

Andrew Strniste

From: Lomonaco, Rachel <Rachel.Lomonaco@vermont.gov>
Sent: Thursday, December 07, 2017 1:05 PM
To: Andrew Strniste
Subject: 4C0377-1 25 pine Ridge Road

Hi Andrew,

I am writing to follow up on our discussion this morning regarding the property located at 25 Pine Ridge Road in Underhill, Vermont. It's my understanding that this property is approximately 5 acres in size, and is identified as Lot #21 under Land Use Permit #4C0377-1. It's also my understanding that this property currently contains a single-family residence with a proposal to convert the existing residence into a multi-family residence.

Firstly, Land Use Permit #4C0377-1 has not expired per condition #13 of that permit. Expiration dates contained in permits issued before July 1, 1994 for subdivisions/development like this have been extended indefinitely pursuant to 10 VSA Section 6090(b)(2).

Secondly, Land Use Permit #4C0377-1 specifically states that, "this project has been reviewed and approved for the construction of one single family residence on each of the approved lots. Construction of other type dwellings, including public buildings, duplexes, and condominium units, is not allowed without prior review and approval."

Therefore, we'd consider the modification of a single-family residence to a multi-family residence a "material change" to a permitted subdivision/development, thus requiring an Act 250 permit amendment.

If you need any further information, please do not hesitate to ask.

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