EXHIBIT C

# TOWN OF UNDERHILL

## DEVELOPMENT REVIEW (ART. V) APPLICATION

**OFFICE USE ONLY**

PROPERTY CODE: RA028

PROPERTY ADDRESS: 28 Range Road

**ZONING DISTRICT(S):**

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

DRB Docket #: DRB-19-05

Received Date: April 30, 2019

Hearing Date: June 3, 2019

Application Completion Date: May 20, 2019

*(See Requirements Below)*

**SUBJECT PROPERTY ADDRESS:** 28 Range Road

| Applicant Information | Landowner Information (if Different) |
|---|---|
| **NAME(S):** Chris Wells | **NAME(S):** |
| **MAILING ADDRESS:** 493 VT Rt 15 Underhill, VT | **MAILING ADDRESS:** |
| **EMAIL ADDRESS:** loganheidichris@gmail.com | **EMAIL ADDRESS:** |
| **PHONE NUMBER:** 802-899-1812 | **PHONE NUMBER:** |

| Description of Proposed Project | Contractor/Surveyor Information (if Applicable) |
|---|---|
| Utility Room move from South Side to North Side of the new home design. Add deck to South Side. | **NAME(S):** Chris Wells |
| | **MAILING ADDRESS:** |
| | **EMAIL ADDRESS:** |
| | **PHONE NUMBER:** |

APPLICANT SIGNATURE: Chris Wells DATE: 4/29/19

### Variance Request

**Applicable:**

- ☐ Yes
  - ☐ Concurrent with an Appeal Request
  - ☐ Concurrent with a Site Plan Review or Conditional Use Review App.
- ☑ No

**Required Materials**

- ☐ Application (incl. Zoning Permit App.)
- ☐ Application Fee ($150.00)
- ☐ Copies of a Site Plan
- ☐ State Project Review Sheet
- ☐ Draft Legal Documents
- ☐ Other Information Identified by the Zoning Administrator or Checklists (see § 5.2.A.1.e)
- ☐ Written Waivers/Modifications Requests
- ☐ Written response to variance requirements (*see Page 2*)

*Please Checkoff All Submitted Materials*

### Site Plan Review

**Applicable:**

- ☑ Yes
  - ☐ Standalone Site Plan Review App.
  - ☐ Concurrent Conditional Use Review
- ☐ No

**Required Materials**

- ☑ Application (incl. Zoning Permit App.)
- ☑ Application Fee ($150.00)
- ☑ Copies of a Site Plan
- ☐ State Project Review Sheet
- ☐ Draft Legal Documents
- ☐ Other Information Identified by the Zoning Administrator or Checklists (see § 5.2.A.1.e)
- ☑ Written Waivers/Modifications Requests
- ☑ Written response to site plan review requirements (*see Page 2*)

*Please Checkoff All Submitted Materials*

### Conditional Use Review

**Applicable:**

- ☑ Yes
  - ☐ Other: _____
  - ☐ Floodplain Review
  - ☐ Required for Proposed Use
  - ☐ Steam/Wetland Encroachment
  - ☐ Waiver Request
- ☐ No

**Required Materials**

- ☑ Application (incl. Zoning Permit App.)
- ☑ Application Fee ($150.00)
- ☑ Copies of a Site Plan
- ☐ State Project Review Sheet
- ☐ Draft Legal Documents
- ☐ Other Information Identified by the Zoning Administrator or Checklists (see § 5.2.A.1.e)
- ☑ Written Waivers/Modifications Requests
- ☑ Written response to conditional use & site plan review requirements (*see Page 2*)

*Please Checkoff All Submitted Materials*

# TOWN OF UNDERHILL

## DEVELOPMENT REVIEW (ART. V) APPLICATION

In submitting this application, please submit a copy of the zoning permit application (if applicable), two (2) to-scale site plans, twelve (12) 11" x 17" copies of the site plan, in addition to the other requirements provided on page one of this application. Please be advised that separate State permits, include but not limited to, water/wastewater, stormwater, Act 250, and Construction General permits may be required. The applicant bares the responsibility and obligation to contact the State Permit Specialist (802-477-2241) to obtain a Project Review Sheet. A hearing before the Development Review Board will be scheduled by the Zoning Administrator upon determining that the application is complete. Note, that Zoning Administrator may require additional information or supporting documentation in conformance with Section 5.2.A.1.e of *Underhill Unified Land Use & Development Regulations*.

### Conditional Use Review Supplemental Questions (Please Answer on a Separate Sheet of Paper)

*Applies:* ☐ *Yes or* ☐ *No*

1. Please advise how the proposed project affects the demand for community services and facilities.
2. Please advise how the proposed project relates to the character of the area. Discuss how project's a) location, b) type, c) density, and d) intensity relate to the character of area. Should the project not conform with any of the abovementioned attributes (location, type, density and intensity), please explain what mitigation measures will be utilized to avoid any undue adverse (negative) impacts to the character of the area.
3. Please specify the projected impact on traffic patterns resulting from the proposed project. The explanation shall address impacts on the following: a) traffic conditions; b) capacity; c) safety; d) efficiency; and e) the use of existing and planning roads, bridges, intersections, and associated highway infrastructure, in the vicinity.
4. Please advise of any aspects of the proposed project that does not comply with any Town regulations or ordinances.
5. Please advise how the proposed will not interfere with the sustainable use of renewable energy resources, including access to, or the direct use or future availability of, such resources.

### Site Plan Review Supplemental Questions (Please Answer on a Separate Sheet of Paper)

*Applies:* ☐ *Yes or* ☐ *No*

1. Please provide supporting information on how the proposed site layout and design avoids undue adverse impacts to significant natural, historic and scenic resources. These resources include, but are not limited to: a) existing topography and drainage patterns; b) land above 1500 ft. elevation; c) areas of steep and very steep slope; d) surface waters, wetlands, and associate buffers; e) special flood hazard areas; f) delineated source protection areas; g) significant wildlife habitat areas and travel corridors; and h) scenic resources (see § 5.3.B.1.a.viii).
2. Please advise how the proposed location and orientation of structures, and supporting infrastructure on the site, are compatible with their propsed setting and context, as provided by the Town's Plan, zoning district objects, existing site conditions and features, adjoining or facing structures in the vicinity, and other applicable provisions in the *Underhill Unified Land Use & Development Regulations*. See Section 5.3.B.2 for more details.
3. Please advise how the proposed use meets the Town and State access management and design standards. Include an explanation of how the curb cut (s)/access way(s) and road intersection(s) do not create hazards to vehicles, pedestrians or bicyclists onsite or on adjoining roads, sidewalks and pathways.
4. Please advise how the proposed project conforms to the parking, loading & service areas.
5. Please explain how the proposed project provides for adequate and safe onsite vehicular and pedestrian circulation. Site plans shall address the requirements under Sections 5.3.B.5.a & b.
6. Please advise any proposed landscaping and screening modifications anticipated to occur. Any reduction in landscaping or screening, or any significant proposed project shall address the requirements of Section 5.3.B.6.
7. Please advise if the proposed project requires outdoor lighting. If so, please explain how the proposed lighting conforms to the requirements of Section 3.11.
8. Please advise of the proposed temporary and permanent stormwater management and erosion control measures that will be undertaken as part of the proposed project.

### Variance Request Supplemental Questions (Please Answer on a Separate Sheet of Paper)

*Applies:* ☐ *Yes or* ☐ *No*

1. Please Submit a to-scale drawing depicting the following: a) frontage on a public or private road or right-of-way; b) setbacks to the front, rear, and side property lines; c) location of the septic system and well; d) easements or covenants where appropriate to show on the plan; e) any watercourse on the property; and f) abutting neighbors.
2. Please submit a short statement explaining why a variance is being sought. Please address any easements or covenants that may be attached to the property if not shown on the site plan.
3. For a variance to be granted, the Board needs to find that the following conditions are met:
   a. There are unique physical circumstances or conditions (e.g. lot irregularities, lot narrowness, shallowness of lot size and/or shape, exceptional topography, or other physical conditions peculiar to the particular property) and that an unnecessary hardship is due to these conditions, and <u>not</u> the circumstances or conditions generally created by the provisions of the bylaw in the neighborhood or district in which the property is location.
   b. Because of the physical circumstances or conditions identified above, there is <u>no possibility</u> that the property can be developed in strict conformity with the provisions of the bylaw, and that the authorization of a variance is therefore a necessary to enable the reasonable use of the property.
   c. The unnecessary hardship has <u>not</u> been <u>created by the appellant</u>.
   d. The <u>variance</u>, if authorized, <u>will not alter the essential character of the neighborhood</u> or district in which the property is located, substantially, or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare.
   e. The variance, if authorized, will represent the minimum <u>variance</u> that will afford relief and <u>will represent the least deviation possible</u> from the bylaw and from the plan.

In the written statement, required under #2 above, please address each of the preceding conditions (a-e), specifically advising why the proposed project satisfies those conditions.