

**Town of Underhill**  
Development Review Board Minutes  
Chairperson Scott Tobin

October 4, 2010

**Board Members Present:**

Scott Tobin, Chair  
Charlie Van Winkle  
Will Towle  
Matt Chapek  
Peter Seybolt

**Also Present:**

Kari Papelbon, Zoning & Planning Administrator

**6:31 PM:** Chairperson Scott Tobin called the Potvin sketch plan meeting to order.

**Consultant Present:**

Larry Young  
Summit Engineering  
50 Joy Dr.  
South Burlington, VT 05403

**Others Present:**

Jason Wyman (MO010)  
16 Pomeroy  
Burlington, VT 05401

Tammy Boudah  
318 Pleasant Valley Rd.  
Underhill, VT 05489

**Identifier:      Contents:**

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ZA-1	Timothy and Theresa Potvin's Application for Subdivision: Sketch Plan (dated 9-1-10)
ZA-2	A copy of the completed Subdivision Checklist: Sketch Plan
ZA-3	A copy of the sketch plan prepared by Summit Engineering, Inc. for Timothy and Theresa Potvin (Sheet S1 dated 9-1-10)
ZA-4	A copy of the ANR Environmental Interest Locator map for the area
ZA-5	A copy of the tax map for MO027

- Chairperson Tobin began the meeting by explaining the procedure for sketch plan review.
- Larry Young, consultant for Timothy and Theresa Potvin, provided an overview of the proposed 5-lot subdivision of a ±175-acre lot. Mr. Young

explained that there is a discrepancy in the acreage which will need to be accurately determined. He also explained that there would likely be a reduction in the number of lots from 5 new lots to 4 new lots (~10 acres each). The remaining acreage would stay with the existing house, which would form an irregularly-shaped lot. Ernie Christianson from the State was present during test pits on the site. The subdivision plans call for a proposed private road off of the open field, which would necessitate a stream crossing and also crossing approximately 100 feet of ledge in the area around the first proposed curve.

- Board Member Will Towle asked if the zoning districts were reversed on the plan. Mr. Young stated that they were and would be corrected.
- Mr. Young continued to explain that beyond the stream and ledge crossings, the proposed road will follow an existing logging/sugaring road to Lot 4. Board Member Towle asked what the grades were, to which Mr. Young explained that exact grades are yet to be determined. The maximum grade will meet the regulatory 10% limit.
- Board Member Peter Seybolt stated that there is a lot of water on the property, to which Mr. Young replied that there is and that there are wetlands and a pond. His wetlands consultant was present to ensure that the septic systems were sited outside of the wetland areas. The lower southwesterly part of Lot 1 is wet as well as the westerly part of the house lot.
- Chairperson Tobin asked about the frontage for Lot 1. Mr. Young stated that the frontage would be approximately 600-800 feet. Board Member Towle asked if there was an estimate for the distance between Moose Run and the proposed road. Mr. Young stated it would probably be 500-600 feet or more. Sight distances would have to be checked as well.
- Board Member Seybolt asked if it would make sense to bring the road up Moose Run, to which Mr. Young stated that's where most of the wetlands are.
- Board Member Towle asked about the location of the pond as depicted on the State's (ANR Environmental Interest Locator) map. Mr. Young explained that the map is not accurate and showed where the actual location is. No development is proposed in the identified groundwater protection area.
- Chairperson Tobin summarized that the next plan for preliminary would likely include the existing Potvin lot with 4 new building lots, Lots 2-4 being approximately 10 acres each, with approximately 54 acres and the rear portions of each lot connecting to the existing house lot. Mr. Young stated that was correct and if the DRB did not like the proposed configuration that they would combine the 54 acres with Lot 4. Board Member Charlie Van Winkle stated that, from a planning perspective, the DRB might want to know about future development plans for the 54 acres.

- Board Member Seybolt stated that he presumed there was no issue with water in the area. Mr. Young stated that State data on area wells would be obtained.
- Board Member Towle asked what the overall terrain was like for the new building lots. Mr. Young stated it was relatively flat up to the ridge where Mr. Potvin sugars. Chairperson Tobin asked if there were reasonable house lots there, which Mr. Young confirmed.
- Board Member Matt Chapek asked if there was a feasible house site on Lot 1. Mr. Young stated that near the septic area is a wet area and a stream, but the proposed house site is dry.
- ZA Papelbon asked if the property was in the State current use program, to which Mr. Young replied he was not sure. Mr. Young provided a map showing 50-foot contours.
- Tammy Boudah, 318 Pleasant Valley Road, asked how far up the hill the house sites would be. Mr. Young pointed out on the map where they likely would be. Mrs. Boudah stated that she did not want the existing stream altered so that it still supplied her pond. Mr. Young stated that there would be no alteration to the stream.
- Board Member Chapek asked if the right-of-way was included as part of the acreage for the lots. ZA Papelbon stated that the proposed road would not take acreage away from the proposed lots. Mr. Young stated that the proposed lots would own the road. Chairperson Tobin asked if it would be a 60-foot right-of-way, to which Mr. Young replied that it would.
- Mrs. Boudah asked if there would be a site visit. Chairperson Tobin stated that there would be and explained the hearing process.
- Board Member Seybolt asked what the plans were for layout the lots. Mr. Young stated that he hoped to have the land surveyed before snowfall, with plans submitted in December or January. Board Member Seybolt stated that the Board may not be able to walk the land until spring. Chairperson Tobin explained that the DRB may want to see the land without snow on the ground to determine the locations of wetlands, streams, etc.
- ZA Papelbon stated that there was a typo on 12 Moose Run—the last name should be Ely.
- Board Member Chapek asked if going further up Moose Run would avoid impacts to the wetland and meadow areas. Mr. Young explained that Mr. Potvin prefers the road to be further away since he has horses there and there are some further complications with siting around the pond.

- Chairperson Tobin asked the DRB if there was any input on the change of plans to reduce the number of lots and whether another sketch plan meeting would be required. After a short discussion, it was decided that the reduction in lots was not enough of a change to the plans to require another meeting.
- Board Member Van Winkle stated that he has a concern for the additional new curb cut in terms of the minimum safe stopping distance when compared to the running distance and sight lines. Mr. Young stated that there are State guidelines that would be followed. Chairperson Tobin asked if the challenge with having all of the lots access through Moose Run is the presence of wetlands in the area. Mr. Young stated that was correct and such data would be provided.
- Mrs. Boudah asked if the proposed curb cut was sited at the present flat spot where Mr. Potvin pulls his truck in for logging purposes. Mr. Young stated that it was the preliminary location. Board Member Towle asked Mrs. Boudah where her driveway was and she pointed it out on the map. A brief discussion of the location ensued.

**7:07 PM:** Chairperson Scott Tobin asked if the Board felt they had enough information to make a decision on the application. Board Member Van Winkle asked Mr. Young to explain his procedure for the plans. Mr. Young stated his next steps would be to complete a boundary and topographic survey, look at sight distances, locate more specifically where the proposed road will go, wetlands, septic fields, and proposed house location. Board Member Towle asked if the wetlands had been located, to which Mr. Young replied that they had been located to the degree that the test pits were definitively located outside of those boundaries. Board Member Towle asked if there were any wetlands near the proposed house sites, to which Mr. Young stated that there might be but not in the proposed area of development. Board Member Van Winkle reiterated his concern for the proposed curb cut. A brief discussion ensued including the desire to reduce curb cuts, protect the wetlands, and concerns for the sight distances at the proposed curb cut.

**7:11 PM:** Chairperson Scott Tobin asked if the Board felt they had enough information to make a decision on the application. The Board stated that they did. Board Member Charlie Van Winkle made a motion, seconded by Board Member Will Towle, to enter a closed deliberative session. The motion was passed by all Board Members present.

**7:32 PM:** Board Member Peter Seybolt made a motion, seconded by Chairperson Scott Tobin, to move into open session. The motion was passed by all Board Members present. The Board unanimously accepted the application with the following areas to be addressed by the applicant:

1. Sight distances at the proposed curb cut.
2. Minimum safe stopping distance vs. running distance on Pleasant Valley Rd.
3. The location of the wetlands in relation to the proposed road.

4. Alternatives to the proposed curb cut on Pleasant Valley Rd.

The DRB discussed their upcoming schedule.

Meeting adjourned.

These minutes of the 10-4-10 meeting of the DRB were accepted

This \_\_\_\_\_ day of \_\_\_\_\_, 2010.

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Chairperson Scott Tobin

*These minutes are subject to correction by the Underhill Developmental Review Board. Changes, if any, will be recorded in the minutes of the meeting of the DRB.*