

Baslow Final Subdivision Review
Lot 5, Parcel WC037
Narrative

EXHIBIT

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Mr. Marty Baslow is proposing to divide a parcel of slightly over 30 acres into two lots as depicted on the attached plan set. This proposed subdivision will be in keeping with the goal of the Rural Districts in that it will maintain the rural character and historic working landscape of the district by maintaining the forested hillsides with low density development.

Lot 5 is the remainder of a parcel originally purchased in 1972 by Norman C. Baslow and Isabel L. Baslow, on which the Warner Creek Extension subdivision was created. Lot 5 nearly surrounds the current Comstock parcel (BS019) which was created by Norman and Isabel Baslow in 1977 and originally purchased by Michael Baslow. Isabel Baslow deeded Lot 5 to Michael and Marty Baslow in 2006. In 2010, Michael and Marty Baslow subdivided their 42 acre Lot 5 parcel to create a parcel of approximately 12 acres for Russell and Elise Baslow. This new 12 acre parcel was known as Lot 6. Michael Baslow deeded his rights to the remaining approximately 30 acre Lot 5 parcel to Marty Baslow in 2011.

Lot 5 (Parcel WC037) is the last undeveloped portion of the Baslow land holdings between Warner Creek Road and Gert's Knob Road. It is considered a deferred parcel by the State as no development has been proposed or permitted on the parcel to date. As a part of this proposed subdivision process, Mr. Baslow has now applied to the State for a Wastewater System and Potable Water Supply Permit for water and sewer systems to serve the two proposed lots.

Mr. Baslow is proposing to divide the current Lot 5 into two parcels. Lot 5A, the parcel at the end of Warner Creek Extension, will be 17.77 acres in size and Lot 5B, the parcel to be accessed from Gert's Knob Road, will be 12.86 acres. (Please note that the parcel designations have been reversed when compared to the sketch plan submittal) Mr. Baslow intends to sell Lot 5A and will retain Lot 5B. It is anticipated that Lot 5A will be developed in a similar manner as Lots 1-4 on Warner Creek Extension. Access Permit number A18-16 was issued by the Selectboard on July 3, 2018 for Lot 5 access and the access was subsequently constructed by Mr. Baslow in accordance with the approved plans and permit conditions.

At the Sketch Plan hearing, Mr. Baslow stated that he had no development plans for Lot 5B and would retain it as a deferred lot. In the findings from the Sketch Plan Hearing, the Development Review Board suggested that Mr. Baslow look to the future regarding development on Lot 5B to ensure that development could in fact take place on that parcel. Mr. Baslow has heeded that recommendation and, as depicted on the application plan set, is showing a possible configuration of dwelling, water supply, and wastewater disposal system to serve a two-bedroom residence. The dwelling will be located in an area with slopes of approximately 10%. Vehicular access to Lot 5B will be via an existing access point on Gert's Knob Road and the existing woods road that has historically been used to access this portion of the parcel. See the application plans for the road location. Mr. Baslow intends to perform maintenance on the existing woods road. He believes that under the Town of Underhill Road, Driveway and Trail Ordinance that he is permitted to perform maintenance such as "minor fill, grading, ditching or excavation, repairing, adding to or enhancing the top surface, resurfacing an existing road or driveway that does not result in widening or relocation, and culvert replacement, except that replacement culverts must meet current size standards." and such work is exempt from the ordinance in accordance with section B(iii). Mr. Baslow is not proposing to widen or increase the woods road length, or alignment or the number of lots served by performing this maintenance.