

#### 4. Project Narrative:

The Potvin Farm in Underhill VT was established by Arsene and Leona Potvin in 1941 and consisted of a parcel of land approximately 123 acres used for dairy farming and maple sugaring (Vol. 34, Page 8). Over the years 1941 to 1990, the farm purchased adjacent land parcels to expand the farmland and also sold land parcels to children and others.

In 1988, the majority of the Potvin Farm property was transferred to Tim Potvin and family who continued the maple sugaring for several years and used the pastures for horses (Vol. 64, Page 400). In 2012, a subdivision was obtained to create three ten acre lots for children and possibly others with access using the new private road LAP Run (Vol. 200, Page 140, Map Slide 315A).

Then in 2018 an accessory residence for family was built on the remaining Potvin property with access for both the primary residence and the accessory residence using the private road Moose Run (CO-20-03).

The purpose of this proposed subdivision is to place the accessory residence on a ten acre parcel leaving the primary residence on the remaining property. Lots 1 and 2 of the proposed subdivision will remain under the current deed for the Potvin Family Trust (Vol. 178, Page 8).