- Application (incl. Zoning Permit App.)
 - Application Fee (\$150.00)
 - Copies of a Site Plan
 - State Project Review Sheet
 - Draft Legal Documents
 - Other Information Identified by the Zoning Administrator or Checklists (see § 5.2.A.1.e)
 - Written Waivers/Modifications Requests
 - Written response to conditional use & site plan review requirements (see Page 2)
- Please Checkoff All Submitted Materials*



TOWN OF UNDERHILL

DEVELOPMENT REVIEW (ART. V) APPLICATION

In submitting this application, please submit a copy of the zoning permit application (if applicable), two (2) to-scale site plans, twelve (12) 11" x 17" copies of the site plan, in addition to the other requirements provided on page one of this application. Please be advised that separate State permits, include but not limited to, water/wastewater, stormwater, Act 250, and Construction General permits may be required. The applicant bears the responsibility and obligation to contact the State Permit Specialist (802-477-2241) to obtain a Project Review Sheet. A hearing before the Development Review Board will be scheduled by the Zoning Administrator upon determining that the application is complete. Note, that Zoning Administrator may require additional information or supporting documentation in conformance with Section 5.2.A.1.e of *Underhill Unified Land Use & Development Regulations*.

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

Applies: Yes or No

1. Please advise how the proposed project affects the demand for community services and facilities.
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.
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.
4. Please advise of any aspects of the proposed project that does not comply with any Town regulations or ordinances.
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.

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

Applies: 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).
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.
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 pathways.
4. Please advise how the proposed project conforms to the parking, loading & service areas.
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.
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.
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.
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.

Variance Request Supplemental Questions (Please Answer on a Separate Sheet of Paper)

Applies: Yes or No

1. Please Submit a to-scale drawing depicting the following: a) frontage on a public or private road or right-of-way; b) setbacks to the front, rear, and side property lines; c) location of the septic system and well; d) easements or covenants where appropriate to show on the plan; e) any watercourse on the property; and f) abutting neighbors.
2. Please submit a short statement explaining why a variance is being sought. Please address any easements or covenants that may be attached to the property if not shown on the site plan.
3. For a variance to be granted, the Board needs to find that the following conditions are met:
 - a. There are unique physical circumstances or conditions (e.g. lot irregularities, lot narrowness, shallowness of lot size and/or shape, exceptional topography, or other physical conditions peculiar to the particular property) and that an unnecessary hardship is due to these conditions, and not the circumstances or conditions generally created by the provisions of the bylaw in the neighborhood or district in which the property is located.
 - b. Because of the physical circumstances or conditions identified above, there is no possibility that the property can be developed in strict conformity with the provisions of the bylaw, and that the authorization of a variance is therefore a necessary to enable the reasonable use of the property.
 - c. The unnecessary hardship has not been created by the appellant.
 - d. The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially, or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare.
 - e. The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the bylaw and from the plan.

In the written statement, required under #2 above, please address each of the preceding conditions (a-e), specifically advising why the proposed project satisfies those conditions.

— Conditional Use Review

- 1) No Affect due to Existing dwelling
- 2) House Location, type are the same small Increase of size
- 3) update Existing structure
- 4) were Asking for set back waiver to comply with town
- 5) No Large Change to Existing project.

— Site Plan

- 1) Existing drive way, well, celler hole
- 2) Same Location of old House with minor changes
- 3) Same as old House only change in setback.
- 4) No Additional parking
- 5) Existing driveway
- 6) Existing Landscaping
- 7) No outdoor lighting
- 8) will ~~stand~~ follow storm water management guide lines.

— Variance Request

- 1) .
- 2) move utility room from one end of the house to the other



TOWN OF UNDERHILL

ZONING PERMIT APPLICATION

ZONING DISTRICT(S):

OFFICE USE ONLY

APPLICATION #: B-19-13
PROPERTY CODE: RA028

- Underhill Flats Village Center
 Underhill Center Village
 Rural Residential
 Water Conservation
 Mt. Mansfield Scenic Preservation
 Soil & Water Conservation

APPLICANT:

Chris Wells Heidi McLaughlin

PROPERTY LOCATION:

28 Range Rd

MAILING ADDRESS:

493 VT Rt. 15 Underhill, VT 05489

EMAIL ADDRESS:

loganheidichris@gmail.com

PHONE NUMBER:

802-899-1812

LANDOWNER (IF DIFFERENT FROM APPLICANT):

LANDOWNER'S CONTACT INFORMATION:

CONTRACTOR:

Chris Wells

CONTRACTOR'S CONTACT INFORMATION:

777-1812

PROJECT DESCRIPTION:

Section A

Zoning Permit Application Type:

- Agricultural Exemption (Requires VT Review)
 Boundary Line Adjustment Permit (see Supp. Form)
 Building Permit (see Section B)
 After-the-Fact Building Permit (see Section B)
 Conversion/Change of Use Permit (see Section C)
 Home Occupation Permit (see Supplemental Form)
 Sign Permit (see Supplement Form)
 Temporary Structure Permit
 Temporary Use Permit
 General/Other: _____

Section B

Building Permit Application Information:

- Accessory Dwelling (see Section D)
 Accessory Structure(s) (e.g. barn, garage, shed, etc.)
 Addition:
Number of Bedrooms (if applicable): _____
Number of Bathrooms (if applicable): _____
 Single-Family Dwelling:
Number of Bedrooms: _____
Number of Bathrooms: _____
 Two-Family Dwelling:
Dwelling 1 - Number of Bedrooms: _____
Dwelling 1 - Number of Bathrooms: _____
Dwelling 2 - Number of Bedrooms: _____
Dwelling 2 - Number of Bathrooms: _____
 Multi-Family Dwelling:
Number of Units: _____
Total Number of Bedrooms: _____
Total Number of Bathrooms: _____
 Commercial/Industry
 Carport
 Porch/Deck/Fence
 In-Ground Pool

Section D

Accessory Dwelling Application Information:

- Attached Accessory Dwelling, or
 Detached Accessory Dwelling

Square Footage of Principal Dwelling: _____ sq. ft.

Square Footage of Proposed Accessory Dwelling: _____ sq. ft.

Number of Bedrooms (in Accessory Dwelling): _____

Number of Bathrooms (in Accessory Dwelling): _____

Section C*

Conversion/Change of Use Application Information:

Existing Use: _____

Proposed Use: _____

of Bedrooms Added (if applicable): _____

of Bathrooms Added (if applicable): _____

*Please fill out this section if the project includes the conversion of unfinished living space to living space.

All construction is to be completed in accordance with the Town of Underhill Unified Land Use & Development Regulations, as amended, and any & all federal and/or State regulations currently in effect. Once approved, notice of the permit is required to be posted in a conspicuous location on the property during the appeal period. The Town recommends that that notice be posted during the duration of the construction period. The applicant and/or landowner is required to contact the necessary State agencies to obtain permits: (802) 477-2241 (permit specialist). Interest persons have the right to appeal the approval of a permit to the Development Review Board within fifteen days (15) from the date of issuance.



TOWN OF UNDERHILL

ZONING PERMIT APPLICATION

Dimensions of ALL Proposed Construction

Proposed Structure(s)	Front	Side	Side	Rear	Height (Max. 35 ft.)	Square Feet Added
House	40'	30'	30'	40'	20 ft	1296
Deck	12'	8'				96

← Acreage: .5 Frontage: 128 ft - Estimated Value/Cost of Construction: \$ 80-100,000 →

FOR OFFICE USE ONLY

Setbacks: To be measured as the closest part of ALL NEW CONSTRUCTION to the subject lot line and natural features.

Proposed Structure(s)	Front	Side	Side	Rear	River, Stream, or Ponds	Wetland

Site Constraints

- Class II Wetland
- Class III Wetland
- Wetland Buffers
- Deer Wintering Yard
- Floodplain: Zone _____
- Named River(s)
 Named River 1: _____
 Named River 2: _____
- Prime Agricultural Soils
- Unnamed Stream
- Source Protection Area
- Steep Slopes
- Very Steep Slopes

Building & Lot Coverage Information

- | | |
|--|---------|
| a. Total # of Acres: | acre(s) |
| b. Total Lot Area (1 Acre = 43,560 sq. ft.): | sq. ft. |
| c. Footprint of Proposed Project (sq. ft.): | sq. ft. |
| d. Footprint of Existing Buildings (sq. ft.): | sq. ft. |
| e. Footprint of Proposed & Existing Buildings (sq. ft.): | sq. ft. |
| f. Total Building Coverage (line e / line b * 100): | % |
| g. Total Impervious Service (sq. ft.): | sq. ft. |
| h. Total Lot Coverage (lines e + g / line b * 100): | % |

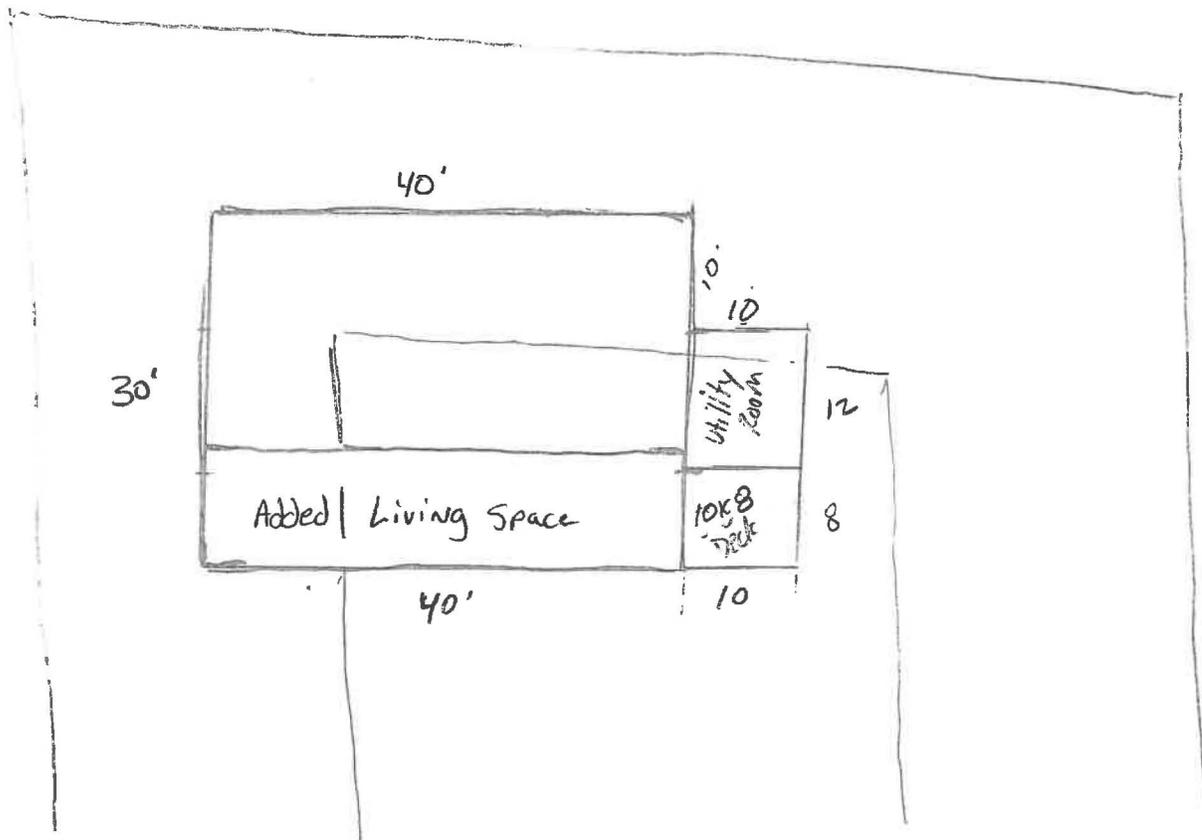
All construction is to be completed in accordance with the Town of Underhill Unified Land Use & Development Regulations, as amended, and any & all federal and/or State regulations currently in effect. Once approved, notice of the permit is required to be posted in a conspicuous location on the property during the appeal period. The Town recommends that that notice be posted during the duration of the construction period. The applicant and/or landowner is required to contact the necessary State agencies to obtain permits: (802) 477-2241 (permit specialist). Interest persons have the right to appeal the approval of a permit to the Development Review Board within fifteen days (15) from the date of issuance.



TOWN OF UNDERHILL

ZONING PERMIT APPLICATION

INSTRUCTIONS: Provide a sketch showing dimensions of the proposed construction. You may use another sheet, or the space below.



Please Accurately Depict the Following (Checklist):

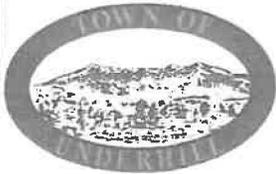
Required Features to Depict

- Location of Existing Property Boundaries
- Dimensions of Property's Boundaries
- Location & Footprints of Existing Structure(s)
- Location & Footprints of Proposed Structure(s)
- Location & Footprints of Existing Access Ways
- Location & Footprints of Proposed Access Ways
- Dimensions of Existing/Proposed Access Ways
- Setbacks from Property Boundaries
- Floor Plan of Proposed Structure(s)
- Height of Proposed Structure(s)

Required Features to Depict if Applicable

- Location of Existing/Proposed Easements
- Location of Existing/Proposed Rights-of-Way
- Location of Existing/Proposed Utilities
- Setbacks from Road Rights-of-Way
- Setbacks from Surface Waters & Wetlands
- Location of Existing/Proposed Water System (Well)
- Location of Existing/Proposed Wastewater Systems
- Other: _____

All construction is to be completed in accordance with the Town of Underhill Unified Land Use & Development Regulations, as amended, and any & all federal and/or State regulations currently in effect. Once approved, notice of the permit is required to be posted in a conspicuous location on the property during the appeal period. The Town recommends that that notice be posted during the duration of the construction period. The applicant and/or landowner is required to contact the necessary State agencies to obtain permits: (802) 477-2241 (permit specialist). Interest persons have the right to appeal the approval of a permit to the Development Review Board within fifteen days (15) from the date of issuance.



TOWN OF UNDERHILL

ZONING PERMIT APPLICATION

The undersigned hereby requests a Zoning Permit for the construction project described in this application. By signing below, Applicant acknowledges that he/she/they will comply with the requirements of the permit, if granted, and all Town Regulations. **Separate State permits including, but not limited to, water/wastewater, stormwater, Act 250, and Construction General Permits may be required. The applicant bares the responsibility and obligation to contact the State Permit Specialist at 802-477-2241 prior to construction.**

The Zoning Administrator (or representative) may access the subject property for purposes of inspections before, during, and upon completion of the project. Upon approval, a Permit Notice sign will be supplied to the Applicant to be posted within view of a Town Highway until the 15-day appeal period expires. Interested parties may exercise their appeal rights pursuant to 24 VSA §4465.

Applicant and/or their consultant(s) should check with the Road Foreman for any posted road restrictions. Failure to substantially commence construction by the permit expiration date will require a new permit from the Zoning Administrator. Upon completion of construction, Applicant must contact the Listers' office and the Zoning Administrator to obtain a Certificate of Occupancy (where applicable).

ch webb Heidi McLaughlin
Applicant Signature

4/10/19
Date

ch webb Heidi McLaughlin
Landowner Signature

4/10/19
Date

OFFICE USE ONLY

RECEIVED: Date 4/18/2019

DEVELOPMENT REVIEW BOARD REVIEW (IF APPLICABLE):

Required Not Required

Date: _____

- Conditional Use Review
- Site Plan Review
- Variance Request

APPROVED: Date _____

Effective Date _____

Expiration Date _____

REJECTED: Date _____

Permit Fee	\$
Posting Fee	\$ 15.00
Recording Fee	\$ 10.00
TOTAL FEE	\$
<input type="checkbox"/> Check #	<input type="checkbox"/> Cash

REFERRED (IF APPLICABLE):

To: _____

Date: _____

To: _____

Date: _____

Comments/Conditions:

Zoning Administrator

Date

All construction is to be completed in accordance with the Town of Underhill Unified Land Use & Development Regulations, as amended, and any & all federal and/or State regulations currently in effect. Once approved, notice of the permit is required to be posed in a conspicuous location on the property during the appeal period. The Town recommends that that notice be posted during the duration of the construction period. The applicant and/or landowner is required to contact the necessary State agencies to obtain permits: (802) 477-2241 (permit specialist). Interest persons have the right to appeal the approval of a permit to the Development Review Board within fifteen days (15) from the date of issuance.

From the workshop of:

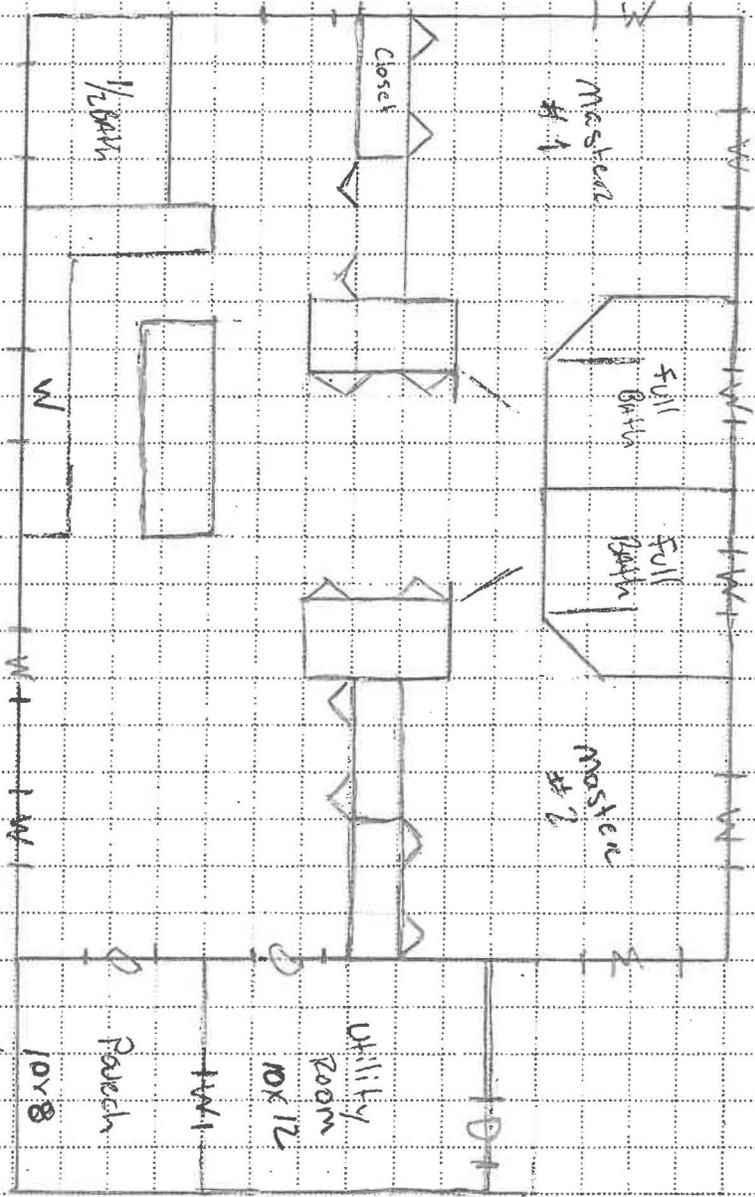
Date:

www.DuluthTrading.com



800-505-8888

Reorder #25695





State of Vermont
Department of Environmental Conservation
Drinking Water and Groundwater Protection Division
Essex Junction Regional Office
111 West Street
Essex Junction, VT 05452
http://dec.vermont.gov/water/ww-systems

[phone] (802) 879-5656
[fax] (802) 879-3871

04-17-2019

Chris Wells
Heidi McLaughlin
493 VT Route 15
Underhill, VT 05489

RE: WW-4-5222, These plans are being submitted to acquire the proper state permitting for a replacement wastewater disposal system for an existing 2 bedroom single family residence on an existing +/-0.5 acre parcel. The proposed wastewater disposal system will be a Presby mound system located east of the existing house. The mound will be supplied by a new 1,000 gallon concrete septic tank. The existing potable water source is a spring well located west of the existing house and there are no changes proposed for this at this time., 28 Range Road, Underhill, Vermont.

Dear Permittee:

We received your completed application for the above referenced project on 04-16-2019 and was assigned to Bill Zabiloski . The following is a copy of the transaction record for this project.

Table with 6 columns: Date, Type, Code, Amount, Check#, Balance. Rows include transactions for 04-10-2019 (FEE, RO1, 306.25, -, \$-306.25) and 04-16-2019 (RECVD, -, 306.25, 776, \$0.00).

Under the performance standards for this program, we have a maximum of 30 days of "in-house" time to review your application. Please note, in-house performance standards do not include the days between our request for additional information and our receipt date of that information.

If you have any questions about the review process, or if you have not received a decision on your application within the in-house days, please contact this office.

We forwarded the information contained in your application to the Permit Specialist for this region to determine if a Project Review Sheet is required for this project. A Project Review Sheet describes your project and indicates permits or approvals that may be required by other State Agencies or Departments. Depending upon the decision by the Permit Specialist, a Project Review Sheet may be sent to you. Additionally, please contact your local officials regarding any necessary town or city permits needed for your project.

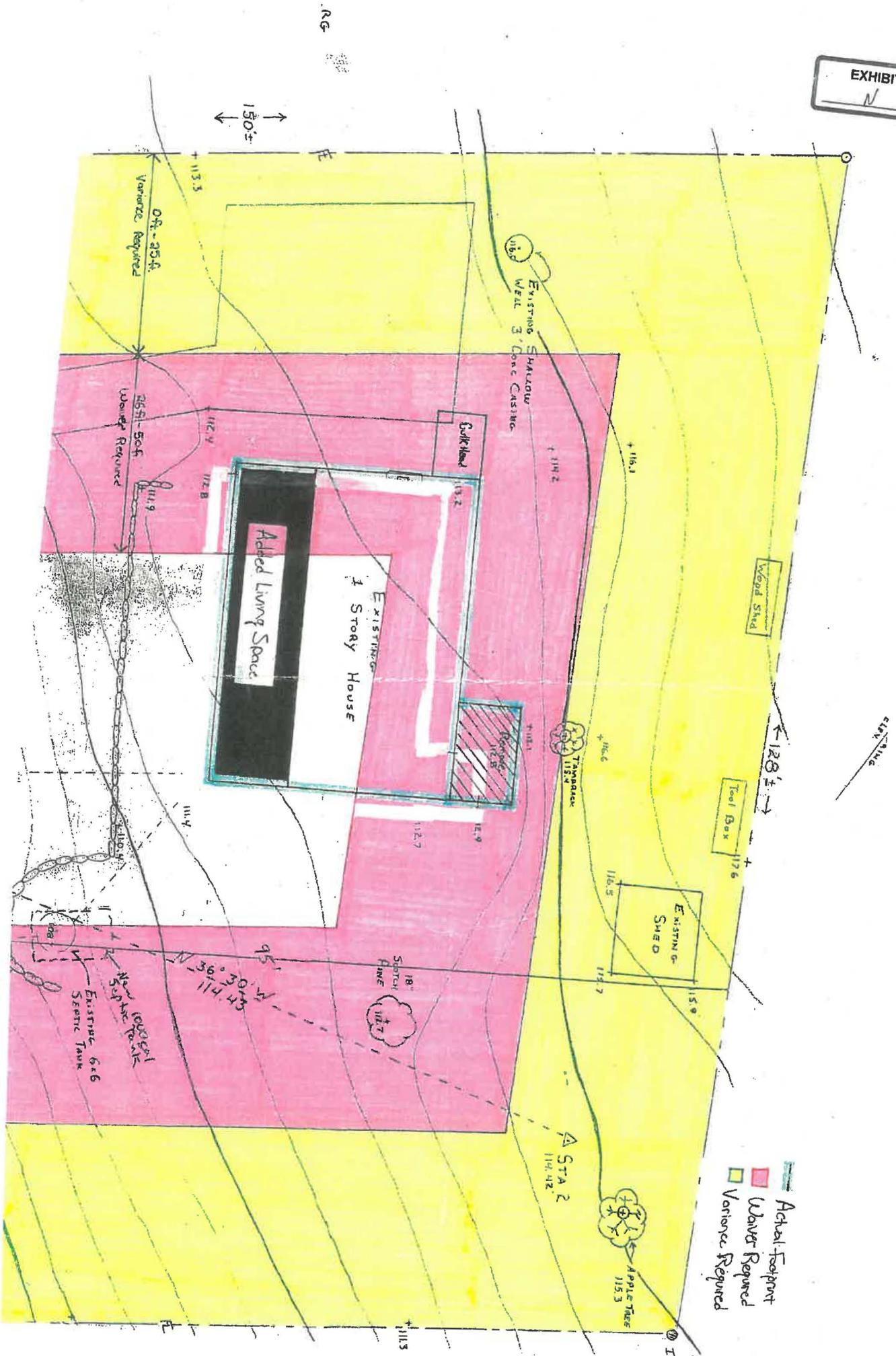
ANR Online - Once the Administrative staff accepts an application as complete, the application will be locked meaning no additional information may be uploaded to the application through ANR Online. It will be necessary to create a pdf of the new information and attach to an email sent to the Administrative staff with a copy of the email to the Reviewer. This email must reference in the subject line of the email the WW number assigned the project.

For the Drinking Water and Groundwater Protection Division

Ernestine Chevrier (handwritten signature)

Ernestine Chevrier
Environmental Technician III
802-879-5661

cc: Ryan Marsh /Marsh Septic and Design



- Actual Footprint
- Water Required
- Variance Required

0-ft - 25-ft
Variance Required

25-ft - 50-ft
Variance Required

150±

128±

SEWER LINE

EXISTING 6x6
SEPTIC TANK

95° N
0.61° E
36.12'

STA 2
114.42'

APPLE TREE
115.3

18"
SYCAMORE
TREE
112.7

EXISTING
SHED
15.0

TOOL BOX
117.6

TANAGER
113.5

EXISTING
SHALLOW
WELL 3' CONC CASING
116.1

EXISTING
119.2

112.7

112.9

EXISTING
1-1 STORY HOUSE
113.2

EXISTING
112.9

112.8

112.9

112.9

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112.9



To: Burlington Free Press
Classifieds/Legals
legals@bfp.burlingtonfreepress.com
860-5329

From: Town of Underhill
Zoning & Planning
P.O. Box 120
Underhill, VT 05489

LEGAL AD

Please e-mail to confirm receipt of this ad.

.....

Release Date: NO LATER THAN 05/04/2019

NOTICE OF PUBLIC MEETING

Town of Underhill Development Review Board (DRB)

Monday, June 3, 2019

At the Underhill Town Hall, 12 Pleasant Valley Road, Underhill, VT

The DRB will hold a hearing on the Conditional Use Review - Variance Request/Waiver Request Application by Chris Wells & Heidi McLaughlin for the proposed construction of a single-family dwelling within the property's setback requirements on property they own located at 28 Range Road (RA028). This property is located in the Rural Residential zoning district. A site visit will commence at the property's location at 6:00 PM on Monday, June 3, 2019, and the hearing will be held at Underhill Town Hall at 6:35 PM on Monday, June 3, 2019.

Additional information may be obtained at the Underhill Town Hall. The hearing(s) are open to the public. Pursuant to 24 VSA §§4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal. If you cannot attend the hearing(s), comments may be made in writing prior to the meeting and mailed to: Andrew Strniste, Planning Director & Zoning Administrator, P.O. Box 120 Underhill, VT 05489 or to astrniste@underhillvt.gov.

Please call Andrew Strniste at the Planning & Zoning Administrator's office at 899-4434 x106 with any questions concerning this ad and to confirm receipt. Please remit bill to: Town of Underhill, RE: 06-03-19 DRB Hearing, P.O. Box 120, Underhill, VT 05489. Thank you.



Town of Underhill Development Review Board

P.O. Box 120, Underhill, VT 05489
www.underhillvt.gov

Phone: (802) 899-4434, x106
Fax: (802) 899-2137

Certificate of Service

I hereby certify that on this 2 day of May, 2019, a copy of the following documents were delivered to the below recipients and corresponding addresses by United certified mail, return receipt requested.

Documents:

Notice to abutting neighbors regarding a Conditional Use Review – Variance Request/Waiver Request hearing pertaining to the proposed construction of a single-family dwelling within the property's setback requirements on property located at 28 Range Road (RA028) in Underhill, Vermont, which is owned by Chris Wells & Heidi McLaughlin.

Recipients and Corresponding Address: \$6.80

✓ **28 RANGE ROAD (RA028)**
Chris Wells & Heidi McLaughlin
493 Vermont Route 15
Underhill, VT 05489

✓ **29 RANGE ROAD (RA029)**
Eric & Lori Gildemeister
29 Range Road
Underhill, VT 05489

✓ **23 RANGE ROAD (RA023)**
Anderson H. & Theresa A. Hunt Trustees
P.O. Box 167
Underhill Center, VT 05490

✓ **30 RANGE ROAD (RA030)**
Nicholas F. Bosco & Amy S. Place
30 Range Road
Underhill, VT 05489

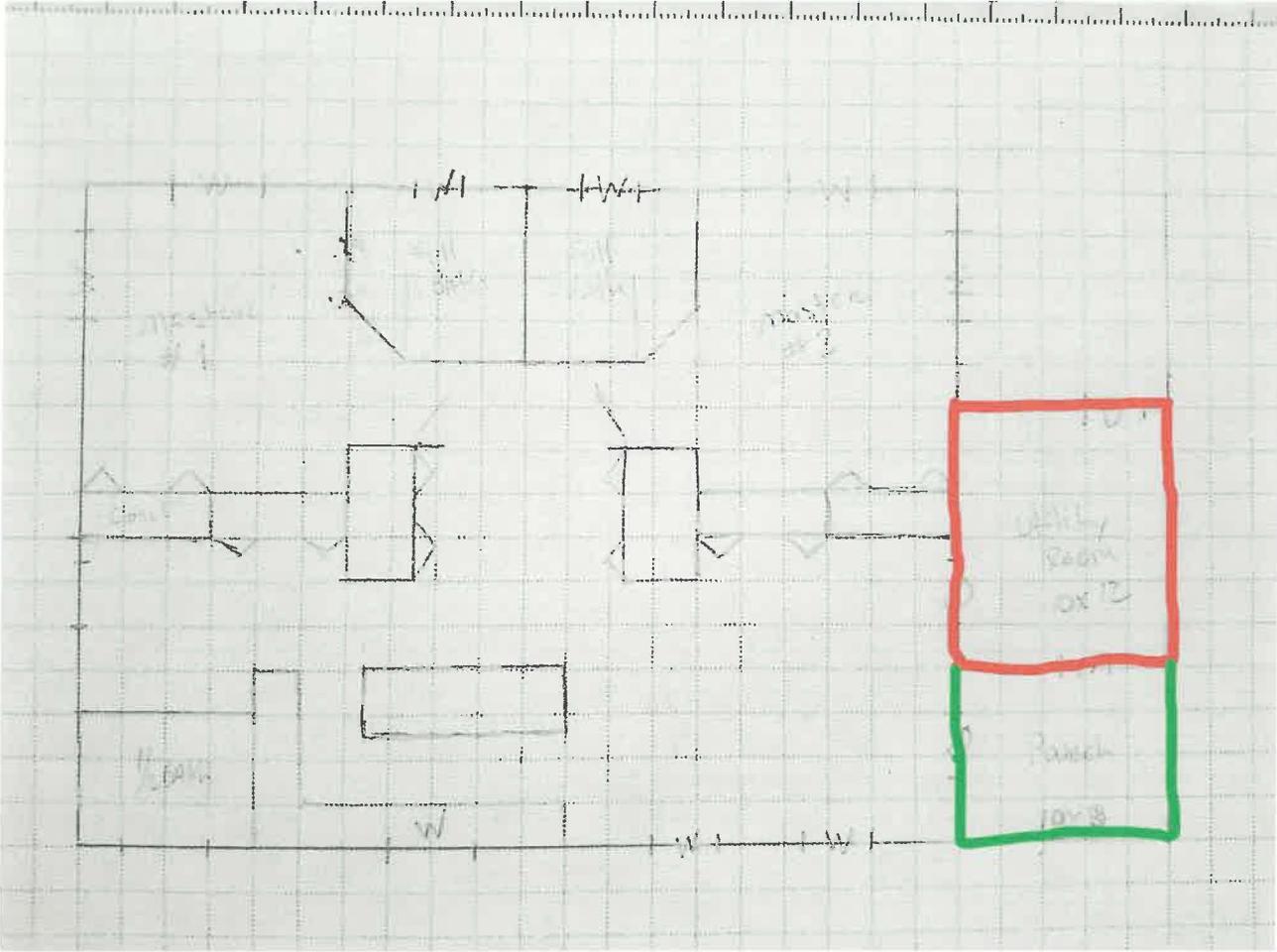
✓ **26 RANGE ROAD (RA026)**
Brian & Christine Wichert
26 Range Road
Underhill, VT 05489

✓ **9 SOUTH HILL (S0009)**
Guy G. & Joan C. Kennedy
9 South Hill
Underhill, VT 05489

Andrew Strimiste
Planning Director & Zoning Administrator
12 Pleasant Valley Road
Underhill, VT 05489

Date: 5/2/2019

The current DRB approved plan the utility room is all in the red zone. We are requesting the utility room be moved to the opposite side where there is less impact and only a small portion is in the red zone. The utility room will measure 10 x 12. We would like to add a screened in porch on the same side as the utility room 10 x 8.





State of Vermont
Department of Environmental Conservation

Agency of Natural Resources
Drinking Water and Groundwater Protection Division

EXHIBIT
I

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019

Landowners: **Chris Wells**
493 VT Route 15
Underhill VT 05489

Permit Number: WW-4-5222

Heidi McLaughlin
493 VT Route 15
Underhill VT 05489

This permit affects the following properties in the Town of Underhill, Vermont:

<i>Lot</i>	<i>Parcel</i>	<i>SPAN</i>	<i>Acres</i>	<i>Book/Page#’s</i>
Lot 1	RA028	660-209-10745	0.50	Book:235 Page:125-126

This project, consisting of a replacement wastewater disposal system for an existing, two bedroom single family residence on an existing, 0.50 acre parcel utilizing an existing, individual, on-site shallow well water supply, located at 28 Range Road, in the Town of Underhill, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

1.1 The project shall be completed as shown on the plans and/or documents prepared by Marsh Septic & Design, LLC (Ryan L. Marsh), with the stamped plans listed as follows:

<i>Title</i>	<i>Sheet #</i>	<i>Plan Date</i>	<i>Revision</i>
Replacement Septic Design - Site Plan	1 of 2	04/09/2019	5/13/19
Replacement Septic Design - Detail Sheet	2 of 2	04/09/2019	5/13/19

1.2 This permit does not relieve the landowner from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from the Act 250 Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; or other State departments and local officials.

1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Town of Underhill Land Records within thirty (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Town of Underhill Land Records and ensure that copies of all certifications are sent to the Secretary.

1.5 No permit issued by the Secretary shall be valid for a substantially completed wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer that states: *“I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and wastewater system was installed in accordance with the permitted design and all the permit conditions, was inspected, was properly tested, and has successfully met those performance tests”*, or which otherwise satisfies the requirements of §1-311 of the referenced rules.

1.6 The lot is approved for one, two bedroom single family residence. No alterations to the existing building that would change or affect the water supply or wastewater disposal shall be allowed without prior approval by the Drinking Water and Groundwater Protection Division. Construction of additional nonexempt buildings including commercial and residential buildings is not allowed without prior permitting by the Drinking Water and



Groundwater Protection Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations.

- 1.7 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit, the **Innovative/Alternative System Approval letter #2004-02-R5 2019 Renewal for Enviro-Septic® (ES)** and the stamped plan(s), if applicable, prior to conveyance of any portion of the project to that purchaser. If the licensed designer specified AES or ES Pipe Leaching System, a permit is required to change to SS Pipe Leaching System.
- 1.8 By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.9 Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.
- 1.10 This permit authorizes the landowner to construct a new wastewater disposal system required to abate a health hazard created by the failure of the existing wastewater disposal system serving the structure/residence. The landowner is required to continue measures to prevent wastewater from surfacing on top of the ground, entering surface waters of the State, or backing up into the existing residence until such time as the approved wastewater system is constructed, activated, and all the conditions of this permit are satisfied.
- 1.11 The landowner shall complete construction of the wastewater system approved by this permit **no later than November 20, 2019** The landowner may request one extension of this deadline, provided the landowner makes the request in writing prior to the specified date, and shows good cause why construction was not complete by the stated date.

2.WATER SUPPLY

- 2.1 The lot is authorized to utilize the existing on-site water supply system for 280 gallons per day provided the potable water supply is operated at all times in a manner that keeps the supply free from contamination. No changes shall be made to the existing water system, and no other means of obtaining potable water shall be allowed, without prior review and approval by the Drinking Water and Groundwater Protection Division unless otherwise exempt. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".

3.WASTEWATER DISPOSAL

- 3.1 The lot project is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for 280 gallons of wastewater per day. The system(s) shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. Should the system fail and not qualify for the minor repair or replacement exemption, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to correcting the failure.
- 3.2 The components of the sanitary wastewater system herein approved shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 3.3 The corners of the proposed replacement wastewater disposal system shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.
- 3.4 The lot is approved for a mound wastewater system provided the mound is constructed in strict accordance with the following conditions:
 - a. The mound system is to be located and constructed as depicted on the plans that have been stamped by the Drinking Water and Groundwater Protection Division.
 - b. A qualified Vermont Licensed Designer shall inspect the mound system during critical stages of construction. This shall include the staking of the location of the mound, ensuring the site has been properly plowed prior to placement of the appropriate sand fill, the installation and testing of the distribution piping, final grading of the mound including side slopes, and pump station installation.
 - c. The construction of the mound shall adhere to the guidelines set forth in Section 1-921(k) of the above referenced rules.

- d. Upon completion of construction, and prior to occupancy of any structure being served by the mound system, the inspecting consultant shall submit to the Drinking Water and Groundwater Protection Division a written certification stating the construction has been completed in accordance with the stamped plans and the permit.
- 3.5 A qualified Vermont Licensed Designer shall inspect the installation of the curtain drain during critical stages of construction and shall submit a written certification stating the construction has been completed in accordance with the stamped plans and the permit.
- 3.6 The wastewater system for this project is approved for domestic type wastewater only except as allowed for water treatment discharges. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.
- 3.7 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater disposal systems are allowed on or near the site-specific wastewater disposal system or replacement area depicted on the stamped plans. All isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be adhered to and will be incorporated into the construction and installation of the wastewater disposal field.
- 3.8 Variances have been granted from the Technical Standards in accordance with the Wastewater System and Potable Water Supply Rules, Section 1-802 for the replacement wastewater system for the purpose of eliminating a health hazard. Certain design aspects of the approved replacement wastewater system may not adhere to the minimum standards required by the Wastewater System and Potable Water Supply Rules. The design flows for this building may not be increased until a fully complying wastewater system design prepared by a qualified Vermont Licensed Designer is submitted for review and approved by the Drinking Water and Groundwater Protection Division.

Emily Boedecker, Commissioner
Department of Environmental Conservation

Dated May 20, 2019

By 

William E. Zabiloski
Regional Engineer
Essex Junction Regional Office
Drinking Water and Groundwater Protection Division

Enclosures:

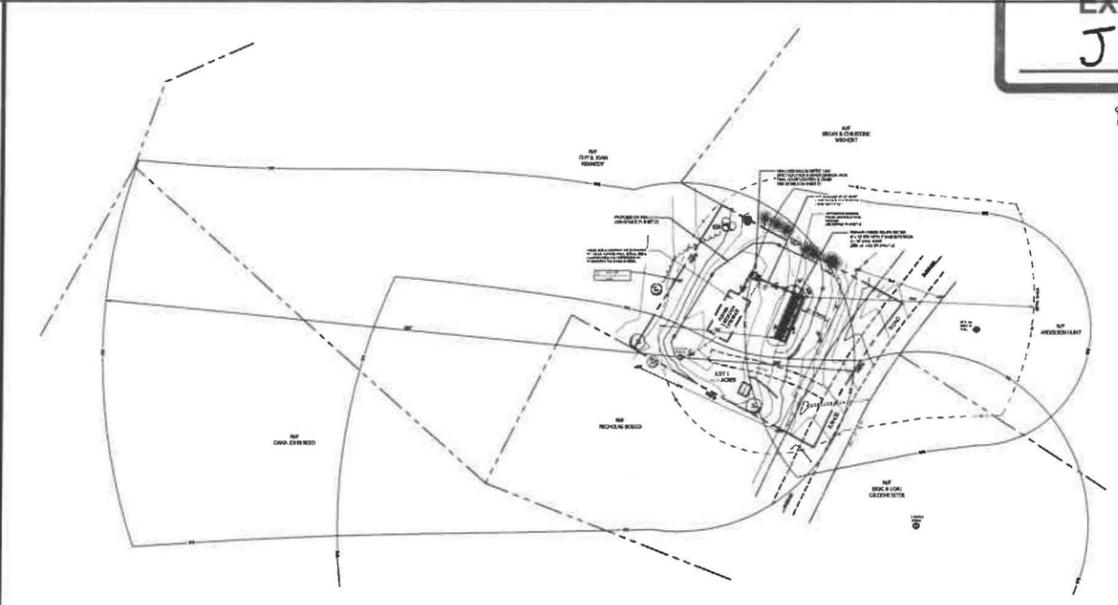
cc: Marsh Septic & Design, LLC
Town of Underhill Planning Commission
Innovative/Alternative Manufacturer – Presby Environmental, Inc.

ISOLATION TABLE

ITEM	LEACHFIELD	WELL
DRIVEWAY	10'	15'
HOUSE	10'	10'
PROPERTY LINE	10'	10'
LEACHFIELD	-	100'/20'
SEPTIC TANK	-	50'
WATERLINE	25'	-

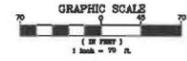
VARIANCES REQUESTED FOR REPLACEMENT SYSTEM

1. BUILDING REPLACEMENT WASTEWATER SYSTEM OVER EXISTING LEACHFIELD AREA.
2. SEPARATION DISTANCE TO TOP OF BANK (STEEP SLOPE) = 12' INSTEAD OF 25'
3. SEPARATION DISTANCE TO POTABLE WATER SUPPLIES.



N/F
GUY & JOAN
KENNEDY

N/F
BRIAN & CHRISTINE
WICHERT



OVERALL SITE PLAN

HOUSE SIZE & LOCATION ARE SHOWN FOR PICTORIAL PURPOSE ONLY. ACTUAL SIZE & LOCATION WILL VARY DEPENDING ON PROSPECTIVE PURCHASERS NEEDS.

PROJECT BENCHMARK
SPIKE PLUSH IN GROUND (CP 2)
ELEV. = 1012.62'

PROPOSED CURTAIN DRAIN
(SEE DETAILS ON SHEET 2)

NEW 1,000 GALLON SEPTIC TANK
EXACT LOCATION & GRADE DEPENDS UPON
FINAL HOUSE LOCATION & GRADE
(SEE DETAILS ON SHEET 2)

PIPE TO BE LAID AT CONSTANT
GRADE & DRAIN TO LEACHFIELD
(MIN 1/4" PER FT. FITZ)

APPROXIMATE EXISTING
FAILED LEACHFIELD TO BE
REMOVED
(SEE DETAILS ON SHEET 2)

PRIMARY PRESBY MOUND SYSTEM
6' x 42' BED WITH 3' SAND EXTENSION
3 - 40' LONG ROWS
(SEE DETAILS ON SHEET 2)

FORMER
2 BEDROOM
RESIDENCE

LOT 1
±0.5 ACRES

N/F
ANDERSON HUNT

LEGEND

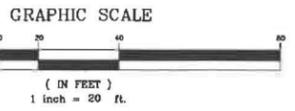
	CONTROL POINT
	TEST PIT
	PERCOLATION TEST
	IRON REBAR FOUND (IRF)
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EDGE OF GRAVEL
	SEPTIC SHIELD
	WELL PROTECTION ZONE
	PROPERTY LINE
	EDGE OF RIGHT OF WAY (R.O.W.)

PROJECT DESCRIPTION:

THESE PLANS ARE BEING SUBMITTED TO ACQUIRE PROPER STATE PERMITTING FOR A REPLACEMENT WASTEWATER DISPOSAL SYSTEM FOR AN EXISTING 2 BEDROOM RESIDENCE. THE PROPOSED WASTEWATER DISPOSAL SYSTEM WILL BE A PRESBY MOUND SYSTEM LOCATED SOUTH OF THE EXISTING RESIDENCE. THE LEACHFIELD WILL BE SUPPLIED BY A NEW 1,000 GALLON SEPTIC TANK. THERE ARE NO CHANGES BEING MADE TO THE EXISTING WATER SOURCE (SPRING).

SITE PLAN NOTES:

1. ALL BOUNDARY LINES SHOWN ARE TAKEN FROM A DEED DESCRIPTION AND/OR TAX MAP RECORDED IN THE UNDERHILL TOWN CLERK'S OFFICE.
2. THIS PLAN IS NOT AN OFFICIAL SURVEY AND SHALL NOT BE USED AS ONE OR FOR CONVEYANCE OF LOTS. THE PURPOSE OF THIS PLAN IS TO ACQUIRE A STATE PERMIT(S).
3. ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ACTUAL LOCATIONS MAY VARY. LOCATIONS SHOULD BE CONFIRMED BY A CONTRACTOR PRIOR TO ANY EXCAVATION. CALL DIG SAFE.
4. ELEVATIONS ARE BASED ON ASSUMED DATUM.



N/F
ERIC & LORI
GILDEMEISTER

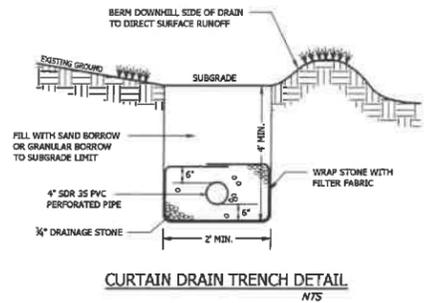
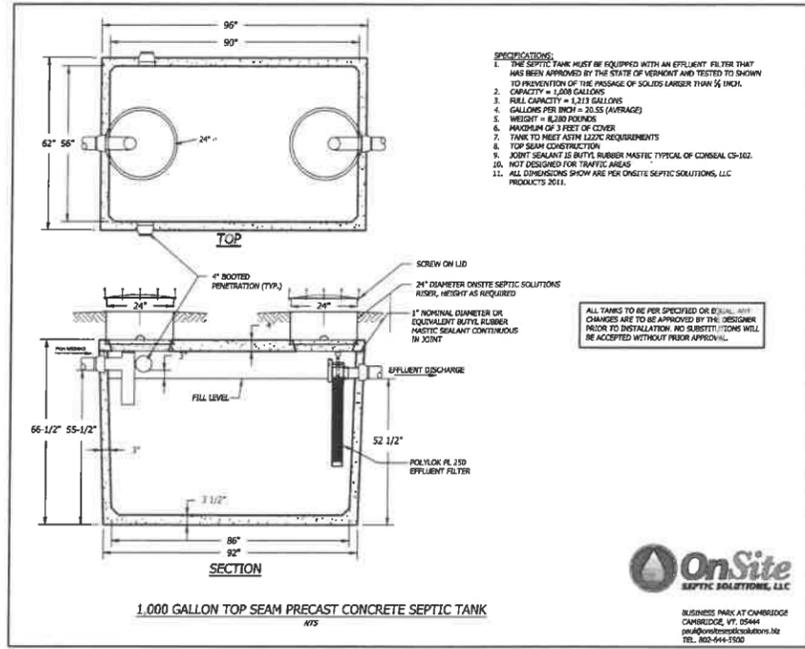
No.	Date	Revised	By



CHRIS WELLS
HEIDI MCLAUGHLIN
28 RANGE ROAD, UNDERHILL
REPLACEMENT SEPTIC DESIGN
SITE PLAN

MARSH SEPTIC DESIGN LLC
136 SHAW RD
FLETCHER, VT 05349-0670

Date: 4/9/19 Sheet No: 1 of 2
Scale: 1" = 20' Drawing: Site Plan
Dwn By: RLM Job No: 070



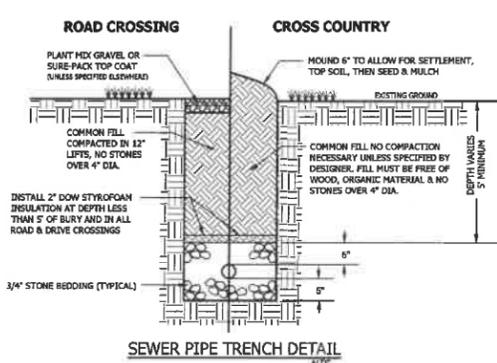
TEST PIT RESULTS
TEST PITS PERFORMED BY RYAN MARSH, (DESIGNER #575) ON OCTOBER 24, 2018.

TEST PIT #	DEPTH	SOIL DESCRIPTION
TEST PIT 1	0' - 6"	SEASONAL HIGH WATER TABLE (SHWT) @ 18"
	6" - 28"	DARK BROWN, FINE SANDY LOAM WITH FEW SMALL GRAVELS, FRIABLE, MANY ROOTS
	28" - 60"	DARK TAN BROWN, SANDY LOAM WITH FEW SMALL GRAVELS, FRIABLE, FEW ROOTS
		REDOX COMMON AT 18"
		DARK BROWN, VERY FINE SANDY LOAM, FRIABLE, NO ROOTS, REDOX COMMON
TEST PIT 2	SHWT @ 18"	
	0' - 4"	DARK BROWN, FINE SANDY LOAM WITH FEW SMALL GRAVELS, FRIABLE, MANY ROOTS
	4" - 18"	DARK TAN BROWN, SANDY LOAM WITH FEW SMALL GRAVELS, FRIABLE, FEW ROOTS
	18" - 57"	DARK BROWN, VERY FINE SANDY LOAM, FRIABLE, NO ROOTS, REDOX COMMON
TEST PIT 3	SHWT @ 18"	
	0' - 6"	DARK BROWN, FINE SANDY LOAM WITH FEW SMALL GRAVELS, FRIABLE, MANY ROOTS
	6" - 29"	DARK TAN BROWN, SANDY LOAM WITH FEW SMALL GRAVELS, FRIABLE, FEW ROOTS
	29" - 59"	REDOX COMMON AT 18"
		DARK BROWN, VERY FINE SANDY LOAM, FRIABLE, NO ROOTS, REDOX COMMON

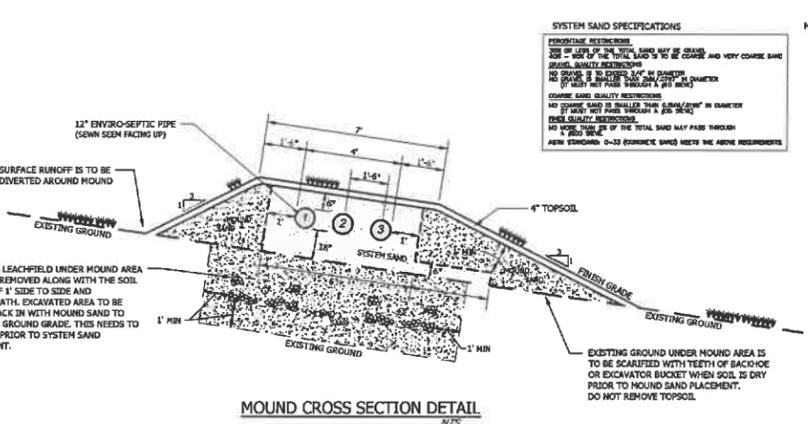
PERCOLATION TEST RESULTS
TEST PERFORMED BY RYAN MARSH, (DESIGNER #575) ON OCTOBER 24, 2018.

PERC. TEST #	PERCOLATION RATE
PERC. TEST #1	10 MINUTES PER INCH
PERC. TEST #2	12 MINUTES PER INCH

- BASIS OF DESIGN FOR A PRESBY MOUND SEPTIC SYSTEM**
- THIS PROPOSED WASTEWATER SYSTEM WAS DESIGNED FOR A 2 BEDROOM SINGLE FAMILY HOUSE.
- DESIGN FLOW - 280 GPD (140 GPD / BEDROOM UNTIL 3 BEDROOM, THEN 70 GPD / BEDROOM)
 - PERCOLATION TEST: 10 MINUTES/INCH
 - LENGTH OF PIPE REQUIRED - 110 LF (PER STATE OF VERMONT PRESBY DESIGN AND INSTALLATION MANUAL)
 - LENGTH OF PIPE PROVIDED - 120 LF
 - SAND BED AREA REQUIRED - 335 SF (PER STATE OF VERMONT PRESBY DESIGN AND INSTALLATION MANUAL)
 - SAND BED AREA PROVIDED - 378 SF (6' x 42' MOUND BED - 3' BED EXTENSION, SEE DETAILS)
 - HOUSE SEPTIC TANK SIZE - 1,000 GALLON CONCRETE (NEW TANK, SEE DETAILS)



- CONSTRUCTION NOTES**
- MARSH SEPTIC & DESIGN SHALL RECEIVE AT LEAST 72 HOURS NOTICE PRIOR TO CONSTRUCTION TO STAKEOUT THE SEPTIC SYSTEM AT THE LOCATION AND ELEVATIONS SHOWN ON THIS PLAN. THEY SHALL ALSO RECEIVE 24 HOURS NOTICE PRIOR TO CONSTRUCTION OF KEY ELEMENTS OF THIS SEPTIC SYSTEM FOR INSPECTION. THE LOT OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING INSPECTION SERVICES WITH THE DESIGNER. THIS IS TO SUPPLY AN AS-BUILT CERTIFICATION AS REQUIRED BY THE STATE PERMIT. THE SEPTIC TANK, PUMP STATION, SEWER PIPE OR FORCE MAIN, D-BOX AND THE LEACH PIPES IN THE TRENCHES OR BED SHALL BE LEFT VISIBLE FOR INSPECTION. THE CONTRACTOR SHALL BE PREPARED TO TEST RUN THE FLOUT TANK AT THE TIME OF THE INSPECTION BY PUMPING CLEAN WATER THROUGH THE MOUND DISTRIBUTION SYSTEM. FINAL CERTIFICATION WILL NOT BE PROVIDED IF SYSTEM IS COVERED BEFORE INSPECTED BY DESIGNER.
 - THE MOUND SHALL BE BUILT TO THE PROPER GRADE SHOWN ON THE PLANS. ALL ABOVE GROUND VEGETATION SHALL BE CLOSELY CUT AND REMOVED FROM THE GROUND SURFACE IN THE AREA OF THE MOUND TRENCH(S) OR BED AND THE FILL MATERIAL AROUND THEM. ALL TREE STUMPS ARE TO BE CUT FLUSH WITH THE EXISTING GROUND SURFACE AND NO ROOTS SHALL BE PULLED. THE EXISTING GROUND BELOW THE PROPOSED MOUND AREA IS TO BE PLOWED TO A DEPTH OF 7" - 8" PARALLEL TO THE CONTOURS WITH THE FURROWS PLACED UP SLOPE. IF THE AREA CAN NOT BE PLOWED, AN EXCAVATOR OR BACKHOE FITTED WITH CHISEL TEETH MAY BE USED TO "TILL" THE AREA CREATING FURROWS THAT ARE PARALLEL TO THE CONTOURS. TO PREVENT COMPACTION OF THE SOIL, ONCE PLOWED NO CONSTRUCTION EQUIPMENT SHALL MOVE ACROSS OR REST ON THIS AREA. HOWEVER, AFTER PLACING A MINIMUM OF 6" OF SAND FILL OVER THE PLOWED AREA, CONSTRUCTION EQUIPMENT MAY DRIVE OVER THE PROTECTED MOUND AREA. THE BUCKET ON AN EXCAVATOR, BACKHOE OR FRONT END LOADER SHALL BE USED TO PLACE THE SYSTEM SAND AND MOUND SAND FILL IN THE MOUND TO THE CORRECT INVERT ELEVATION NOTED ON THIS SHEET. THE ENVIRO-SEPTIC PIPES ARE TO BE LAID LEVEL ON TOP OF THE SYSTEM SAND, SEW SEEN FACING UPWARD AND AT THE NOTED SPACING ON THIS SHEET. REMOVE ANY DIPS AND RISES WHICH OCCUR IN THE PIPE, BEFORE COVERING THE PIPES, THE NEW SYSTEM MUST BE TESTED AND INSPECTED BY DESIGNER. AFTER PASSING THE INSPECTION INSTALL FINISH PLACING THE SYSTEM SAND OVER THE TOP OF THE PIPES KEEPING THEM LEVEL. THE TIES OF THE MOUND WASTEWATER DISPOSAL SYSTEM IS TO BE BUILT USING MOUND SAND THEN FOLLOWED COVERING THE ENTIRE MOUND BY AT LEAST 4" OF TOPSOIL. THE CONTRACTOR SHALL CROWN THE TOP AND SHAPE THE MOUND SO THAT THERE WILL BE NO STANDING SURFACE WATER ON OR AROUND THE MOUND.
 - ALL PVC PIPE JOINTS AND CONNECTIONS SHALL BE SOLVENT WELDED.
 - ALL DISTURBED AREA AROUND THE MOUND, SEWER LINE, SEPTIC TANK AND PUMP STATION SHALL BE FINE GRADED TO ENSURE CONTOURS. THIS AREA SHALL THEN BE SEEDED WITH A GRASS MIXTURE AND A COVERING OF MULCH TO ENSURE GERMINATION OF SEEDS.
 - ALL RISER COVERS ARE TO BE WATER TIGHT AND AT OR ABOVE FINAL GRADE FOR ACCESSIBILITY WITH A SECURE COVER.
 - IT SHALL BE THE LOT OWNERS RESPONSIBILITY TO CONFORM TO THE REQUIREMENTS OF THE STATE PERMIT AND INSURE THAT THE PROJECT IS BUILT IN CONFORMANCE TO THE PLANS AND SPECIFICATIONS.
 - CALL DIG SAFE 72 HOURS PRIOR TO START OF ANY CONSTRUCTION. UNDERGROUND UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THESE PLANS.



SYSTEM SAND SPECIFICATIONS

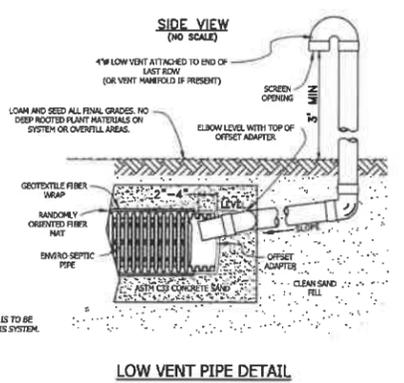
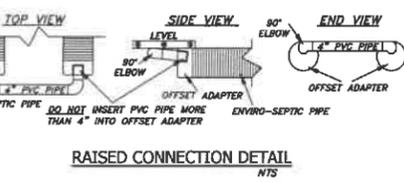
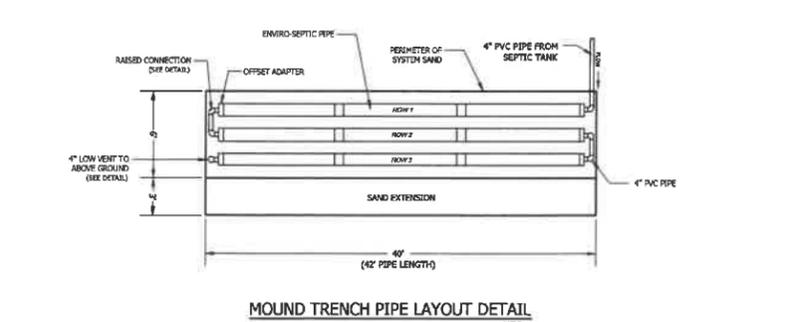
PERCENTAGE RESTRICTIONS:
20% OR LESS OF 20" OR LARGER MAY BE GRADE
GRAVEL QUALITY RESTRICTIONS:
NO STONES 2" TO 4" IN DIAMETER
IF TEST NET PASS THROUGH 4" AND 8" SIZES
COARSE SAND QUALITY RESTRICTIONS:
NO STONES 1/8" TO 1/4" IN DIAMETER
NO STONES 1/4" TO 1/2" IN DIAMETER
FINE SAND QUALITY RESTRICTIONS:
NO MORE THAN 2% OF THE TOTAL SAND MAY PASS THROUGH
AREA VOLUMES: 0-10 (EXCLUSIVE SAND) WITH THE ABOVE RESTRICTIONS.

MOUND SAND SPECIFICATIONS

ALL FILL SHALL BE SAND	PERCENTAGE RESTRICTIONS
10	100
20	100
30	100
40	100
50	100
60	100
70	100
80	100
90	100
100	100

PRESBY GRADE TABLE

ROW NO.	PIPE INVERT ELEVATION
DBOX	1004.3
ROW 1	1004.1
ROW 2	1003.9
ROW 3	1003.7



STATE OF VERMONT
RYAN L. MARSH
NO. 575
LICENSED DESIGNER

No.	Date	Revised	By

CHRIS WELLS
HEIDI MCLAUGHLIN
28 RANGE ROAD, UNDERHILL

MARSH SEPTIC & DESIGN
138 SHAW RD FLETCHER, VT 052.849.0670

REPLACEMENT SEPTIC DESIGN
DETAIL SHEET

Date: 4/9/19 Sheet No: 2 of 2
Scale: NA Drawing: Site Plan
Dwn By: RLM Job No: 070

EXHIBIT
L

- Actual Footprint
- Waiver Required
- Variance Required



← 128' ± →

Wood Shed

Tool Box 17.6

EXISTING SHED

EXISTING SHALLOW WELL 3' CONC CASING 116.0

TAMARACK 115.4

APPLE TREE 115.3

STA 2 114.42'

Bulk Head Porch 113.2

Porch 112.8

EXISTING 1 STORY HOUSE

Added Living Space

Proposed Utility Room

Proposed Porch

18" SCOTCH PINE 112.7

N 36° 30' W 95'

New 1000gal Septic Tank

EXISTING 6x6 SEPTIC TANK

150' ±

0ft. - 25ft. Variance Required

26ft. - 50ft. Waiver Required

EXHIBIT M

TRING ELEV.

- Actual Footprint
- Waiver Required
- Variance Required

