

## Town of Underhill

P.O Box 120, Underhill, VT 05489

[www.underhillvt.gov](http://www.underhillvt.gov)

E-mail: [astrniste@underhillvt.gov](mailto:astrniste@underhillvt.gov)

Phone: (802) 899-4434, x106

Fax: (802) 899-2137

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### Underhill Center Village Center Designation

February 2, 2017

Vermont Village Center Designation Program  
Division for Community Planning and Revitalization  
Department of Housing and Community Development (DHCD)  
One National Life Drive, 6<sup>th</sup> Floor  
Montpelier, VT 05620

ATTN: Richard Amore  
Re: Underhill Center Village Center Designation

Dear Mr. Amore,

The Town of Underhill would like to request Village Center Designation for Underhill Center. The proposed Village Center Designation would be located along River Road and Pleasant Valley Road, between Range Road and Irish Settlement Road, in Underhill, Vermont. The area has been a focal point of the Underhill Planning Commission's for revitalization purposes.

Currently, the proposed village center is located entirely within Underhill's Water Conservation zoning district – a zoning district that does not align with the characteristics of the neighborhood. However, the Underhill Planning Commission believes that a Village Center Designation would assist in the development of a new village zoning district or an overlay district, which would allow for the development of the area that is more consistent with the characteristics of Underhill Center.

The boundaries of the proposed village center contains various civic and/or public facilities such as the Underhill Central School, Underhill Town Hall, Old Schoolhouse #5, St. Thomas Church, the Underhill Center Post Office, and two community parks. In addition, there are two mixed use properties and four multi-family dwellings located within the proposed village center.

Last month, the State of Vermont granted the Underhill Historical Society a historic preservation grant to assist in the ongoing efforts to restore the Old Schoolhouse, which has gained Town support via ballot measures during previous Town Meeting Days. In the past year, the Underhill Historical Society has made tremendous strides in restoring the building, as half the building received a fresh coat of paint, electrical and lighting upgrades, and the replacement of all the windows. With the grant in place, the Historical Society will be painting the remainder of the building; continuing to update the electrical and lighting; as well as restoring the second floor, which was severely damaged in a fire several decades ago.

In addition, St. Thomas Church has discussed restoring the church to what it once looked like when

the Church was first built. Furthermore, there has been some discussion about renovating Underhill Town Hall. While the Town Hall was renovated several years ago, which provided for the expansion of the building, as well as the installation of a new vault for the land records, the building could use additional upgrades that would allow for better functionality. The renovation of Underhill Town Hall is further supported as goal in the Town Plan.

Lastly, the Old Country Store only contains apartments at the moment, as a co-op just recently closed; however, the committee that oversaw the business still meets monthly to discuss strategies about reopening. With Village Center Designation, the co-op would be able to utilize the incentives & benefits, and hopefully reopen the co-op, or open another business that will utilize the empty commercial space in a similar manner as the co-op.

The application for Village Center Designation was approved by the Underhill Selectboard on January 31, 2017. A copy of the following documents have been included as part of this application:

1. The municipal resolution approved by the Selectboard on January 31, 2017 authorizing the submission of this application;
2. A letter notifying the Chittenden County Regional Planning Commission of the Town's intent of applying for Village Center Designation for Underhill Center;
3. A letter notifying the Greater Burlington Industrial Corporation of the Town's intent of applying for Village Center Designation for Underhill Center;
4. A letter from Chittenden County Regional Planning Commission confirming Underhill's planning process;
5. A map illustrating the proposed Village Center Designation boundaries;
6. A map indexing associated photographs of the proposed Village Center Designation properties;
7. Photographs of the relevant properties and corridors within the proposed Village Center Designation;
8. Excerpts from Underhill's Town Plan demonstrating the Town's intention of applying for Village Center Designation for Underhill Center;
9. A map illustrating the applicable zoning districts within the proposed Village Center Designation; and
10. Corresponding bylaw excerpts from Underhill's Unified Land Use & Development Regulations regarding the relevant zoning districts.

The Underhill Selectboard has also authorized me to amend the Village Center Designation boundary as requested by the Downtown Board. Feel free to contact me with any questions, as I can be reached by phone at (802) 899-4434, ext. 106, or by email at [astrniste@underhillvt.gov](mailto:astrniste@underhillvt.gov).

Sincerely,



Andrew Strniste  
Planning Director & Zoning Administrator

# Underhill Center



## Application for Village Center Designation



# TOWN OF UNDERHILL SELECTBOARD RESOLUTION

Whereas, the Town of Underhill Planning Commission is the author of the 2015 Underhill Town Plan, as adopted on June 23, 2015 by the Town of Underhill Selectboard; and

Whereas, the 2015 Underhill Town Plan encourages the Town to apply for Village Center Designation for Underhill Center with the Vermont Department of Housing & Community Development under § 2.2 Historic Villages and 3.5 Water Conservation Zoning District.

NOW, THEREFORE, IT IS HEREBY RESOLVED, by this Board that the Town of Underhill, authorizes the Planning Director to submit a Village Center Designation Application for the Underhill Center with the Vermont Department of Housing & Community Development; and

BE IT FURTHER RESOLVED, that this Board authorizes the Planning Director to amend the Village Center Designation Boundary as requested by the Downtown Board; and

BE IT FURTHER RESOLVE, that this Board authorizes the Planning Director to amend the application, as requested by the Downtown Board, to obtain Village Center Designation approval.

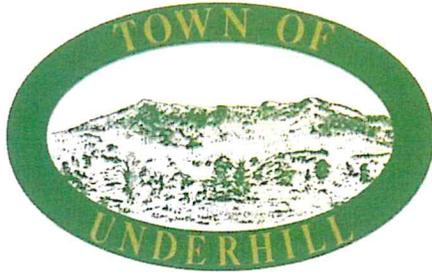
Passed this 31 day of JANUARY, 2017.  
(Day) (Month) (Year)

Clifford Peterson  
Selectboard Member, Chair

Richard Heh  
Selectboard Member, Chair

(absent)

Kurt Johnson  
Selectboard Member, Chair



## Town of Underhill

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### Underhill Center Village Center Designation Notice

January 30, 2017

Chittenden County Regional Planning Commission  
110 West Canal Street, Suite 202  
Winooski, VT 05404

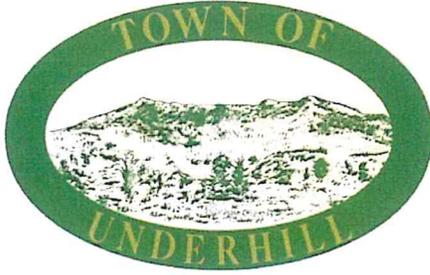
To Whom It May Concern:

Please be advised that the Town of Underhill is submitting an application for Village Center Designation for Underhill Center. Underhill Center is located along River Road and Pleasant Valley Road, between Range Road and Irish Settlement Road, in Underhill, Vermont. The application for Village Center Designation requires notification to the Regional Development Corporation and the Regional Planning Commission.

Feel free to contact me if you have any questions or would like to view the application. I can be reached by phone at (802) 899-4434, ext. 106, or by email at [astrniste@underhillvt.gov](mailto:astrniste@underhillvt.gov).

Sincerely,

Andrew Strniste  
Planning Director & Zoning Administrator



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### Underhill Center Village Center Designation Notice

January 30, 2017

Greater Burlington Industrial Corporation  
60 Main Street, P.O. Box 786  
Burlington, VT 05402

To Whom It May Concern,

Please be advised that the Town of Underhill is submitting an application for Village Center Designation for Underhill Center. Underhill Center is located along River Road and Pleasant Valley Road, between Range Road and Irish Settlement Road, in Underhill, Vermont. The application for Village Center Designation requires notification to the Regional Development Corporation and the Regional Planning Commission.

Feel free to contact me if you have any questions or would like to view the application. I can be reached by phone at (802) 899-4434, ext. 106, or by email at [astrniste@underhillvt.gov](mailto:astrniste@underhillvt.gov).

Sincerely,

Andrew Strniste  
Planning Director & Zoning Administrator

January 30, 2017

Andrew Strniste  
Planning Director & Zoning Administrator  
Town of Underhill  
P.O. Box 120  
Underhill, VT 05489

Dear Andrew,

The Chittenden County Regional Planning Commission is pleased to support the Town of Underhill's application for a Village Center Designation for Underhill Center. CCRPC approved Underhill's Town Plan and confirmed its planning process on July 15, 2015 (see attached resolution). The Town Plan calls for applying for Village Center Designation for Underhill Center. The designation will help Underhill's goal of protecting the Town's historic and cultural resources, including its villages.

Underhill Center is also listed as a Village in the Regional Plan's (*Chittenden County ECOS Plan*) Planning Area map. Therefore the designation will also help implement Strategy #2 of the *Chittenden County ECOS Plan*, which calls for 80% of new development in the areas planned for growth, which the Underhill Center falls within.

Please feel free to contact me should you have any questions.

Best regards,



Charlie Baker  
Executive Director

**Chittenden County Regional Planning Commission (CCRPC)  
Resolution**

**Underhill's Town Plan & Planning Process**

WHEREAS, Title 24, V.S.A. § 4350 in part requires that CCRPC shall review the municipal planning process of our member municipalities including review of plans; that each review shall include a public hearing which is noticed as provided in 24 V.S.A. § 4350(b); and that before approving a plan the Commission shall find that it:

1. is consistent with the goals established in Section 4302 of this title;
2. is compatible with its Regional Plan;
3. is compatible with approved plans of other municipalities in the region;
4. contains all the elements included in § 4382(a)(1)-(12) of this Title.

WHEREAS, the CCRPC at its May 22, 2013 meeting approved the *CCRPC Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans* dealing with local plans and CCRPC action; and

WHEREAS, The Town of Underhill, Vermont is a member municipality of this Commission; and

WHEREAS, The Town of Underhill formally requested CCRPC to approve its Town Plan and confirm its planning process; and

WHEREAS, The Planning Advisory Committee reviewed the Town Plan and planning process; and

WHEREAS, the Planning Advisory Committee held a warned public hearing at the CCRPC, located at 110 W. Canal Street, Suite 202, Winooski, Vermont on Wednesday, March 11, 2015, reviewed the records and recommended that, upon Selectboard adoption, the Commission approve Underhill's Town Plan as meeting the requirements of 24 V.S.A. § 4350 and the *Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans* and confirms the community's planning process as consistent with Title 24, Chapter 117.

WHEREAS, The Town of Underhill's Selectboard approved the 2015 Underhill Town Plan at its June 23, 2015 meeting; and

NOW, THEREFORE, BE IT RESOLVED BY THE CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION, that, in compliance with 24 V.S.A. § 4350 and the *Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans*, CCRPC approves Underhill's Town Plan amendment and the Commission finds that said Town Plan:

1. is consistent with the goals established in Section 4302 of Title 24;
2. is compatible with the 2013 *Chittenden County Regional Plan, entitled the ECOS Plan*, adopted June 19, 2013;
3. is compatible with the approved plans from other adjacent Chittenden County municipalities; and
4. contains all the elements included in § 4382(a)(1)-(12) and/or is making substantial progress toward attainment of the elements of this subsection;

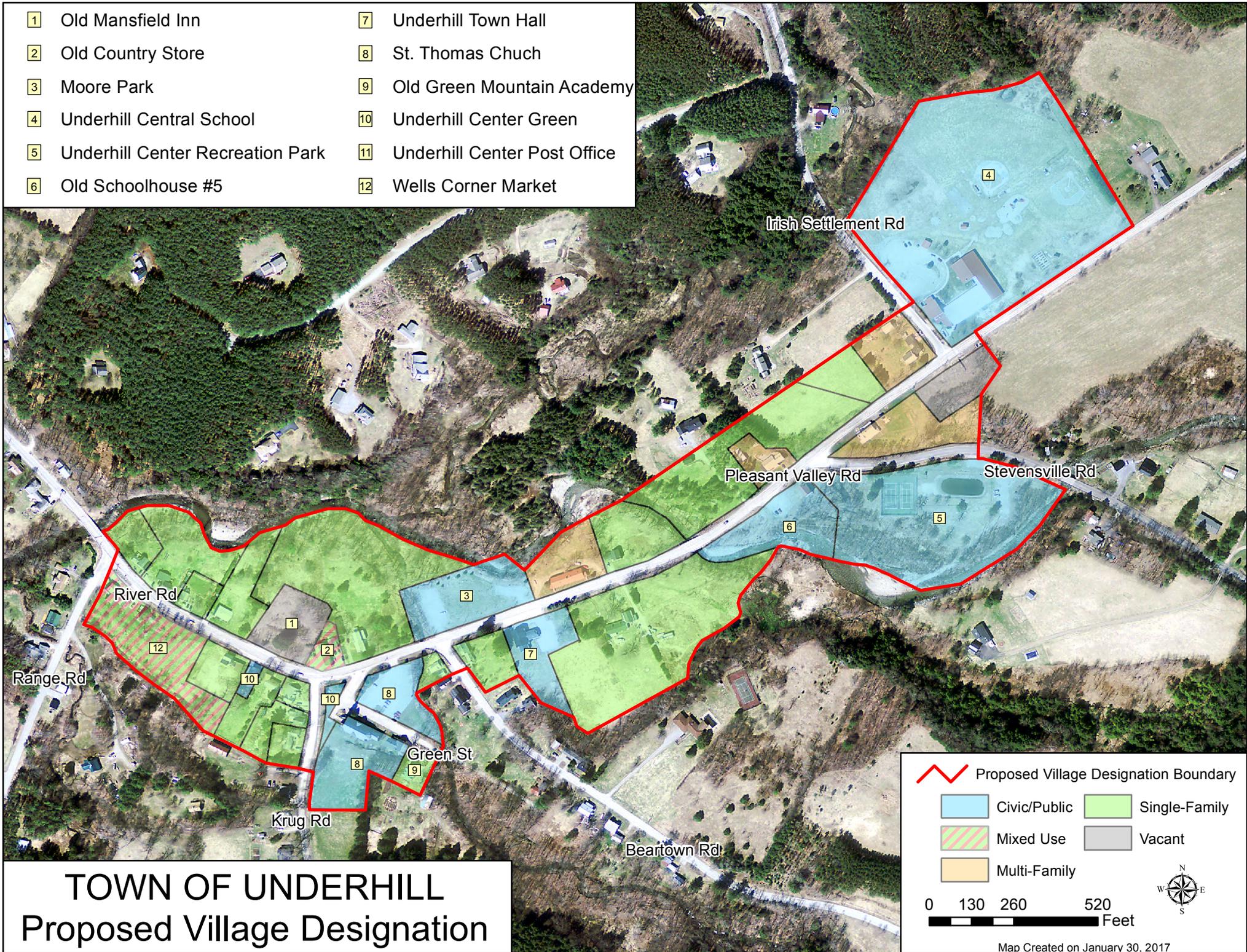
NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION, that, in compliance with 24 V.S.A. § 4350 and the *Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans*, CCRPC confirms the Town of Underhill's municipal planning process.

Dated at Winooski, this 15<sup>th</sup> day of July, 2015.

CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION

  
\_\_\_\_\_  
Michael O'Brien, Acting Chair

- |                                    |                                 |
|------------------------------------|---------------------------------|
| 1 Old Mansfield Inn                | 7 Underhill Town Hall           |
| 2 Old Country Store                | 8 St. Thomas Church             |
| 3 Moore Park                       | 9 Old Green Mountain Academy    |
| 4 Underhill Central School         | 10 Underhill Center Green       |
| 5 Underhill Center Recreation Park | 11 Underhill Center Post Office |
| 6 Old Schoolhouse #5               | 12 Wells Corner Market          |



# TOWN OF UNDERHILL

## Proposed Village Designation

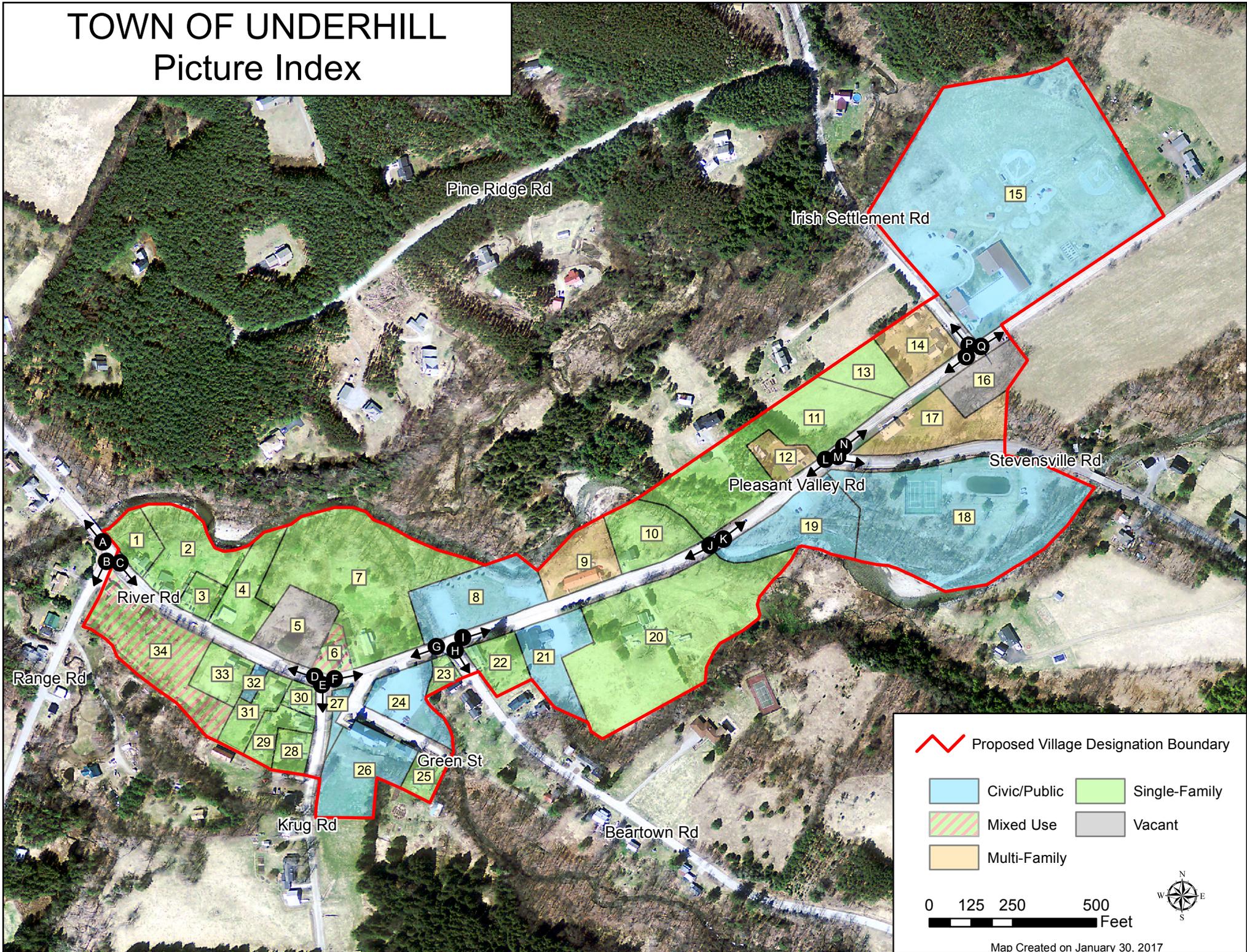
**Proposed Village Designation Boundary**

Civic/Public	Single-Family
Mixed Use	Vacant
Multi-Family	

0 130 260 520 Feet

Map Created on January 30, 2017

# TOWN OF UNDERHILL Picture Index



 Proposed Village Designation Boundary

- |   |              |   |               |
|---|--------------|---|---------------|
|  | Civic/Public |  | Single-Family |
|  | Mixed Use    |  | Vacant        |
|  | Multi-Family |   |               |

0 125 250 500  
Feet



# UNDERHILL CENTER PICTURE INVENTORY

## CURRENT & HISTORIC PHOTOGRAPHS OF PARCELS/BUILDINGS

1. 275 River Road, Underhill, Vermont (Built 1940)



2. 277 River Road, Underhill, Vermont (Built 1937)



3. 279 River Road, Underhill, Vermont (Built 1905)



4. 281 River Road, Underhill, Vermont (Built 1967)



5. 285 River Road, Underhill, Vermont (Old Mansfield Inn)

a. Historic (Undated Photograph):

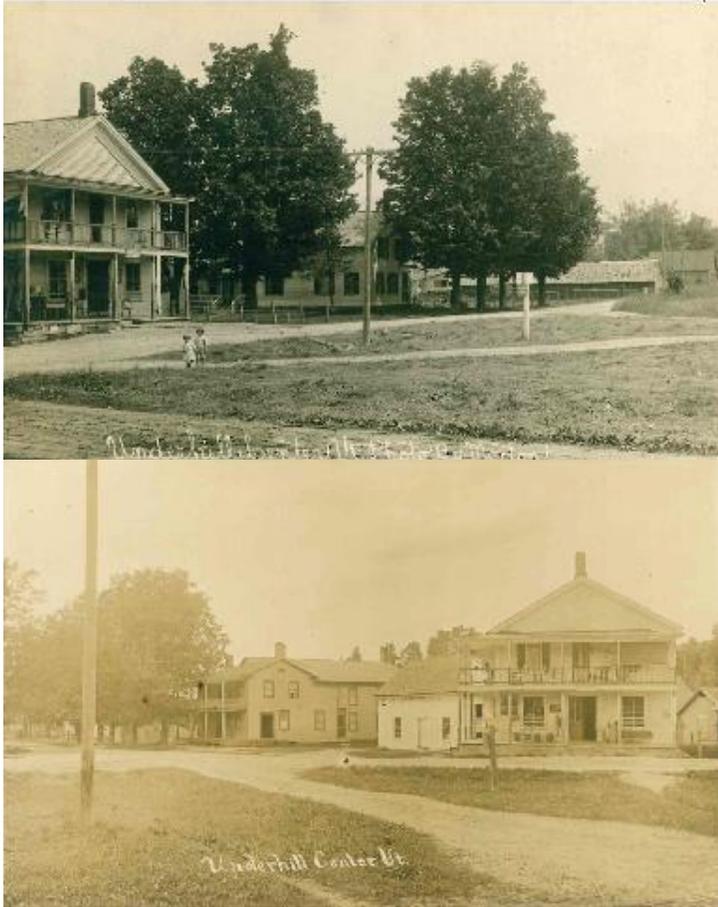


b. Current:



6. 1 Pleasant Valley Road, Underhill, Vermont (Built in the 1860's)

a. Historic (Undated Photographs):



b. Current:



7. 3 Pleasant Valley Road, Underhill, Vermont (Built 1853)

a. Historic (Undated Photograph)



b. Current:



8. 11 Pleasant Valley Road, Underhill, Vermont – Moore Park



9. 15 Pleasant Valley Road, Underhill, Vermont (Built 1925)

a. Historic (Undated Photograph)



b. Current:



10. 19 Pleasant Valley Road, Underhill, Vermont (Built in the 1860's)



11. 29 Pleasant Valley Road, Underhill, Vermont



12. 31 Pleasant Valley Road, Underhill, Vermont



13. 7 Irish Settlement Road, Underhill, Vermont (Built 1971)



14. 3 Irish Settlement Road, Underhill, Vermont (Built in the 1860's)



15. 6 Irish Settlement Road, Underhill, Vermont – Underhill Central School (Built 1953)

a. Historic (Photograph one taken in 1968):

Photo 1:



Photo 2:



b. Current:



16. 3 Irish Settlement Road, Underhill, Vermont – Vacant Lot (Photograph Unavailable)

17. 40 Pleasant Valley Road, Underhill, Vermont (Built 1804)



18. 10 Stevensville Road, Underhill, Vermont – Underhill Center Recreation Park



19. 32 Pleasant Valley Road, Underhill, Vermont – Old Schoolhouse #5 (Built 1861)

a. Historic (Photograph taken in 1919)



b. Current:



20. 20 Pleasant Valley Road, Underhill, Vermont (Built in the 1840's)

a. Historic (Photograph Undated)



b. Current:



21. 12 Pleasant Valley Road, Underhill, Vermont – Underhill Town Hall (Built in the 1850's)

a. Historic (Photograph Undated) – Union Church:



b. Current – Town Hall:



22. 1 Beartown Road, Underhill, Vermont (Built 1826)



23. 2 Beartown Road, Underhill, Vermont (Built in the early 1900's)

a. Historic (Photograph Undated):



b. Current:



24. 4 Pleasant Valley Road, Underhill, Vermont – St. Thomas Church Parking Lot



25. 8 Green Street, Underhill, Vermont – Old Green Mountain Academy (Built 1853)

a. Historic (Photograph Undated):



b. Current:



26. 2 Green Street, Underhill, Vermont – St. Thomas Church (Built in 1899)

a. Historic Photograph of Church (Photograph Undated):



b. Current Photograph of Church:



c. Historic Photograph of Parsonage – Built 1865 (Photograph Taken in 1970)



d. Current Photograph of Parsonage



27. 2 Pleasant Valley Road, Underhill, Vermont – Underhill Center Green





29. 4 Krug Road, Underhill, Vermont (Built 1864)

a. Historic (Photograph Undated):



b. Current:



30. 2 Krug Road, Underhill, Vermont (Built in the 1850's)

a. Historic (Photograph Taken in 1960)



b. Current:



31. 288 River Road, Underhill, Vermont (Built in the 1810's):



32. 286 River Road, Underhill, Vermont – Underhill Center Post Office (Built 1917)

a. Historic (Photograph taken in 1919)



b. Current:



33. 284 River Road, Underhill, Vermont (Built in the 1850's)

a. Historic (Photograph Undated)



b. Current:



34. 278 River Road, Underhill, Vermont – Wells Corner Market (Build Date Unknown)

a. Historic (Photograph Taken in 1970)



b. Current:



# CORRIDOR PHOTOGRAPHS

A. Intersection of River Road & Range Road – Away from Underhill Center on River Road



B. Intersection of River Road & Range Road – Towards Range Road on River Road



C. Intersection of River Road & Range Road – Towards Underhill Center on River Road



D. Intersection of Pleasant Valley Road & Krug Road – Away from Underhill Center Towards River Road on Pleasant Valley Road



E. Intersection of Pleasant Valley Road & Krug Road – Towards Krug Road on Pleasant Valley Road



F. Intersection of Pleasant Valley Road & Krug Road – Away from Underhill Center Towards Pleasant Valley Road on Pleasant Valley Road



G. Intersection of Pleasant Valley Road & Beartown Road – Towards Underhill Center on Pleasant Valley Road



H. Intersection of Pleasant Valley Road & Beartown Road – Towards Beartown Road on Pleasant Valley Road



- I. Intersection of Pleasant Valley Road & Beartown Road – Away from Underhill Center on Pleasant Valley Road



- J. Pleasant Valley Road @ Brown's River – Towards Underhill Center on Pleasant Valley Road



K. Pleasant Valley Road @ Brown's River – Away from Underhill Center on Pleasant Valley Road



L. Intersection of Pleasant Valley Road & Stevensville Road – Towards Underhill Center on Pleasant Valley Road



M. Intersection of Pleasant Valley Road & Stevensville Road – Towards Stevensville Road on Pleasant Valley Road



N. Intersection of Pleasant Valley Road & Stevensville Road – Away from Underhill Center on Pleasant Valley Road



O. Intersection of Pleasant Valley Road & Irish Settlement Road – Towards Underhill Center on Pleasant Valley Road



P. Intersection of Pleasant Valley Road & Irish Settlement Road – Towards Irish Settlement Road on Pleasant Valley Road



Q. Intersection of Pleasant Valley Road & Irish Settlement Road – Away from Underhill Center on Pleasant Valley Road



## CHAPTER 2: HISTORIC AND CULTURAL RESOURCES

### **Section 2.1: Overview**

Underhill has an abundance of historically and culturally significant buildings and sites. These resources provide a physical link to Underhill's past. The preservation of the Town's historic and cultural resources promotes a sense of identity and is an important part of keeping Underhill a desirable place to live and visit. The Underhill Historical Society, a 501(C)(3), serves as the Town's central source of information for those who are interested in local history.

### **Section 2.2: Historic Villages**



Underhill Flats and Underhill Center have long been the centers of commerce, culture and community for the town. The Riverside/Underhill Flats Village was listed as a designated historic Village Center in 2010. The Village Center program recognizes and encourages efforts to revitalize and preserve Vermont's traditional historic villages. The program also provides financial incentives for commercial rehabilitation projects, as well as gives the Town a higher priority consideration for state grants and other resources. The preservation and revitalization of the Town's village centers aligns with a variety of

community goals including the preservation of a sense of place, providing a high quality of life for town residents, and ensuring that future growth is centered in areas that have existing services and infrastructure. See Map 4- Designated Village Center.

***GOAL: Ensure the protection of the Town's historic and cultural resources, villages, and scenic rural landscapes.***

**Policy: Protect and preserve the important historic and cultural resources in Underhill.**

#### **Strategies:**

1. Encourage and promote the preservation and rehabilitation of historic public and private buildings.
2. Work with the Vermont Division of Historic Preservation to update the Town's inventory of historic resources and raise awareness of Underhill's historic structures.
3. Support efforts to document the historic and cultural history of Underhill.
4. Support the efforts of the Underhill Historical Society.
5. Continue to explore opportunities to adaptively reuse the historic District 5 School House and other historic buildings.

## ***2015 Underhill Town Plan-Approved 6/23/2015***

6. Continue the rehabilitation of the Town Hall.
7. Establish a review process for projects that would result in significant alteration to or removal of historic structures.
8. Place eligible historic buildings and sites owned by the Town on the State and National Register of Historic Places.

**Policy: Promote the importance of the Town's heritage and historic villages.**

### **Strategies:**

1. Maintain the historic character of Underhill Flats and Underhill Center.
2. Continue to work with local and state organizations to promote the importance of maintaining the historic nature of Underhill and preserving and protecting its traditional village centers.
3. Promote the financial incentives available to property owners within the designated Riverside/Underhill Flats Village.
4. With community support, apply for designation renewal of the Riverside/Underhill Flats village center and village center designation for Underhill Center.
5. Consider the effect of land use and development on historic resources and historic village centers.

## **CHAPTER 3: LAND USE**



The goal of land use planning in Underhill is to create a unified development plan for the Town that preserves its rural character by encouraging denser, compact development and economic opportunities in traditional village center areas, while discouraging strip development along highways, and preserving larger tracts of land outside the village centers for

agricultural, forest, recreational, wildlife habitat, and appropriate commercial and clustered residential uses. Encouraging this type of development will avoid sprawl, maintain our rural heritage and quality of life, and make Underhill a more sustainable community.

### **Section 3.1 Land Use**

In Underhill, there are three general categories of land use: traditional village centers, residential lands, and open/agricultural lands.

**Strategies:**

1. Gather information from citizens regarding what kind of uses should be allowed in this zoning district. Part of that discussion may be a proposal to create either smaller districts or overlay districts within the current district to direct certain types of development to designated areas.
2. Examine and revise, if necessary, the current regulations, giving more precise definitions of permitted and conditional uses allowed in this district(s).
3. If deemed necessary by new information, the Planning Commission should propose changes to the zoning map to reflect new district configurations.
4. Examine and revise, if necessary, dimensional requirements to reflect different uses in the district(s). The Planning Commission should hold public forums and hearings to obtain community feedback on any proposed amendments.

**Section 3.5 Water Conservation Zoning District**



The purpose of the Water Conservation District is “to protect the important gravel aquifer recharge area in Underhill Center.” This district encompasses the traditional village of Underhill Center. The minimum lot size within this zoning district is five acres; however this is not reflective of the current lot size, particularly in the village center, as many of the lots were created prior to adopting local zoning. Landowners of small non-conforming lots within the village center are often forced into variance hearings when they cannot meet the required minimum setbacks. This can add permitting time and expense for property owners.

One remedy to this problem is to investigate creating a village center overlay district within the Water Conservation District that would allow for compact development, smaller lot sizes and setbacks. The requirements of the overlay district would encourage development in the traditional village center, while preserving the underlying goal of the zoning district, to protect the gravel aquifer recharge area. There also may be procedural remedies that could be established as an alternative to variance hearings.

Currently, there is mixed use development along River Road/Pleasant Valley Road in Underhill Center. Other development in this zoning district includes: markets, a post office, agricultural operations, a variety of home-based occupations, a place of worship, a municipal recreation area including tennis courts, volleyball areas, the town pond, a school, and municipal offices and facilities. The area has some development limitations due to the presence of floodplain areas, streams, and high water table.

Permitted residential development in this area is limited to single-family and two-family dwellings, an accessory dwelling, and camps. As in the Rural Residential District, no other forms of residential structures are allowed as a permitted use. Multi-family dwellings are allowed in this district as a conditional use.

## ***2015 Underhill Town Plan-Approved 6/23/2015***

Additional conditional uses in this area include: agribusiness, campground, cemetery, community center, contractor's yard, cultural facility, daycare facility, extraction and quarrying, funeral home, garden center, health clinic, inn, kennel, nature center, office, outdoor market, personal service, public facility, recreation-indoor, recreation-outdoor, residential care facility, restaurant, retail store, public and private school, snack bar, telecommunication facility, transit facility, and veterinary clinic. Many of these broad categories of use can be interpreted to cover a wide variety of activities.

As with the Rural Residential District, conflict has arisen when residential uses conflict with a proposed non-residential use. However, unlike the Rural Residential District, this is not a designated residential district. The community should take a close look at the uses, both permitted and allowed as conditional, and discuss what the plan for this zoning district should be: primarily a residential area or an area that encourages the continuation of the "working landscape". Working landscapes balance a community's economic, ecological, and social needs.



### Available Services:

Depending on the provider, cellular telephone service is patchy in this zoning district. There are no large community septic systems available, although soils may support this in certain areas. There are public water sources located at the Underhill Town Hall, Underhill Central School, Maple Leaf Farm, Beartown Water System, and the Water District Station on River Road.

### Abutting Community:

The Jericho town border lies on the western side of Park Street.

***GOAL: Land uses allowed within a zoning district should conform to the purpose of the zoning district and be approved by the community.***

**Policy: Permitted and conditional uses, lot size and setbacks for the Water Conservation District should be reviewed by the Planning Commission and amended based on feedback from the community.**

### Strategies:

1. Gather information from citizens regarding what kind of uses should be allowed and whether they should be allowed as permitted or conditional.
2. Propose amendment of the current regulations, giving more precise definitions of permitted and conditional uses allowed in this district(s).

3. Examine and revise, if necessary, dimensional requirements to reflect different uses in the district(s). The Planning Commission should hold public forums and hearings to obtain community feedback on any proposed amendments.

***GOAL:*** *The purpose definition of the Water Conservation Zoning District should reflect both the traditional use within the zoning district and provide guidance for future development within the zoning district.*

**Policy:** The Water Conservation zoning district purpose definition should reflect the geologic reason for creation of the district, the traditional uses within the zoning district, and also provide guidance for future development within the zoning district.

**Strategy:**

1. Once the Planning Commission has determined what types of uses shall be allowed in the district and how the district(s) shall be configured, they should propose a new definition for the district(s).

***GOAL:*** *Consider creating a village center overlay district or separate district in Underhill Center that reflects the traditional development pattern; has permitted and conditional uses and lot sizes that maintain the historic settlement pattern of the compact village center; and encourages future development within the village center.*

**Policy:** Assure that the zoning district regulations accurately reflect the traditional development pattern and lot sizes in Underhill Center.

**Strategies:**

1. Examine whether to propose an overlay district or a separate zoning district for the Underhill Center Village district.
2. Hold public community forums to determine where the boundaries of the Underhill Center overlay or separate district should be.
3. Hold public forums on proposals for reduced lot size and setbacks in the Village Center district so that mixed use development, in-fill, and greater densities are encouraged.
4. Hold public community forums on proposed types of permitted and conditional uses in this area.
5. Propose the following purpose definition: "To allow for the continuation of existing small-scale commercial, residential, and public uses and to encourage development that is compatible with and promotes a compact, historic village settlement pattern. This may include compact development as supported by existing and planned infrastructure, while being mindful of the important aquifer recharge area."
6. Develop regulations that give guidance to landowners as to how to protect the aquifer recharge area while allowing for increased density of the Village Center.
7. Encourage, through regulations, the development of community septic systems and innovative septic designs, as allowed by the state.

## ***2015 Underhill Town Plan-Approved 6/23/2015***

8. After public forums on the boundaries, uses, and dimensional lot requirements of the district, amend the land use and development regulations to allow for the new requirements of the district and recommend adoption of the amendments to the Selectboard.
9. If deemed advisable by new information, propose changes to the zoning map to reflect new district configurations.
10. Apply for Village Center designation for the Underhill Center District from the Vermont Agency of Commerce and Community Development. This designation provides various funding opportunities for building improvements to landowners within the district.
11. Consider the application of form-based coding for the Underhill Center Village Center.
12. Investigate possible procedural remedies as an alternative to variance hearings for non-conforming lots within the Underhill Center District.

### **Section 3.6 Mount Mansfield Scenic Preservation Zoning District**



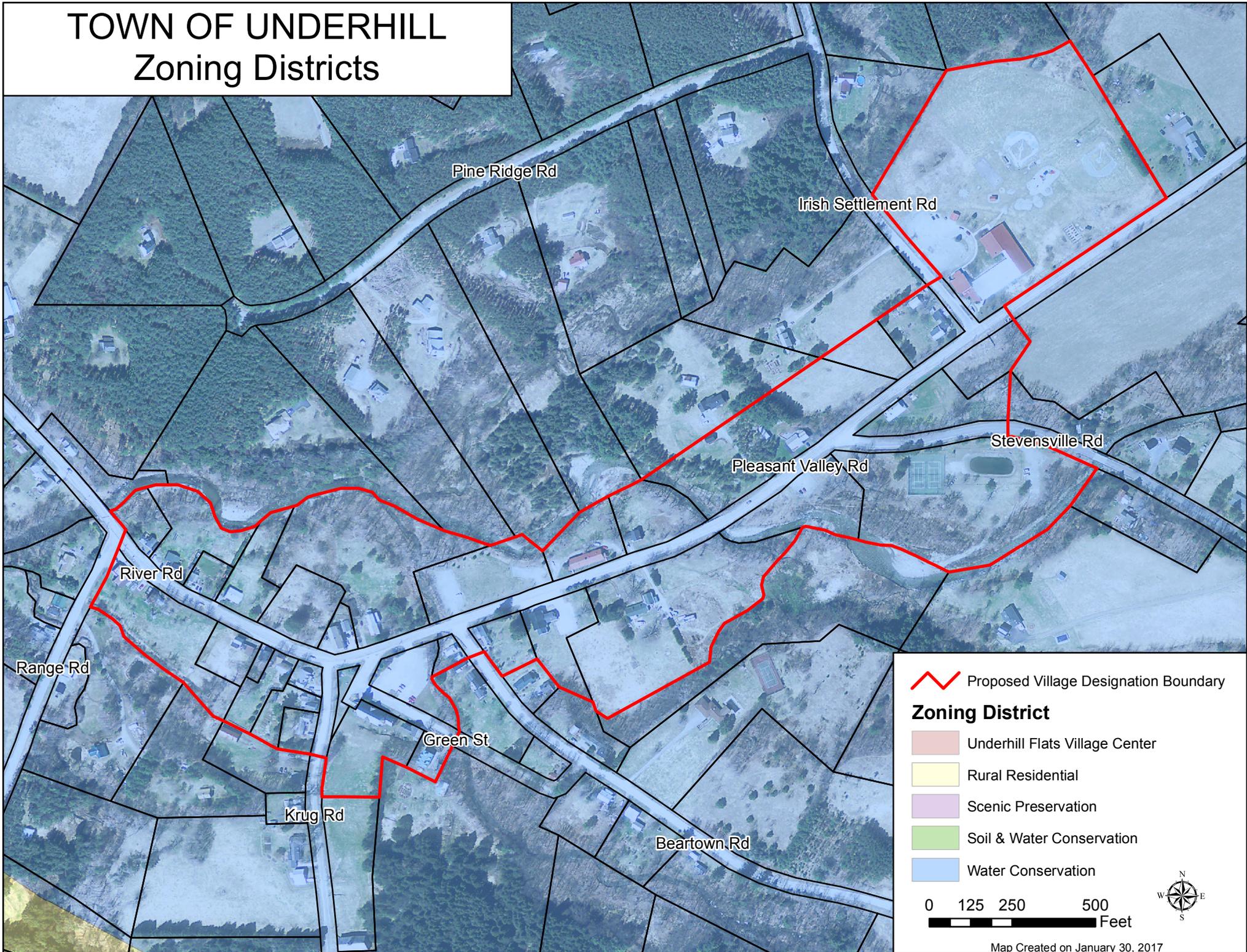
The purpose of the Scenic Preservation District is to protect the scenic vistas along Pleasant Valley Road. This is achieved by allowing low density development, or clustered development, that maintains the rural character of Underhill while protecting the views along Pleasant Valley Road. The purpose of this district was redefined in 2011 in accordance with the 2010 Town Plan. The minimum lot size for this zoning district is 10 acres.

The Scenic Preservation District contains some upland areas that do not support density and make access difficult. When updating the Unified Land Use and Development Regulations

in 2011, front-lot setback requirements were reduced in this district to lessen the creation of impermeable surfaces, and to accommodate low-impact development policies for stormwater management. Low-impact development utilizes methods to mimic the predevelopment site hydrology by using design techniques that store, infiltrate and reduce off-site run-off. Low-impact development should be encouraged. Another benefit of the larger lot size is that the lower density may aid in preserving animal habitat and migration corridors from the west to the green mountain forest system- *See* Natural Resources Chapter.

Permitted residential development in this area is limited to single-family and two-family dwellings, an accessory dwelling, and camps. Conditional uses in this district include: agribusiness, agritourism, alpine ski facility, daycare facility, multi-family dwelling, home industry, mixed-use, outdoor recreation club, garden center, health clinic, inn, nature center, natural resource extraction, Nordic ski facility, campground, kennel, outdoor market, restaurant, telecommunication facility, veterinary clinic, and cemetery.

# TOWN OF UNDERHILL Zoning Districts





**Table 2.4 Water Conservation District, continued**

**D. Dimensional Standards:**

Minimum Lot Size	5 acres
Minimum Frontage (along road ROW)	300 feet
Minimum Setbacks – Principal Structures:	
Front (from road ROW/ front lot line)	30 feet
Side (from side lot lines)	50 feet
Rear (from rear lot line)	50 feet
Minimum Setbacks – Accessory Structures:	
Front (from front lot line)	30 feet
Side (from side lot lines)	20 feet
Rear (from rear lot line)	20 feet
Minimum Setback – Surface Waters, Wetlands	See Section 3.19
Minimum Setbacks – Driveways	See E.4
Maximum Building Coverage (all building footprints)	20%
Maximum Lot Coverage (all impervious surfaces)	30%
Maximum Height (see Section 3.6)	35 feet
Planned Development (PUD, PRD)	Allowed

**E. Supplemental District Standards:**

1. All allowed uses within this district must meet applicable general standards for development under Article III. Specified uses are also required to meet applicable use standards under Article IV.
2. Agriculture, forestry, single and two family dwellings, and associated accessory uses (including group home, home child care, home occupations, and bed and breakfasts) do not require site plan review. All other permitted uses are subject to site plan review under Section 5.3. Such uses must receive site plan approval from the Development Review Board prior to the issuance of a zoning permit. Conditional uses are subject to conditional use review under Section 5.4 and must receive conditional use approval from the Development Review Board prior to the issuance of a zoning permit.
3. Maximum square footage (SF) limitations listed above for specified uses within this district refer to the maximum total gross floor area.
4. Driveways shall be located not less than 12 feet from side and rear lot lines unless waived by the Development Review Board for shared driveways [see Sections 3.2(D)(8) and 3.7(E)(3)] and lots with limited frontage [see Section 3.2(B)].

**Table 2.4 Water Conservation District, continued**

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- 5. Public Facilities (see also 4.16):
  - a. Public facilities allowed as a permitted use within this district are limited to places of worship and municipal facilities owned and operated by the Town of Underhill that are open to the public and intended for general public access or use (e.g., town office, town hall, post office, public park, playground), with the exception of public or private schools or other educational facilities certified by the Vermont Department of Education, which are conditional uses in this district.
  - b. Public facilities allowed as conditional uses within this district, in addition to schools, are limited to other facilities that serve the public, but are not intended for general public access or use (e.g., fire and ambulance stations, town garage, transfer station, public water, regulated utility or wastewater facility).
  - c. Other institutional uses (e.g., correctional facilities, hospitals) and hazardous and solid waste management facilities are specifically prohibited in this zoning district.
- 6. Planned residential and planned unit developments (PRDs, PUDs) are allowed within this district to promote clustered development that minimizes the amount of impervious surface and impacts to groundwater recharge areas, to protect other significant natural resources as identified in the Underhill Town Plan and maps, to promote the development of affordable housing in appropriate locations, and to preserve open space. Dimensional standards may be modified or varied accordingly under Article IX.
- 7. All structures, with the exception of telecommunications and wind towers and ancillary facilities, and tent platforms and lean-tos are prohibited in this district over 1,500 feet in elevation above mean sea level.