

15 Pleasant Valley Rd Proposed Property Utilization

This project is located in the Underhill Center Village District and the proposal would involve a Mixed-Use facility that would contain apartments (existing), a Café and office space on a parcel of 1.1 acres. A Conditional Use permit is required for this proposal under Section 4.12 of the Underhill Unified Land Use Development Regulations (UULUDR). Substandard water and wastewater systems will be replaced to conform with all applicable Vermont regulations.

Existing Property Description

15 Pleasant Valley Rd is currently a Multi-family apartment building consisting of one 3-bedroom apartment, one 2-bedroom apartment and one 1bedroom apartment all located on the upper level. The lower level is an unfinished basement which as the result of dampness is being waterproofed with an insulated slab. The supporting walls have been replaced because the moisture had caused the supporting framing to deteriorate. In an effort to keep moisture away from the basement, the front basement wall is being sealed from the outside and a foundation drain installed. The plan is to extend a 8 'X 100' foot covered porch along the rear of the building to protect the foundation. All the above is being done to preserve the building.

The walk out basement area will be converted to a coop workspace and restaurant/café. Years ago, this building was a dance hall and the location would be ideal for a community gathering spot. A new wastewater system will be constructed on 20 Pleasant Valley Road. Testing and analyses have been completed for a mound wastewater system consistent with the ANR Environmental Protection Rules (effective 04/12/2019), and an application is being prepared for a Water and Wastewater Permit that will cover the planned uses.

Conditional Use Review Supplemental Questions

1. Underhill has many people who work from home and would rather have the support of a cooperative workspace. The space will have sit / stand desks, office equipment, Wi-Fi etc. as well as administrative support as needed.

The Cafe portion will be a much-desired place to gather for the Underhill community and give local cooks a chance to partner with offering different types of food on different days. Cafes and Restaurants many times find it hard to make a go of it because the owners never get a break or have too much overhead. This model would be more about partnering with people who are passionate in the community, spreading the workload, and sharing the profits.

2. 15 pleasant Valley includes three (3) apartments and the immediate surrounding area has historically been used for commercial purposes. Patricia Halsey had a herb shop across the street at 20 Pleasant

Valley some years ago. The town hall is a neighbor to the west. The former Underhill General Store was located just to the west. Abutting residential neighbors that I have mentioned the idea to are in favor of the project.

3. Most people that will visit the site already drive by it daily. The only question is where will they park? The office space may draw a maximum of 10-15 cars if fully subscribed. The Cafe may draw a maximum of 15 patrons (example Village Wine and Café in Shelburne rarely exceeds that number). The apartments could require a maximum of 7 cars. The parking on site would be limited to 15 cars total. The balance can park across the street behind the town hall on 20 Pleasant Valley property. I propose to sell or lease the town some land immediately adjacent to the rear of their existing parking lot. This would give the town much needed additional parking and provide additional parking for 15 Pleasant Valley customers. Ample safe stopping sight distances exist to the east and west and the addition of the offices/Café, while adding local area traffic, will not create an undue traffic impact given the existing low volume of traffic. No new curb cuts will be required to serve the project.

4. The rear covered porch will be too close to the river and would need a variance. There is an existing smaller porch there already and we are only extending what is already there to provide added protection to the building.

5. There will not be any undue adverse effect on renewable energy resources that will result from operating this project. Further, the property does not contain any potential energy resources that would be impacted by this project.

Site Plan Review Supplemental Questions

1. The project involves the rehabilitation of an existing apartment building and the addition, within the building confines, of office space and Café. Existing parking and curb cuts will be used to support the project and the former either expanded or augmented to provide the necessary parking spaces. None of the existing or planned improvements lie within the Special Flood Corridor. Although the building is in close proximity to Browns River no construction is planned that will impact water quality or the hydraulic capacity of the water resource. Placement of the mound system on the 20 Pleasant Valley Road parcel replaces an existing system of unknown size and condition, and provides greater separation to Browns River. Although the new system is situated within the Jericho-Underhill Source Protection Area (SPA), the Water Supply Division has determined that planned disposal field offers adequate protection from contamination to the SPA. Further, testing and analysis have been directed towards satisfaction of Section 3.17(B)(1) of the UULUDR. Topography of the area is generally flat with surface and subsurface water moving generally north towards Browns River. There are no known natural resources on either properties that contain wetlands, buffers or wildlife habitat areas. Additionally, there are no scenic resources connected with the project.

2. The project will use the footprint of the existing building located on 15 Pleasant Valley Road. The planned extension of the rear porch cover will generally not be visible to area traffic.

3. The project will use existing curb cuts which provide adequate safe stopping sight distances (SSSD) in both the east and west directions, specifically, 425' +/- and 750' +/-, respectively. For the posted speed limit the SSSD is 225-250 feet. If the plan to add additional parking adjacent to the municipal parking lot is implemented, any new parking will use the existing Town Hall curb cut.

4. There are two existing parking areas located on the project site, both of which will be expanded to accommodate the increase in parking requirements. Any related improvements will be outside the flood zone and no related construction will interfere with the Browns River waters. The planned parking spaces conform to the criteria contained in the UULUDR.

5. Vehicular access is available to two existing parking areas on the property, both of which will be expanded to meet the parking space requirement for this project (Table 3.1). Traffic will be allowed to circulate on the river side of the building thereby connecting the parking lots. Additional parking will be available on 20 Pleasant Valley Road. No pedestrian traffic is anticipated.

6. The project site is characterized by several mature trees adjacent to the building on east, west and north sides. The tree on the east will be removed. Extensive tree cover exists along Browns River and will be retained. Several trees along the east boundary line will be removed to allow expansion of the parking area. Low salt resistant shrubs will be added along the road side of the building to improve the aesthetics of the finished project.

7. Project lighting will consist of downward directed (shielded) low wattage fixtures over the building entry points.

8. Expansion of the parking areas surrounding the building will require the installation of silt fencing along the downhill edge of the parking area.

Café and Office Description

The Cafe

The café will be in approximately 1500 square feet in the east half of the lower level of 15 Pleasant Valley Rd. It will seat a maximum of 60 people. It will be open from 6am until 10pm. Burritos, salads, frozen yoghurt, espresso, fresh juices and baked goods will be served from the counter. Beer and wine will not be served from the café. We are looking into a mobile self-service growler filling trailer for locally produced beer and wine that can be sold separately at a nearby location. Customers could then "bring their own" to be consumed in the café. There will be themed community evenings such as open

mic nights, story telling nights, game nights etc. This is the general concept which may change as we connect with local chefs in the community who may want to offer other types of food for different days of the week.

The Coop Workspace

The coop workspace will consist of a maximum of 20 sit stand desks in 1500 square feet of the western half of the building. People may rent a desk by the month and share the use of copiers, printers etc. An administrative person will be on site offering support services such as accounting, invoicing and other tasks billed by the hour. Mailboxes will be available for a yearly fee as well. The general atmosphere will be cooperative but not intrusive. Educational events to help entrepreneurs and artists will be held there on occasion.

Snow removal and Garbage

Snow will be plowed by the owner to keep parking and access clear by the owner incorporating the use of salt and sand or subcontracted to a local provider.

Garbage will be stored in an enclosed shed near east side parking spots and removed daily by the owner or a local subcontractor. Compost, recycling and nonrecyclables will be stored in separate containers.