



APPLICATION OVERVIEW

***REVISIONS TO AN APPROVED
SUBDIVISION (§ 7.8)***

DRB DOCKET #:	DRB-19-06
APPLICANT(S):	Michael & Eliza Kramer
CONSULTANT(S):	N/A
PROPERTY ADDRESS (PARCEL ID CODE):	3 Acer Ridge (AR003)
ZONING DISTRICT(S):	Water Conservation
INITIAL FILING DATE:	June 19, 2019
APPLICATION COMPLETION DATE:	June 19, 2019
SCHEDULED HEARING DATE:	July 15, 2019

PROJECT DESCRIPTION:	The applicants are seeking to amend their previously approved subdivision (see DRB-10-17) – a Planned Residential Development, and are specifically seeking a waiver to reduce the road/driveway width from Acer Ridge to the driveway serving 1 Acer Ridge.
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MOST RELEVANT ULUDR SECTIONS:	§ 7.8 (Revisions to An Approved Subdivision); Appendix A (Road & Driveway Standards)
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REASON FOR SUBDIVISION AMENDMENT:	The portion of the driveway subject to review (between Acer Ridge and the accessory dwelling – 1 Acer Ridge, which is approximately 100 ft. in distance) is approximately 14 ft. in width. Accessways serving 3 residences are required to have a 20 ft. width. After reviewing the anticipated impacts that would result from widening the driveway/road, specifically the elimination of several trees, the Applicants have asked for a road/driveway width waiver in an effort to keep the trees.
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REASON FOR SUBDIVISION AMENDMENT:	In accordance with 8.E of the Underhill Road, Driveway & Trail Ordinance, road ordinance-related standards proposed to be waived can only be done by the Selectboard or the Development Review Board, and therefore, the Zoning Administrator’s authority to reduce the road width from 20 ft. to 14 ft. is nonexistent.
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APPLICABILITY OF ROAD ORDINANCE:	The 2015 Road Ordinance, as amended December 18, 2018 <u>APPLIES.</u>
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STATE PERMIT INFORMATION:	N/A
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COMMENTS/NOTABLE ISSUES:	<ul style="list-style-type: none"> • Waivers under the Road Ordinance may be approved for unique physical circumstances or conditions on good cause. The Board is to consider the variance standards set forth in 24 V.S.A. § 4469. • The subdivision at issue is a Planned Residential Development, which allows for the relaxation of Town standards and regulations – in this case, two of the three lots were approved to be undersized.
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