

TOWN OF UNDERHILL, VERMONT

**Article V, Section 5.4 – Conditional Use Review Standards
Findings Checklist**

Docket #: DRB-18-14 **Property ID:** Dw032 **Hearing Date:** 9/17/2018
Applicant/Consultant: Rical LLC. Victor Veve

Check the zoning district(s) in which the proposed use will occur:

- | | | |
|---|---|---|
| <input type="checkbox"/> Underhill Flats Village Center | <input checked="" type="checkbox"/> Rural Residential | <input type="checkbox"/> Water Conservation |
| <input type="checkbox"/> Scenic Preservation | <input checked="" type="checkbox"/> Soil & Water Conservation | |

The following standards are excerpted from Article V, Section 5.4 of the Unified Land Use and Development Regulations. For full standards, refer to the complete regulations document.

Applicant(s) shall submit proposed findings of fact for each of the relevant standards below as part of the application for conditional use review. Proposed findings shall address how the proposed development relates to each portion of the standard.

<u>Required</u>	<u>Submitted</u>	<u>Section 5.4(B) General Standards</u>
-----------------	------------------	--

(1) Capacity of existing or planned community services or facilities.

Indicate how the proposed conditional use affects the demand for community services and facilities.

The access road off of Grants Landing is designed per Town of Underhill Vt. Regulations. The access road and driveway will serve a residential home. The project will not have an adverse impact on the demand for community services.

TOWN OF UNDERHILL, VERMONT

Article V, Section 5.4 – Conditional Use Review Standards Findings Checklist

Required

Submitted

Section 5.4(B) General Standards Cont'd



(2) Character of the area affected.

Indicate how the proposed conditional use relates to the character of the area in terms of location, scale, type, density, and intensity. Include any mitigation measures that will be utilized to avoid undue adverse impacts to the character of the area.

The access road will be curved in nature and have no undue adverse impacts to the area. It is located to mitigate any view sheds it is out of site from all major roadways.

The proposed use (a residential home) is consistent with the other uses in the area.



(3) Traffic on roads and highways in the vicinity.

Specify the projected impact of traffic resulting from the proposed conditional use. Include the impacts to the condition, capacity, safety, efficiency and use of existing and planned roads, bridges, intersections and associated highway infrastructure in the vicinity.

This access to a single-family home will provide two cars to egress and ingress perhaps daily from Grants Landing to Downes Rd. to Pokerhill Rd. which has ample ways to access route 15. Either by Bill Cook Rd., Underhill Station Rd., or Pokerhill Rd. to Route 15. With very good visibility there will be no major impacts on local infrastructure.

TOWN OF UNDERHILL, VERMONT

Article V, Section 5.4 – Conditional Use Review Standards Findings Checklist



<u>Required</u>	<u>Submitted</u>	<u>Section 5.4(B) General Standards Cont'd</u>
<input type="checkbox"/>	<input type="checkbox"/>	(4) Bylaws in effect.

Indicate how the proposed conditional use complies with all municipal bylaws and ordinances.

The access road will be 12 feet wide with the required slopes being under 10% or less per Town Regulations. The proposed project will comply with all municipal bylaws and regulations.

<input type="checkbox"/>	<input type="checkbox"/>	(5) Utilization of renewable energy resources.
--------------------------	--------------------------	---

Demonstrate how the proposed conditional use will not interfere with the sustainable use of renewable energy resources, including access to, or the direct use or future availability of such resources.

There are no major water ways for hydroelectric power. It is a wooded lot that is not a preferred solar site and industrial wind would be a challenge. If the house chooses to do geothermal, solar, or small turbine, it will not have an impact on any neighboring properties.