

Town of Underhill
Development Review Board Minutes
March 5, 2007
Chairperson Scott Tobin

Board Members Present:

Scott Tobin (Chair)
Stan Hamlet
Matt Chapek
Peter Seybolt
Kathy Rupright
Chuck Brooks, Acting Secretary

Also Present:

Chris Murphy, Zoning Administrator

615 PM: Meeting called to order

Chris Wells & Heidi McLaughlin Preliminary and Final Hearing
Case #: DRB-06-10

Applicants Present:

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

Location Of Subdivision:

493 Vermont Route 15

Other Participants:

Clifford & Nancy Hill
493 VT Rte. 15
Underhill, VT 05489

Jim Durbrow
523 VT Rte. 15
Underhill, VT 05489

Lisa Hill

- Chairman Tobin began by reading the checklist for this hearing. During this time, the DRB accepted the below listed items from ZA Murphy.

Identifier:	Contents:
ZA-1	Mountain Gazette warning for this hearing, published 02-15-07
ZA-2	Three sheet preliminary plat, prepared by Nicholas Nowlan for applicants, dated 12-04-2006 & 01-26-2007
ZA-3	Copy of town map showing wetland on applicant's property
ZA-4	Copy state wastewater & potable water supply permit, issued to applicants 02-13-2007
ZA-5	Staff report prepared by ZA before meeting and mailed to DRB members
ZA-6	Staff memo from Laurel Williams, dated 02-22-2007, issued to DRB members at this hearing
ZA-7	Hearing checklist utilized for this hearing

06:26 ZA Murphy then spoke, advising the board that she had received letters from the schools indicating that this subdivision would have no impact on them, also a letter from the fire department asking that the driveway be at least 14' wide, recommended creating a fire pond with a dry hydrant and installing a sprinkler system in the new house and that the driveway be no more than a 10% grade. She also advised she has spoken to the project engineer Nowlan about the concerns over the culverts needed for the driveway. She then advised that sheet 3 of the sketch plan, showing the slope and location of the proposed driveway needs more work to better depict the layout and slope of the driveway. She had three issues that she felt needed to be resolved being; 1) Reduce slope to 10% as required, 2) Culvert (s) to reduce water build up on neighbor's property, 3) need to have state wetlands officials do site visit to identify any wetlands on the property. ZA Murphy then asked applicant Wells how he was going to remedy the slope on his driveway. He replied that he was not sure and was going to wait until he heard from the select board to see what they were going to require. A general discussion on ways to meet the slope requirement then occurred.

- Cliff Hill spoke and advised that the area of the field under discussion as a possible wetlands was a hay field that he has used for years
- Lisa Hill questioned why she was not notified as she felt she was an abutting neighbor, to which she was advised that the information currently available did not indicate she was a neighbor

- Jim Durbrow had some concerns and questions about drainage and that the proposed driveway would dam up water, he did not feel that the culverts as depicted on the engineering plans would be adequate and that he wanted a larger diameter culvert placed at the lowest point on the property or even at a point lower than his property to properly drain off water.
- Applicant McLaughlin asked ZA Murphy how wetlands are determined and ZA Murphy explained how the state sends out people to flag wetlands and will do so in this case, probably at the end of April or early May.
- Stan Hamlet made a motion to continue this hearing for a site visit, weather permitting, on May 12th at 10:15 and the next hearing to be held on June 18th at 6:15, seconded by Chuck Brooks and passed by the board.

7:00 PM

**Nancy Koenig Peckham & Travis Peckham
Variance hearing
Case #: DRB-07-3**

Applicants Present:

Nancy Koenig Peckham
83 Irish Settlement Road
Underhill, VT 05489

Other Participants:

None

Requested Variances:

30' feet for a garage
40' for a deck

Location of Variance Request:

83 Irish Settlement Road

- Chairman Tobin began by reading the checklist for this hearing. During this time, the DRB accepted the below listed items from ZA Murphy:

Identifier:	Contents:
ZA-1	Copy Mountain Gazette warning for this hearing, published 02-15-2007
ZA-2	Copy of variance application submitted by applicants on 12-20-2006
ZA-3	Copy of letter requesting variance, sent by applicants, dated 12-20-2006
ZA-4	Copy of letter regarding hearing materials, sent by ZA Murphy to applicants, dated 02-06-2007
ZA-5	Copy of letter describing the project, proposed findings of fact, sent by applicants to ZA Murphy, dated 02-10-2007
ZA-6	Copies of sketch of south side elevation, east elevation, first and second floor plans and site map submitted by applicants 02-10-2007
ZA-7	Copy of ZBA decision granting Scott and Carol Hicks a 20 foot streambank setback variance, dated 06-17-1982
ZA-8	Copy of ZBA minutes dated 06-14-1982
ZA-9	Staff report prepared by ZA Murphy and mailed to all DRB members

- ZA Murphy then spoke and advised that a site visit was needed for this request, that the property already had a 20' variance granted at the requested footprint area and that they were requesting an additional 20' variance with a total variance request of 30 feet for the garage and 40 feet for the deck. The need for the site visit was to determine the location of the streambank so the actual variance needed could be determined. A previously planned site visit was cancelled due to inclement weather.
- An open discussion took place among board members and the applicant and it was decided that nothing further could happen until after a site visit.
- Chuck Brooks made a motion to continue the hearing to April 28th at 10:15 AM when a site visit will be scheduled, with a back up date if cancelled of May 12th at 9:00. The Board will look at the site, and if no other issues are raised that require further hearing, they will move into deliberative session after the site visit. Seconded by Matt Chapek and passed by the board

7:19 Chairman Tobin then moved the board into administrative session

9:29 Chairman Tobin moved the board out of administrative session and adjourned for the hearing

These minutes of the March 5, 2007 meeting of the DRB were

{Accepted}

{Amended as noted below and accepted}

This _____ day of _____, 2007

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.