

Mike and Eliza Kramer
3 Acer Ridge Road
Underhill, VT 05489

Attention: Development Review Board
Underhill Town Hall
12 Pleasant Valley Road
Underhill VT, 05489

June 18, 2019

RE: Access Permit A18-18

To whom it may concern,

In 2012, a Planned Residential Development was created at 37 Beartown with an emphasis on the character of the area. The PRD was created to safeguard the character and value of the area and included areas set aside as open space. The PRD also included restrictions limiting the use of outdoor lights from dusk to dawn. The development was named Acer Ridge for the maples lining the driveway (Acer is latin for maple).

We, the Kramers, purchased the property at 3 Acer Ridge Road with a future plan to build an accessory dwelling on the property for Eliza's parents so we could help take care of them in their golden years. The accessory dwelling, now built, is affectionately known as the Granny Cottage.

Construction began on the Granny Cottage in June of 2018. Our builder, Pete Czaja, was responsible for processing all paperwork with the town prior to construction. We attended the DRB meeting where our project was reviewed and no major issues were discovered at that time. We were notified, through Mr. Czaja, in July of 2018, after construction began, that we were being requested by the town to widen our driveway for the 90 foot section between the initial driveway split and the driveway servicing the Granny cottage. We were also asked to trim all lower branches on the maple trees lining the driveway and to clear out any and all brush on the property itself so as to provide a clear line of sight to any vehicles coming or going in the bend of the driveway.

We immediately trimmed all lower branches on the maples and cleared the brush to aid in line of sight. But we felt it was best to wait until all major construction was completed before addressing the driveway width concern. Unfortunately, major construction wasn't completed until later in the fall/early winter timeframe. So we were forced to wait until spring to revisit the issue.

During construction, we discussed the driveway widening request with John and Colleen Gay, who are the neighbors that share this portion of the driveway with us. This change would impact the character of the entrance to their home as well. In our discussions, the Gays

mentioned several times that they did not wish to have one section of driveway wider than any other section of driveway. And in the five year history of sharing the same driveway, we've only ever both passed each other a handful of times. They felt that widening the driveway for the need of passing vehicles was unnecessary.

In Spring of 2019, we began researching the technical requirements for driveway widening. We obtained copies of the technical drawings and definition of the new driveway. The drawings show fairly extensive ground work to be done to build up a proper base of material 20 feet wide. In addition, they show that proper drainage must also be created on both sides of the driveway. In April of 2019, we put stakes in the ground to illustrate where exactly the edges of the 20 feet would be and were surprised to find that even before putting proper drainage in, we would likely be impinging on the root system of six to 10 maple trees that line the driveway. With the widening and drainage work, we'd certainly need to remove those trees.

We discussed possible removal of the maple trees with all neighbors in our development, including the Gays, and the Lairs (as well as Sue Kusserow) and they have all unanimously agreed that they do not wish to remove the trees as it would dramatically impact the feel and the character of the neighborhood. The trees are the essence of the subdivision.

Further subdivision is not possible. This restriction is attached to the deed and filed in the town records.

In May of 2019, we appeared before the Selectboard to ask for a waiver of the driveway widening request. The selectboard voted to send the issue to the Development Review Board for review.

We are kindly asking for a subdivision amendment so we can save the trees and maintain the character within our neighborhood.

Thank you for your consideration.

Mike and Eliza Kramer

324-7890 (Eliza)

324-0244 (Mike)