

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

June 1, 2009

**Board Members Present:**

Scott Tobin, Chair  
Matt Chapek  
Peter Seybolt  
Chuck Brooks  
Stan Hamlet  
Charlie Van Winkle

**Also Present:**

Kari Papelbon, Zoning Administrator

**6:10 PM:** Continued closed deliberative sessions on the Jaffe, IS491, Conditional Use/Home Occupation and Guay, RV063, 2-lot Planned Residential Development hearings from May 18, 2009 began.

**7:38 PM:** Board Member Charlie Van Winkle made a motion, seconded by Board Member Stan Hamlet, to move out of closed deliberative session. The motion was passed by all Board Members present.

Board Member Charlie Van Winkle made a motion, seconded by Board Member Stan Hamlet, to approve the conditional use/home occupation application of Abbi Jaffe with the following conditions:

1. No more than 20 clients, including non-resident instructors, shall be allowed on the property each day of operation.
2. No more than 6 non-resident passenger vehicles belonging to clients and/or non-resident business associates shall be allowed on the premises at any one time. All vehicles shall be parked near the house and so that they are not visible from Irish Settlement Road.
3. The hours of operation shall be no more than 5 days per week between 7:00 AM and 9:00 PM.
4. All outdoor activities shall be held on the premises owned by the Applicant unless written permission is obtained from adjacent landowners to access their land. Such written permission shall be submitted to the Zoning Administrator.

5. The Board approves of the sign design submitted at the hearing. The sign shall conform to all zoning regulations and Applicant shall obtain a building permit from the Zoning Administrator prior to erecting the sign.
6. The Board approves of the sale of items within the existing home as presented at the hearing. No exterior display of items is permitted.
7. Applicant shall provide copies of all required State permits and approvals to the Zoning Administrator prior to operating her home occupation.

The motion was passed by all Board Members present.

**7:45 PM:** Chairperson Scott Tobin made a motion, seconded by Board Member Chuck Brooks, to move into closed deliberative session on the Guay 2-lot Planned Residential Development application. The motion was passed by all Board Members present.

**8:40 PM:** Board Member Stan Hamlet made a motion, seconded by Board Member Matt Chapek, to move out of closed deliberative session. The motion was passed by all Board Members present.

Chairperson Scott Tobin made a motion, seconded by Board Stan Hamlet, to approve of the combined sketch and preliminary Planned Residential Development application of Steven and Wendy Guay with the following conditions:

1. The wetland at the rear of Lot 1 identified in the field on May 18, 2009 by Vermont Wetland Ecologist Alan Quackenbush shall be shown on the final site plan and survey.
2. Details for the driveway cross-sections shall be submitted with the final plans.
3. A site plan and setbacks for the pergola shall be submitted with the final plans.
4. The final plans shall contain a note for Lot 2 stating that the word "duplex" is for State septic permitting purposes only.
5. Approval of a 20-foot waiver of the front lot line setback requirement for the building envelope on Lot 1.
6. Approval of a 129-foot waiver of the frontage requirement for Lot 2.
7. Approval of a 40-foot waiver of the front lot line setback requirement for the building envelope on Lot 2.
8. Approval of a 15-foot waiver of both sides and the rear lot line setback requirements for the building envelope on Lot 2.

9. The waivers for Lot 2 are conditioned on obtaining approval from the Jericho-Underhill Water District for access over their existing drive.

It was also clarified that although a waiver for the front lot line setback for the proposed pergola was submitted, the Board requires a site plan and additional information on the setbacks. A waiver request was also submitted for the current home occupation. The Board cannot provide a decision on this request as this was not contained in the original application nor was it contained in the warning and notice for this hearing. The motion was passed by all Board Members present.

**9:00 PM:** Meeting adjourned.

These minutes of the continued deliberative sessions of the 5-18-09 meeting of the DRB were

Accepted

This \_\_\_\_\_ day of \_\_\_\_\_, 2009.

---

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.***