

Town of Underhill
Development Review Board Minutes
January 18, 2016

Board Members Present:

Charles Van Winkle
Karen McKnight
Matt Chapek
Penny Miller
Will Towle
Mark Hamelin
Mark Green

Others Present:

Richard & Barbara Albertini, Applicants (PV109)
Jennifer Desautels PE, Trudell Consulting
Engineers (Applicants' Engineer)
Tom Moore (118 Stevensville Road)
Jean Archibald (22 Harvey Road)
Irene Linde (68 Pleasant Valley Road)
Peter Duval (25 Pine Ridge Road)

Staff/ Municipal Representatives Present:

Brian Bigelow, Town Administrator

6:30 PM- 1/18/16 DRB Public Hearing

- DRB members convened at Town Hall at 6:30 PM. Chair Van Winkle called the meeting to order.
- Chair Van Winkle asked for public comment. No public comments were provided.

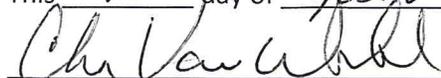
6:40 PM- Albertini- Final Subdivision Review (109 Pleasant Valley Road) Docket# DRB-15-01

- Chair Van Winkle began the hearing by explaining the procedure for final subdivision review. The Applicants, Dick & Barb Albertini, are before the board for a boundary line adjustment and final subdivision approval for a 5 Lot PRD subdivision located at 109 Pleasant Valley Road.
- Chair Van Winkle swore in hearing participants and exhibits A through R and asked if board members had any conflicts of interest or ex parte communications. There were no conflicts of interest or ex parte communications reported.
- The Applicants' engineer Jenn Desautels provided an overview of the project, including revisions made to address conditions of Preliminary approval. Revisions include: Erosion controls, relocated culvert, crash design, sight distance comparison document - comparing the Proposed Access to a 4-way Intersection design, rendering of proposed access to the site, landscaping along Pleasant Valley Road, changes to comply with 50-year storm design, and a future public trail.
- Chair Van Winkle asked Engineer Desautels to compare and contrast the 4-way intersection and the Proposed Access. Ms. Desautels noted several contributors to selecting the Proposed Access over the 4-way Intersection:
 - Although both achieve sight distances up Pleasant Valley Road as req'd for 50 mph, the 4-way Intersection falls short of the Proposed Access re: sight distances down Pleasant Valley Road. This measurement by Trudell Engineering was questioned by Board Members and the Public. Ms. Desautels explained the process and the results.
 - Class 3 wetlands at the location of the 4-way Intersection.
 - 3rd party Engineer confirmed the Proposed Access as safe.

- The Proposed Access meets stopping requirements more safely than the 4-way Intersection.
- Chair Van Winkle read the Staff Comments/ Questions aloud.
- Chair Van Winkle invited the public to speak.
- Peter Duval spoke at length and covered several topics. His suggestions include:
 - Dedicating unbuildable land to Crane Brook Natural Area
 - Revisiting and reconsidering the feasibility of the subdivision
 - Rejecting the engineering data
 - Trail connection to Shepard's Lane
 - Redesign of the project to include a Master Plan, involving the Angelino's property
 - A mini roundabout
- Jean Archibald spoke and is opposed to the Proposed Access to the project site. She feels the speed on Pleasant Valley Road would make the access unsafe.
- Irene Linde concurred with J. Archibald's comments and felt it would be difficult to stop in time to avoid an accident
- Applicant Albertini reiterated that since traffic studies were commissioned and completed at the request of the Selectboard, he does not see the basis for disagreement with the proposed access to the development.
- Board member Chapek reminded the DRB about the need to rule on the Boundary Line Adjustment.
- Board member McKnight requested more discussion and a visual reference to surrounding properties and the location of the property relative to New Road.
- Applicant Albertini discussed the intent of the non-motorized access through the subdivision at a specific location that runs approximately along the edge of the Deer Yard. Board member Towle raised a concern that the Town may need future flexibility re: location of trail exits and entrances across properties.
- Chair Van Winkle asked if the board had any final comments or questions. Hearing none, Chair Van Winkle asked if the board had enough information to make a decision. Board members indicated they had enough information.
- The evidentiary portion of the hearing was closed & a decision was made to deliberate in open session until 8:50 PM.
- Chair Van Winkle took a straw vote and asked each member for a statement of support or opposition.
- At 8:50pm, Board member Towle made a motion, seconded by P.Miller to enter deliberative session. The motion passed by all board members present.
- Meeting adjourned at 9:50 PM.

Submitted by:
Penny Miller, clerk

These minutes of the 1/18/16 meeting of the DRB were accepted
This 1 day of February, 2016.



Charles Van Winkle, Chairperson

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