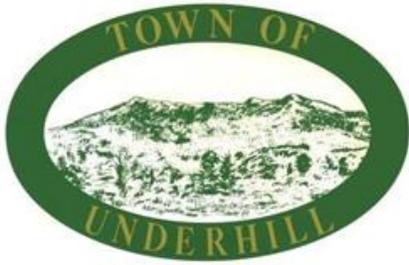


APPLICATION OVERVIEW
SKETCH PLAN REVIEW
ARTICLE 7, SECTION 7.3

| | |
|---|--|
| DRB DOCKET #: | DRB-20-03 |
| APPLICANT(S): | Betsy Evans (On Behalf of Edgmont House, LLC) |
| CONSULTANT(S): | Unity Homtes |
| PROPERTY ADDRESS (PARCEL ID CODE): | 8 Edgmont Road (ED008) |
| ZONING DISTRICT(S): | Water Conservation and Soil & Water Conservation |
| INITIAL FILING DATE: | Thursday, January 9, 2020 |
| APPLICATION COMPLETION DATE: | Thursday, January 9, 2020 |
| SCHEDULED MEETING DATE: | February 3, 2020 |

| | |
|---|--|
| PROJECT DESCRIPTION: | The Applicant is seeking approval for a 2-Lot subdivision regarding land she owns at 8 Edgmont Road (ED008). |
| MOST RELEVANT ULUDR SECTIONS: | § 3.2 (Access); § 3.7 (Lot, Yard & Setback Requirements); § 7.2 (Sketch Plan Review). |
| REASON FOR CONDITIONAL USE REVIEW: | Proposed subdivisions are required to be reviewed by the Development Review Board per Article VII. The Sketch Plan Review Meeting is meant to be an informal process to identify potential issues prior to the Applicant(s) expending a lot of resources on a project. |
| APPLICABILITY OF ROAD ORDINANCE: | The 2015 Road Ordinance, as amended thru December 18, 2018 will APPLY . |
| STATE PERMIT INFORMATION: | <ul style="list-style-type: none"> No State permits have been obtained at this time. |
| COMMENTS/NOTABLE ISSUES: | <ul style="list-style-type: none"> No major issues identified at this time. Upon the submission of engineering plans, Staff will have a better understanding of how the proposed development conforms with the purpose statement of this district. |



TOWN OF UNDERHILL

Development Review Board

BETSY EVANS
SKETCH PLAN REVIEW
Docket #: DRB-20-03

Applicant(s): Betsy Evans (on Behalf of Edgmont House, LLC)
Consultant(s): Unity Homes
Property Location: 8 Edgmont Road (ED008)
Acreage: ±118 Acres
Zoning District(s): Water Conservation and Soil & Water Conservation

Project Proposal: Sketch Plan Review of Betsy Evans, on Behalf of Edgmont House, LLC, for a proposed 2-Lot Subdivision of property located at the aforementioned address (see Exhibit F).

2018 UNDERHILL UNIFIED LAND USE & DEVELOPMENT REGULATIONS RELEVANT REGULATIONS:

- Article II, Table 2.5 – Water Conservation (pg. 18)
 - Article II, Table 2.4 – Soil & Water Conservation (pg. 24)
 - Article III, Section 3.2 – Access (pg. 30)
 - Article III, Section 3.7 – Lot, Yard & Setback Requirements (pg. 38)
 - Article III, Section 3.9 – Nonconforming Structures (pg. 40)
 - Article III, Section 3.13 – Parking, Loading & Service Areas (pg. 44)
 - Article III, Section 3.17 – Source Protection Areas (pg. 55)
 - Article III, Section 3.18 – Steep Slopes (pg. 56)
 - Article III, Section 3.19 – Surface Waters & Wetlands (pg. 63)
 - Article III, Section 3.23 – Water Supply & Wastewater Systems (pg. 68)
 - Article VI – Flood Hazard Area Review (pg. 127)
 - Article VII, Section 7.2 – Applicability (pg. 139)
 - Article VII, Section 7.3 – Sketch Plan Review (pg. 141)
 - Article VIII – Subdivision Standards (pg. 150)
 - Appendix A – Underhill Road, Driveway & Trail Ordinance
-

CONTENTS:

- a. Exhibit A - Evans Sketch Plan Review Staff Report
 - b. Exhibit B - Evans (ED008) Sketch Plan Review Meeting Procedures
 - c. Exhibit C - Subdivision Review Application
 - d. Exhibit D - Project Proposal
 - e. Exhibit E - Certificate of Service
 - f. Exhibit F - Proposed Subdivision
-

COMMENTS/QUESTIONS

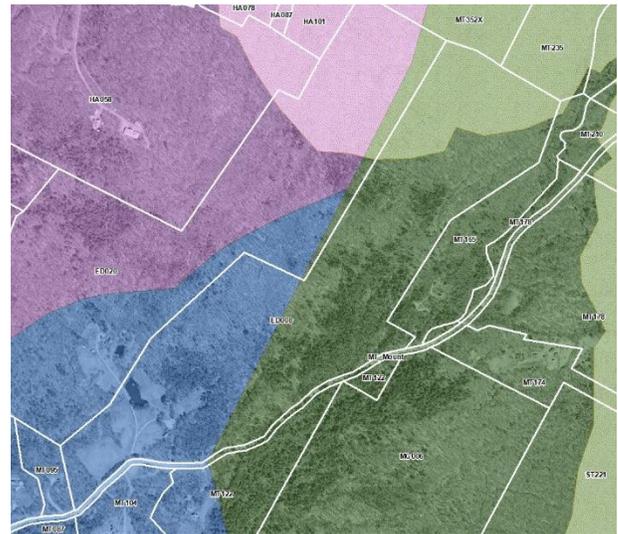
1. **GENERAL COMMENT:** No major issues identified at this time. Upon the submission of engineering plans, Staff will have a better understanding of how the proposed development conforms with the purpose statement of this district.
-

- The proposal includes the subdivision of a ±118 acre parcel of land into two lots – a ±98 acre lot and a ±20 acre lot (see Exhibit F), which conforms with the goal of obtaining medium density development in this district.
- The parent lot contains a shared driveway, Edgemont Road, that serves 6 and 8 Edgemont Road (a single-family dwelling and an accessory dwelling), as well as 20 Edgemont Road (contains a single-family dwelling).
- The proposed lot will assumedly be accessed by its own driveway from Mountain Road.
- The proposed lot appears to be configured in a way that will be located in both the Water Conservation and Soil & Water Conservation zoning districts.
- The intent of the proposed lot is assumedly for a single-family dwelling.
- Should the single-family dwelling be built in the Water Conservation District, the obtainment of a wastewater/water permit would satisfy the presumption that there would be no adverse effects to the underlying gravel aquifer.

TABLE 2.7 – SOIL & WATER CONSERVATION

Purpose Statement: This District includes significant headwater and aquifer recharge areas, unique and fragile natural areas, critical wildlife habitat, and mountainsides and ridges characterized by steep slopes and shallow soils. The purpose of this district is to protect Underhill’s more remote and inaccessible forested upland areas from fragmentation, development, and undue environmental disturbance, while allowing for the continuation of traditional uses such as forestry, outdoor recreation, and compatible development.

- The proposed lot appears to be configured in a way that will be located in both the Water Conservation and Soil & Water Conservation zoning districts.
- Should the construction of a single-family dwelling occur in the Soil & Water Conservation District of this lot the impact would be low, and consistent with nearby development.
- Upon the submission of engineering plans, Staff will have a better understanding of how the proposed development conforms with the purpose statement of this district.
- The northern area of the lot contains area above 1500 ft. in elevation (see directly to the right), where all new development is prohibited. New development is NOT anticipated to be proposed or located in this area.



ARTICLE III – GENERAL REGULATIONS

SECTION 3.2 – ACCESS

- The parent lot contains a shared driveway, Edgemont Road, that serves 6 and 8 Edgemont Road (a single-family dwelling and an accessory dwelling), as well as 20 Edgemont Road.
- The proposed lot will assumedly be accessed by its own driveway from Mountain Road.

- Upon the submission of engineering plans, Staff will have a better understanding of how the proposed development driveway conforms with the requirements of this Section.
- An access permit will be required, and shall be submitted with the final subdivision review application.
 - *NOTE:* A shared maintenance agreement shall be submitted as part of the preliminary subdivision review application should the lot be served by Edgemont Road.

SECTION 3.7 – LOT, YARD & SETBACK REQUIREMENTS

PG. 38

- One principal use/structure is expected for the parent lot, which will retain the existing house – a single-family dwelling.
 - *NOTE:* The parent lot also contains an accessory dwelling unit.
- One principal use/structure is assumed for the newly create lot – a single-family dwelling.
- The proposed lot will need to satisfy the frontage requirement of the Soil & Water Conservation District – 400 ft.
- Upon the submission of engineering plans, Staff will have a better understanding of how the proposed development driveway conforms with the requirements of this Section.

SECTION 3.13 – PARKING, LOADING & SERVICE AREAS

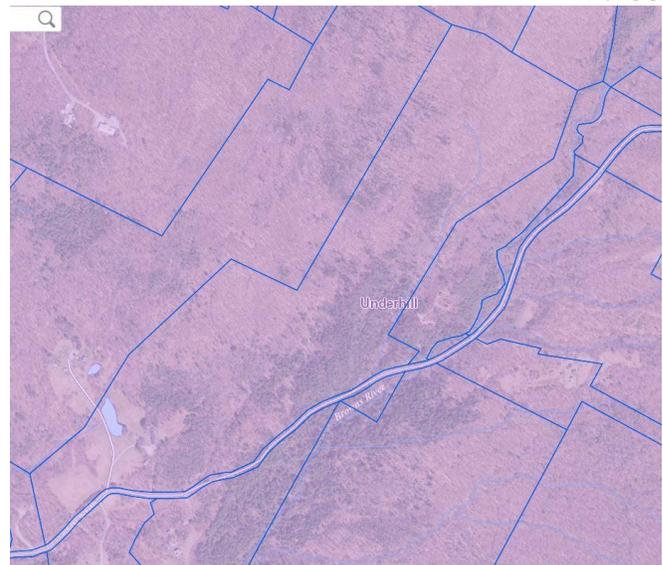
PG. 44

- The lot retaining the house presumably satisfies the parking requirement for a single-family dwelling – 2 parking spaces per dwelling, and an accessory dwelling – 1 parking space per dwelling.
- The proposed parking area for the proposed lot shall be designed for two parking spaces for assumedly a single-family dwelling.
 - Parking requirements for single-family dwellings and accessory dwellings have been typically verified at the building permit phase of development.

SECTION 3.17 – SOURCE PROTECTION AREAS

PG. 55

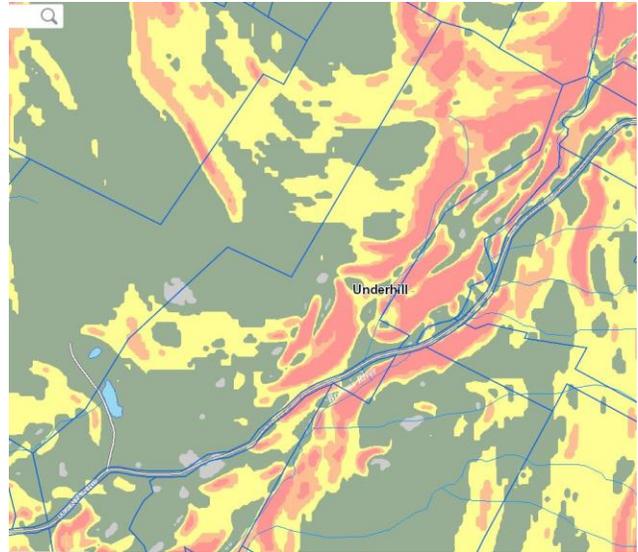
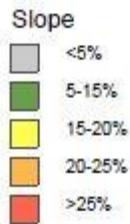
- The subject lot is located entirely within the Groundwater Source Protection Area.
- Avoiding the siting of an assumed single-family dwelling outside of this Source Protection Area is not feasible; however, single-family dwellings are exempt from requiring additional review under this Section per § 3.17.B.



SECTION 3.18 – STEEP SLOPES

PG. 56

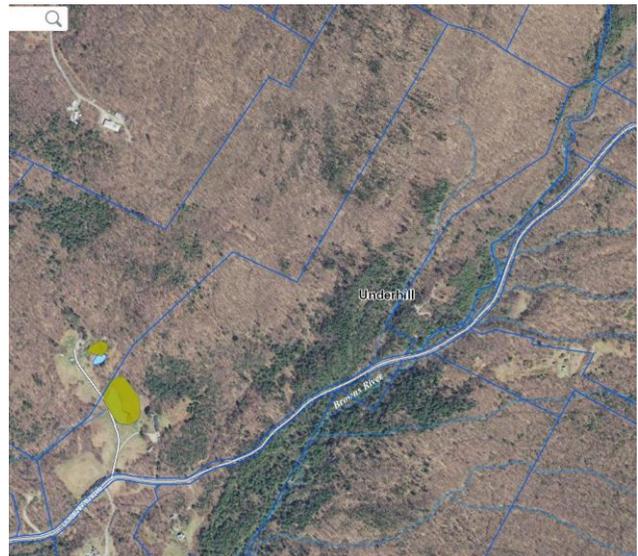
- Areas of steep slopes (15-25%) and very steep slopes (>25%) are present on the existing lot (see directly to the right).
- The proposed lot will contain areas of steep slopes and very steep slopes.
- Upon the submission of engineering plans, Staff will have a better understanding of how the proposed development driveway conforms with the requirements of this Section.



SECTION 3.19 – SURFACE WATERS & WETLANDS

PG. 63

- An unnamed stream is located on the parent lot, which feeds the Brown’s River.
- The unnamed stream does not appear to bisect the proposed new lot, and therefore, no development is likely to be proposed within the stream’s vicinity.
- A pond and unnamed stream are located within the vicinity of the existing single-family dwelling, which will stay with the parent lot.
 - Staff is unaware of any new development in this area.
- An area of wetlands is located in the area where the pond is located, and not in the vicinity of the proposed new lot; therefore, any new development associated with the proposed new lot is not anticipated to impact any wetlands or associated buffers.



SECTION 3.23 – WATER SUPPLY & WASTEWATER SYSTEMS

PG. 68

- The Applicant will need to submit either a Wastewater System & Potable Water Supply Permit, or submit a Wastewater System design, during the preliminary subdivision application phase of the project.

ARTICLE VI – FLOOD HAZARD AREA REVIEW

- No Special Flood Hazard Areas were depicted on the existing lot according to the ANR Website; therefore, review under this section is not required.

ARTICLE VII – SUBDIVISION REVIEW

SECTION 7.2 – APPLICABILITY

PG. 139

- The Applicant is proposing a 2-Lot subdivision that meets the requirements of Section 7.2.E.1.a.
- Staff recommends that the project be classified as a minor subdivision.

SECTION 7.3 – SKETCH PLAN REVIEW

PG. 141

- See Exhibit D pertaining to the purpose statement for Sketch Plan Review.
- The Applicant has submitted the necessary materials for the Board to make a decision about the application.

ARTICLE VIII – SUBDIVISION STANDARDS

SECTION 8.1 – APPLICABILITY

SECTION 8.1.B – REQUEST FOR MORE INFORMATION

PG. 150

- Technical review is not required at this time.

SECTION 8.1.C – FINDINGS OF FACT

PG. 150

- Findings of fact are not required at this stage of the subdivision review process.

SECTION 8.1.D – MODIFICATIONS & WAIVERS

PG. 150

- The Applicant has not requested any additional modifications or waivers at this time.

SECTION 8.2 – GENERAL STANDARDS

SECTION 8.2.A – DEVELOPMENT SUITABILITY

PG. 151

- No unforeseen undue adverse impacts to the public health, safety or the character of the area in which the proposed development is located are anticipated.
- The Applicant has not expressed any intention of setting aside land as open space that would be excluded from subsequent development lands that periodically flood, have poor drainage, contain very steep slopes (>25%), or have other known hazards, or that is otherwise not suitable to support structures or infrastructure.

SECTION 8.2.B – DEVELOPMENT DENSITY

PG. 151

- The proposed subdivision appears to meet the density requirements of this Section.

SECTION 8.2.C – EXISTING SITE CONDITIONS

PG. 151

- The proposed subdivision does not appear to be adverse to, or has the propensity to avoid, any or all of the existing site features or natural resources listed in this subsection, other than prime agricultural soils (see § 8.3.F below).

SECTION 8.2.D – UNDERHILL TOWN PLAN & REGULATIONS

PG. 152

- The proposed project appears to conform to the *Underhill Town Plan* and the *Underhill Unified Land Use & Development Regulations*.

SECTION 8.2.E – DISTRICT SETTLEMENT PATTERNS

PG. 152

Rural Districts. Subdivisions within the Rural Residential, Water Conservation and Scenic Preservation Districts shall be designed and configured to reinforce the rural character and historic working landscape of these districts, characterized by forested hillsides and hilltops, open fields, and moderate to low densities of

- The proposed project appears to conform with the Rural Districts settlement patterns outlined in Section 8.2.E.1 (see directly to the left).

residential development interspersed with large contiguous tracts of undeveloped land. Lots shall be configured to maintain contiguous tracts of open land between adjoining parcels.

Soil and Water Conservation District.

Subdivisions within the Soil & Water Conservation District shall be designed and configured to avoid undue adverse impacts to existing forest resources and environmentally sensitive upland areas, including watersheds and significant wildlife habitat and travel corridors, and to maintain traditional land uses including forestry and outdoor recreation. To the extent physically feasible, fragmentation of productive forest lands and significant wildlife habitat shall be avoided, and lots shall be configured to maintain contiguous tracts of open land between adjoining parcels. Lots created for the purpose of constructing dwellings or other structures in this district shall not result in development of environmentally sensitive areas identified in the town plan or through site investigation, as specified in Section 8.3.

- Upon the submission of engineering plans, Staff will have a better understanding of how the proposed development and driveway will conform with the requirements of the Soil & Water Conservation District as described on the left.
 - Specifically, Staff will be able to confirm if the assumed development – a single-family dwelling – and its location will conform to the last sentence.

SECTION 8.2.F – LAYOUT **PG. 153**

- The proposed subdivision appears to conform with the requirements of this section.

SECTION 8.2.G – BUILDING ENVELOPES **PG. 153**

- The Applicant has not identified a proposed building envelope, and should do so prior to submitting plans for the preliminary subdivision review hearing.

SECTION 8.2.H – SURVEY MONUMENTS **PG. 153**

- No findings.

SECTION 8.2.I – LANDSCAPING & SCREENING **PG. 153**

- No findings.

SECTION 8.2.J – ENERGY CONSERVATION **PG. 154**

- No findings.

SECTION 8.3 – NATURAL CULTURAL RESOURCES

SECTION 8.3.A – RESOURCE IDENTIFICATION & PROTECTION **PG. 154**

- No information pertaining to, nor has any identification relating to, significant cultural and natural features necessitating protection has been submitted for consideration.

SECTION 8.3.B – SURFACE WATERS, WETLANDS & FLOODPLAINS **PG. 155**

- See Section 3.19 and Article VI above for more information.

SECTION 8.3.C – ROCK OUTCROPS, STEEP SLOPES, HILLSIDES & RIDGELINES

PG. 155

- See Section 3.18 above for more information.

SECTION 8.3.D – NATURAL AREAS & WILDLIFE HABITAT

PG. 156

- A priority level 10 habitat block is located on, and almost entirely comprises, the existing lot (see directly to the right on the next page).
- The ANR Atlas has NOT identified a deer wintering area on the subject property.
- The ANR Biofinder has identified the following priority characteristics:
 - Priority Natural Community (located towards the northern end of the parent lot);
 - Highest Priority Aquatic Habitats (located towards the northern end of the parent lot);
 - Highest Priority Wetland (located where the identified pond is);
 - Highest Priority Terrestrial Wildlife Crossing (located along Mountain Road);
 - Priority Terrestrial Wildlife Crossing (located at the intersection of Edgemont Road and Mountain Road);
 - Highest Priority Wildlife Road Crossings (located along Mountain Road and along the driveway serving 20 Edgemont Road at the pond);
 - Priority Rare & Uncommon Species (located in the vicinity of where Brown's River and the Unnamed Stream meet with Mountain Road);
 - Highest Priority Forest Block (same location as the identified forest block on the right);
 - Highest Priority Connectivity Block (same location as the identified forest block on the right);



- Highest Priority Surface Water and Riparian Area (located in the vicinity of where Brown's River and the Unnamed Stream meet with Mountain Road, as well as the unnamed stream connecting to the pond and the pond itself);
- Riparian Wildlife Connectivity (located in the vicinity of where Brown's River and the Unnamed Stream meet with Mountain Road, as well as the unnamed stream connecting to the pond and the pond itself);
- Representative and Responsibility Physical Landscape Diversity (same location as the identified forest block on the right);

SECTION 8.3.E – HISTORIC & CULTURAL RESOURCES

PG. 157

- Staff is unaware of any historic and cultural resources located on the existing lot.

SECTION 8.3.F – FARMLAND

PG. 157

- An area of statewide agricultural soils is located on the lot (see directly above) and is already located in an area that has been impacted by previous development.
- The proposed new lot does not appear to impact this area.

| | |
|---|---------------|
|  | Local |
|  | Local (b) |
|  | Not rated |
|  | Prime |
|  | Prime (b) |
|  | Prime (f) |
|  | Statewide |
|  | Statewide (a) |
|  | Statewide (b) |
|  | Statewide (c) |



SECTION 8.3.G - FORESTLAND

PG. 158

- The proposed new lot appears to be in an area that is entirely comprised by forest, and therefore, any proposed development will inevitably result in the clearing of forest.

SECTION 8.4 – OPEN SPACE & COMMON LAND

SECTION 8.4.A – OPEN SPACE

PG. 159

- The Applicant has not proposed to designate any land as open space.

SECTION 8.4.B – COMMON LAND

PG. 160

- The Applicant has not proposed to designate any land as common land.

SECTION 8.4.C – LEGAL REQUIREMENTS

PG. 160

- No findings.

SECTION 8.5 – STORMWATER MANAGEMENT EROSION CONTROL

PG. 160

- No findings at this time.

SECTION 8.6 – TRANSPORTATION FACILITIES

SECTION 8.6.A – ACCESS & DRIVEWAY

PG. 162

- Upon the submission of engineering plans, Staff will have a better understanding of how the proposed driveway will conform to the requirements of this Section.

SECTION 8.6.B – DEVELOPMENT ROADS

PG. 164

- This subsection does not apply.

SECTION 8.6.C – PARKING FACILITIES

PG. 167

- This subsection does not apply.

SECTION 8.6.D – TRANSIT FACILITIES

PG. 167

- This subsection does not apply.

SECTION 8.6.E – PEDESTRIAN ACCESS

PG. 167

- This subsection does not apply.

SECTION 8.7 – PUBLIC FACILITIES & UTILITIES

SECTION 8.7.A – PUBLIC FACILITIES

PG. 168

- An undue burden on existing and/or planned public facilities is not anticipated.
- Comments from the Mt. Mansfield Union School District will be solicited during the Preliminary/Final Subdivision Review process.

SECTION 8.7.B – FIRE PROTECTION

PG. 168

- An undue burden on the Underhill-Jericho Fire Department is not anticipated.
- Comments from the Underhill-Jericho Fire Department will be solicited during the Preliminary/Final Subdivision Review process.

SECTION 8.7.C – WATER SYSTEMS

PG. 168

- See Section 3.23 Above.

SECTION 8.7.D – WASTEWATER SYSTEMS

PG. 169

- See Section 3.23 Above.

SECTION 8.7.D – UTILITIES

PG. 169

- No findings.

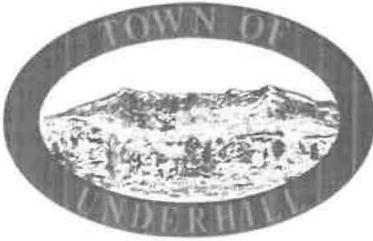
SECTION 8.8 – LEGAL REQUIREMENTS

PG. 170

- The Applicant should submit draft deeds prior to the Preliminary/Final Subdivision Review hearing.

APPENDIX A – ROAD & DRIVEWAY STANDARDS

- The Applicant should provide information relating to the access way at the time of the preliminary subdivision review hearing, at which time Staff will provide a more detailed assessment.
- An access permit application shall be submitted at the time of the final subdivision review hearing.



UNDERHILL DEVELOPMENT REVIEW BOARD

**SKETCH PLAN REVIEW
MEETING PROCEDURES**

7:10 PM, Monday, January 20, 2020

Applicant(s): Betsy Evans (on Behalf of Edgmont House, LLC)
Docket #: DRB-20-03

State the following:

1. This is a sketch plan review meeting on the application of Betsy Evans (on Behalf of Edgmont House, LLC) for a proposed 2-Lot Subdivision of property she owns at 8 Edgmont Road (ED008) in Underhill, Vermont.

This application is subject to review under the 2011 *Unified Land Use & Development Regulations*, as amended March 6, 2018; as well as the proposed amendments to the aforementioned regulations, which are to be voted on during the March 3, 2020 Town Meeting; and the 2015 *Road, Driveway and Trail Ordinance*, as amended December 18, 2018.

Sketch plan review is an informal, pre-application review process intended to acquaint the DRB with a proposed subdivision during the conceptual stage of the design process before the applicant incurs significant expense in preparing a formal application. This informal review and discussion at the regular meeting of the DRB helps identify the type of subdivision and subdivision layout that will best meet the needs of the subdivider and the requirements of these regulations.

The sketch plan review is not a hearing, and the requirements for interested party status do not apply. This means that we do not swear speakers in, but we will ask that you identify yourself and give your address to the Board before you comment so that we can keep an accurate record of this meeting in the Minutes.

The exhibits submitted as part of this application are available in the Evans sketch plan review file (Docket #: DRB-20-03 / ED008) at the Underhill Zoning & Planning Office and on the Town's website.

2. Copies of the Rules of Procedure that the Board follows are available for review at the front counter, and can be obtained from the Planning & Zoning Administrator.
3. At this point we'll begin review and hear from the applicant(s) and/or their representative(s).
4. Next we will hear from the Planning & Zoning Administrator.
5. Are there members of the public who would like to speak?
6. Any final comments from the Board, the Planning & Zoning Administrator, applicant(s) and/or their representative(s)?

7. Does the Board feel that they have enough information to decide whether the proposed sketch plan has fulfilled the application requirements?
8. Does the Board classify the proposed subdivision as Major or Minor? (If the subdivision is classified as minor, the applicant(s) may request a waiver of the Preliminary Hearing requirement. If such is requested, the Board should rule on the waiver request in open session).
9. Ask for a motion to accept or deny the application, as well as asking the Board if they wish to discuss the application in open deliberation or closed deliberation? (After the ruling, continue with the info below.)

“Within 15 days from this meeting, the Planning & Zoning Administrator, on behalf of the Development Review Board, will send a letter to the applicant(s) that:

- a. Indicates whether the subdivision as proposed will be reviewed as a minor or major subdivision, or planned unit development, and outlines the associated review process.
- b. Indicates whether the proposed subdivision generally conforms to these regulations, or will require modifications to conform to the regulations.
- c. Identifies specific areas of concern to be addressed in subdivision application, including potential impacts to adjoining property owners, significant natural or scenic resources, municipal roads and infrastructure, and community facilities and services.
- d. Recommends additional information, studies or supporting documentation to be submitted with the application for subdivision review.

All abutting neighbors will receive notice of the next public meeting via Certified Mail. If there are no other comments or questions we will close this portion of the meeting.”



TOWN OF UNDERHILL

APPLICATION FOR SUBDIVISION

OFFICE USE ONLY

PROPERTY CODE: ED008
DRB DOCKET #: DRB-20-23
MEETING DATE: 02/03/2020

ZONING DISTRICT(S):

- Underhill Flats Village Center
- Underhill Center Village
- Rural Residential
- Water Conservation
- Mt. Mansfield Scenic Preservation
- Soil & Water Conservation

APPLICATION TYPE:

- Sketch Plan Review
- Preliminary Subdivision Review
- Final Subdivision Review
- Preliminary & Final Subdivision Review
- Subdivision Amendment

PROPERTY OWNER INFORMATION:

RECORD OWNER OF PROPERTY: Patricia Evans
Betsy Evans/Edgmont Hse LLC
MAILING ADDRESS: 54 Wood Ave, Gill, MA 01354
EMAIL ADDRESS: betsy@kidsandconflict.com
PHONE NUMBER: 413 522-9354

Project Information

Property Location: 8 Edgmont Rd,
Underhill, VT 05489
Acreage in Original Parcel: 118 acres
Proposed Number of Lots: 1 Lots

DESIGNER/ENGINEER INFORMATION:

DESIGNER/ENGINEER: Unity Homes
MAILING ADDRESS: 6 Black Jack Crossing, Walpole
EMAIL ADDRESS: NH 03608
PHONE NUMBER: 603 756-3600

- Is this a Planned Residential Development?
 Yes
 No
- Is this a Planned Unit Development?
 Yes
 No
- Is the parent lot part of a previously approved subdivision?
 Yes
 No

SURVEYOR INFORMATION:

SURVEYOR:
MAILING ADDRESS:
EMAIL ADDRESS:
PHONE NUMBER:

If so, when was the previous subdivision approved?
Year: _____
If known, what was the application number:
Application Number: _____

DEVELOPER INFORMATION (IF KNOWN):

SURVEYOR:
MAILING ADDRESS:
EMAIL ADDRESS:
PHONE NUMBER:

If the proposed project is to amend a subdivision, what is the proposed amendment?



TOWN OF UNDERHILL

APPLICATION FOR SUBDIVISION

| Sketch Plan Application Materials (Only) | Section B (Engineering Plans Requirements) | Section C (Written Materials) |
|---|---|---|
| <p>Applicable:</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>The following Sketch Plan Review materials must be submitted at least 10 business days prior to a regularly scheduled Development Review Board:</i></p> <p>Checklist</p> <p><input checked="" type="checkbox"/> Sketch of Proposed Subdivision <input checked="" type="checkbox"/> Project Description <input type="checkbox"/> Description of Proposed Modifications or Waivers <input checked="" type="checkbox"/> Application Fee (\$100.00)</p> <p><i>Please Checkoff All Submitted Materials</i></p> | <p>Checklist</p> <ul style="list-style-type: none"> <input type="checkbox"/> Two Large (to Scale) Copies <input type="checkbox"/> Twelve 11" x 17" Copies <input type="checkbox"/> Prepared by a Professional Engineer <input type="checkbox"/> Date, Including Revision Date(s) <input type="checkbox"/> North Arrow, Scale, Legend <input type="checkbox"/> Proposed New Lot Lines & New Acreages <input type="checkbox"/> Proposed Building Envelopes (including Setbacks) <input type="checkbox"/> Extent of Site Clearing & Disturbance <input type="checkbox"/> Existing/Proposed Open Space <input type="checkbox"/> Existing/Proposed Common Land <input type="checkbox"/> Existing/Proposed Building Footprints <input type="checkbox"/> Zoning District Boundary <input type="checkbox"/> Property Codes of Adjacent Properties <input type="checkbox"/> Record Owners of Adjacent Properties <input type="checkbox"/> Existing/Proposed Easements <input type="checkbox"/> Existing/Proposed Rights-of-Ways <input type="checkbox"/> Existing/Proposed Roads <input type="checkbox"/> Existing/Proposed Utility Corridors <input type="checkbox"/> Locations/Designs of Proposed Water & Wastewater Disposal Systems (including Isolation & Well Shields) <input type="checkbox"/> Existing/Proposed Curb Cut, Driveways, Roads and/or Parking Areas (includes: cuts, fills, grades, drainage, culverts, travel lane widths, shoulder widths, surfacing etc.) <input type="checkbox"/> Topography <ul style="list-style-type: none"> Existing Surface Grades /Contours Post-Development Contours/Grades <input type="checkbox"/> Existing Outcrops, Ledges, Visually Prominent Ridgelines and Peaks <input type="checkbox"/> Surface Waters & Associated Buffers <input type="checkbox"/> Wetlands & Associated Buffers <input type="checkbox"/> Vernal Pools & Associated Buffers <input type="checkbox"/> Mapped Floodplains <input type="checkbox"/> Drainage Patterns <input type="checkbox"/> Natural Vegetative Cover <p style="text-align: center;"><i>Where Applicable:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Location & Size of Existing Culverts and Drains <input type="checkbox"/> Location & Size of Existing Sewerage Systems & Water Supplies <input type="checkbox"/> Existing/Proposed Pedestrian Walkways <input type="checkbox"/> Designated Source Protection Areas <input type="checkbox"/> Existing or Preserved Forestland <input type="checkbox"/> Preserved Natural, Cultural & Historic Features (e.g. Sites & Structures) <input type="checkbox"/> Other Unique Topographical or Geographical Features <input type="checkbox"/> Areas of Steep or Very Steep Slopes <input type="checkbox"/> Primary Agricultural Soils <p><i>Please Checkoff All Submitted Materials</i></p> | <p>Checklist</p> <ul style="list-style-type: none"> <input type="checkbox"/> Written Disclosure of Intended Use of Land to be Subdivided <input type="checkbox"/> General Plans for Subsequent Development of Land to be Retained by Applicant/Landowner <input type="checkbox"/> Written Requests for Modifications or Waivers (including Justifications) <input type="checkbox"/> Draft Deeds <input type="checkbox"/> Draft Easements <input type="checkbox"/> Draft Homeowners Associations <input type="checkbox"/> Draft Maintenance Agreements <input type="checkbox"/> Snow Removal & Management Plan <p><i>Please Checkoff All Submitted Materials</i></p> |
| Requirements for All Other Applications | | Section D (Non-Town Related Materials) |
| <p>Checklist</p> <ul style="list-style-type: none"> <input type="checkbox"/> Surveys (see Section A) <input type="checkbox"/> Engineering Plans (see Section B) <input type="checkbox"/> Written Materials (see Section C) <input type="checkbox"/> State of VT Materials (see Section D) <input type="checkbox"/> Application Fee (see Fee Schedule) <p><i>Please Checkoff All Submitted Materials</i></p> | | <p>Checklist</p> <ul style="list-style-type: none"> <input type="checkbox"/> Project Review Sheet <input type="checkbox"/> Wastewater System & Potable Water Supply Permit (Permit #: _____) <input type="checkbox"/> Act 250 Permit (Permit #: _____) <input type="checkbox"/> Stormwater/Erosion Permit (Permit #: _____) <input type="checkbox"/> Agency of Natural Resources Wetlands Permit (Permit #: _____) <input type="checkbox"/> Army Corps of Engineers Permit (Permit #: _____) <p><i>Please Checkoff All Submitted Materials</i></p> |
| Section A (Survey Requirements) | | Other Required Plans Where Applicable |
| <p>Checklist</p> <ul style="list-style-type: none"> <input type="checkbox"/> Two Large (to Scale) Copies <input type="checkbox"/> Twelve 11" x 17" Copies <input type="checkbox"/> Prepared by a Licensed Surveyor <input type="checkbox"/> Date, Including Revision Date(s) <input type="checkbox"/> North Arrow <input type="checkbox"/> Scale <input type="checkbox"/> Legend <input type="checkbox"/> Property Codes of Adjacent Properties <input type="checkbox"/> Record Owners of Adjacent Properties <input type="checkbox"/> Existing/Proposed Easements <input type="checkbox"/> Existing/Proposed Rights-of-Ways <input type="checkbox"/> Existing/Proposed Roads <input type="checkbox"/> Existing/Proposed Utility Corridors <ul style="list-style-type: none"> Proposed Utility Easements Shall Be Centered On As-Built Utility Lines <input type="checkbox"/> Existing/Proposed Open Space Areas <input type="checkbox"/> Existing/Proposed Lot Lines with Dimensions <input type="checkbox"/> Vicinity Map <ul style="list-style-type: none"> To Show Area within 2,000 ft. of the Subject Lot Proposed to be Subdivided <p><i>Please Checkoff All Submitted Materials</i></p> | | <p>Checklist</p> <ul style="list-style-type: none"> <input type="checkbox"/> Outdoor Lighting Plan <input type="checkbox"/> Landscaping and Screening Plan <input type="checkbox"/> Temporary & Permanent Stormwater Management Plans <input type="checkbox"/> Temporary & Permanent Erosion Control Measures/Plans (including Areas Impacted by Downstream Runoff) <input type="checkbox"/> Significant Wildlife Habitat Areas & Corridors (including Areas Impacted by Downstream Runoff) <input type="checkbox"/> Areas of Rare, Threatened and Endangered Plant and Animal Communities (and Associated Buffers) <input type="checkbox"/> Master Plan (if Applicable-see § 8.1.B.1.a) |

| | |
|-------------------------|------------------|
| APPLICANT SIGNATURE | DATE 1/9/19 |
| RECEIVED | DATE 1/9/2020 |

Application for Subdivision for 8 Edgmont Rd, Underhill Center

Project Description:

This application is for a minor subdivision of approximately 20 acres, from the 118 acres of 8 Edgmont Road, in order to facilitate the construction of one additional residential building on our property. It currently has 2 structures. The owners of the property will remain the same. There will be no sale of the subdivided lot. The property will remain in the Edgmont House LLC and the two members, Betsy Evans & Patricia Evans will remain the same. This will require that that the lot, or if allowed, a small portion of the 20 acres, be removed from the Current Use program. A short driveway off of Mountain Road will be needed.



Town of Underhill Development Review Board

P.O. Box 120, Underhill, VT 05489
www.underhillvt.gov

Phone: (802) 899-4434, x106
Fax: (802) 899-2137

Certificate of Service

I hereby certify that on this 20th day of January 2020 a copy of the following documents were delivered to the below recipients and corresponding addresses by United States first class mail.

Documents:

Notice to abutting neighbors regarding a Sketch Plan Review meeting for a proposed 2-lot subdivision of land located at 8 Edgemont Road (ED008), Underhill, Vermont, owned by Edgmont House, LLC.

Recipients and Corresponding Address: \$0.50

✓ **8 EDMONT ROAD (ED008)**

Edgmont House, LLC
54 Wood Avenue
Gill, MA 01354

✓ **104 MOUNTAIN ROAD (MT104)**

Nicholas V. Krywka
104 Mountain Road
Underhill, VT 05489

✓ **20 EDMONT (ED02)**

Peter T. & Caroline W. Bennett
P.O. Box 95
Underhill Center, VT 05490

✓ **122 MOUNTAIN ROAD (MT122)**

John O. & Amberly R. Leasure
122 Mountain Road
Underhill, VT 05489

✓ **6 MONTGOMERY ROAD (MG006)**

Montgomery Subdivision Landowners
Association
c/o Ryan Ochs
6 Wheeler Road
Underhill, VT 05489

✓ **165 MOUNTAIN ROAD (MT165)**

Timothy & Martha McLaughlin
323 Lost Nation Road
Essex, VT 05452

✓ **87 MOUNTAIN ROAD (MT087)**

William G. & Roxanne Wolcott
87 Mountain Road
Underhill, VT 05489

✓ **235 MOUNTAIN ROAD (MT235)**

Beth Russel
c/o Caleb McMurphy
428 East Wooster Street, Apt. E
Bowling Green, OH 43402

✓ **95 MOUNTAIN ROAD (MT095)**

Douglas H. & Kate S. Spofford
95 Mountain Road
Underhill, VT 05489

✓ **352 MOUNTAIN ROAD (MT352X)**

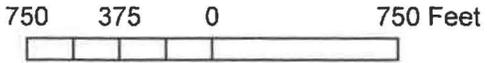
State of Vermont
Agency of Natural Resources
103 South Main Street
Waterbury, VT 05676



Andrew Strniste
Planning Director & Zoning Administrator
12 Pleasant Valley Road
Underhill, VT 05489

Date: 01/20/2020

EXHIBIT
F



1 inch = 768 feet



For Planning Purposes Only.
Scale and feature locations are approximate.
Map created 01/07/2020