

# TOWN OF UNDERHILL, VERMONT

## Article VIII. Subdivision Standards Findings Checklist

Docket #: DRB-17-18 Property ID: BL004 Hearing Date: 11/19/2018

Applicant/Consultant: Ken Hall / O'Leary-Burke Civil Associates, PLC

*The following standards are excerpted from Article VIII 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 subdivision standards below as part of the application for final subdivision review. Proposed findings shall address how the proposed development relates to each portion of the standard.*

Required

Submitted

### Section 8.2 General Standards



#### (A) Development Suitability

Indicate how the proposed subdivision will not result in undue adverse impacts to public health and safety, the natural environment, neighboring properties and uses, or the character of the area in which it is located.

The proposed subdivision will result in one additional single-family home in an area that is currently residential. The addition of the proposed lot and single-family home will not cause any undue adverse impacts to public health, safety, the environment or neighboring properties.

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### Section 8.2 General Standards Cont'd



#### (B) Development Density

Provide the density calculations for each zoning district in the proposed project.

Zoning District:

a. Total land area in the proposed subdivision within this zoning district	540,144	ft <sup>2</sup>
b. Area of land within existing road rights-of-way	0	ft <sup>2</sup>
c. Area of land within proposed road rights-of-way	0	ft <sup>2</sup>
d. Add lines b & c	0	ft <sup>2</sup>
e. Subtract line d from line a	540,144	ft <sup>2</sup>
f. Minimum lot size for this district	130,680	ft <sup>2</sup>
i. Divide line e by line h	4.13	LOTS

Required

Submitted

#### (C) Existing Site Conditions



Indicate how the proposed subdivision will integrate and conserve existing site features and natural amenities (topography, drainage patterns, surface waters, wetlands, vernal pools, floodplains, vegetative cover, outcrops, ledges, ridgelines, peaks, primary agricultural soils, historic sites and structures, etc.).

The proposed subdivision and the construction of associated infrastructure shall be carried out with minimal clearing and alteration of the existing topography. Existing culverts will be left in place and additional culverts will be placed as necessary in order to maintain natural drainageways.

# TOWN OF UNDERHILL, VERMONT

## Article VIII. Subdivision Standards Findings Checklist

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### Section 8.2 General Standards Cont'd



#### **(D) Underhill Town Plan & Regulations**

How will the proposed subdivision conform to the stated policies and objectives in the Underhill Town Plan as most recently amended, other provisions of these regulations, adopted capital or transportation improvement programs, and other municipal bylaws, ordinances and regulations?

The intended land use of the Rural Residential District is "medium density residential development." Permitted residential development for this zoning district is defined as a primary dwelling and an accessory apartment which is what this project proposes.

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### Section 8.2 General Standards Cont'd



#### **(E) District Settlement Patterns**

Identify the district(s) in which the proposed subdivision will occur.



Underhill Flats Village Center



Rural Residential



Water Conservation



Scenic Preservation



Soil & Water Conservation

Address the provisions in the applicable district(s) as stated in Section 8.2 (E).

The lots created by this subdivision are larger than the required minimum lot size and Lot 2 will developed in a way that minimizes the clearing of trees and maintains rural characteristics.

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<u>Required</u>	<u>Submitted</u>	<u>Section 8.2 General Standards Cont'd</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>(F) Lot Layout</b>

Explain how the proposed lots and lot layouts:

1. are suitable for their intended use, for subsequent development (building lots) or for resource or open space protection (conserved lots).

Proposed Lot 1 will retain the existing house at 4 Blakey Road. Proposed Lot 2 will be the site of a new 3-Bedroom House and detached Accessory apartment. The site slopes gradually from front to back and currently has an open area free of trees where the new house will be constructed. The site has suitable soils for a mound type sewage disposal system which has been approved by the state.

2. conform to desired district settlement patterns, as required under Subsection E.

The new Lot 2 will be 9.17 acres which is much larger than the required minimum lot size. This subdivision will maintain the contiguous open lands at the back of the existing lot.

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<u>Required</u>	<u>Submitted</u>	<u>Section 8.2 General Standards Cont'd</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(F) Lot Layout Cont'd.

Explain how the proposed lots and lot layouts:

3. meet minimum lot size and density requirements under Article II, except as modified for planned residential or planned unit developments under Article IX.

The proposed lots are 3.23 acres and 9.17 acres, both larger than the required 3.0 acre minimum lot size.

4. conform to lot and yard requirements under Section 3.7.

A building envelope was created using front and side yard setbacks from the Underhill regulations and a rear setback which will provide separation between the house and wastewater system.

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<u>Required</u>	<u>Submitted</u>	<u>Section 8.2 General Standards Cont'd</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>(F) Lot Layout Cont'd.</b>

If irregularly shaped lots (e.g., with curves, jogs, dog-legs, etc.) are proposed, provide an explanation for their necessity.

The proposed subdivision will be created by a single new boundary line running west to east. All other boundary lines of the two proposed lots are existing.

<u>Required</u>	<u>Submitted</u>	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>(G) Building Envelopes</b>

**See application checklist.**

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>(H) Survey Monuments</b>
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**See application checklist.**

# TOWN OF UNDERHILL, VERMONT

## Article VIII. Subdivision Standards Findings Checklist

Required

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### Section 8.2 General Standards Cont'd



#### **(I) Landscaping & Screening**

1. How does the proposal preserve existing trees, tree lines, wooded areas of particular natural or aesthetic value to the site, and significant wildlife habitat areas?

Minimal clearing will be required for the driveway, accessory apartment, drilled well and mound system. The proposed house on Lot 2 and the mound system serving both the house and apartment are proposed within an area which is currently mostly clear of vegetation. The rear of Lot 2 to the west of the proposed development will remain wooded.

2. How does the proposal comply with the requirement to provide an undisturbed vegetated buffer between developed and undeveloped portions of the subdivision, as necessary to minimize adverse impacts to surface waters and wetlands (See Section 3.19), or other natural or scenic resources under Section 8.3?

Existing trees shall remain along all edges of Lot 2 to provide a wooded buffer between adjacent lots.

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## Article VIII. Subdivision Standards Findings Checklist

Required

Submitted

### Section 8.2 General Standards Cont'd



#### **(I) Landscaping & Screening Cont'd**

3. How does the proposal provide for physical separation and visual screening as necessary to provide privacy, reduce noise or glare, or to establish a buffer between potentially incompatible land uses?

All land uses in this area are residential. Wooded buffers shall be provided along all boundaries of the two proposed lots.

4. How does the proposal comply with the requirement to establish a tree canopy along roads or pedestrian walkways?

The existing trees along Poker Hill Road shall remain except where the new driveway meets Poker Hill Road.

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## Article VIII. Subdivision Standards Findings Checklist

Required

Submitted

### Section 8.2 General Standards Cont'd



#### **(J) Energy Conservation**

Explain how the proposed subdivision design and layout, to the extent physically feasible, incorporates energy efficient design. See Section 8.2 (J) for recommended measures.

The proposed house and detached accessory apartment will share one driveway, one drilled well and one sewage disposal system. The tree cover to the south of the proposed buildings is the thinnest on site and will allow a fair amount of sun exposure.

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## Article VIII. Subdivision Standards Findings Checklist

Required

Submitted

### Section 8.3 Natural & Cultural Resources



#### **(A) Resource Identification & Protection**

Identify any significant cultural and natural features in the area of the proposed development, and indicate how they will be conserved.

The rural residential district is characterized by wooded, medium density residential development. This project will match the characteristics of the surrounding development.

Required

Submitted



#### **(B) Surface Waters, Wetlands & Floodplains**

Explain how the proposed subdivision boundaries, lot lines and building envelopes are located and configured to avoid adverse impacts to surface waters, wetlands, special flood hazard areas (SFHAs), and designated Source Protection Areas (SPAs), and meet the specific requirements under Section 8.3 (B).

The Roaring Brook runs through the western portion of Lot 2. All proposed development is at least 200 feet from the top of bank of the brook. Existing culverts will remain and additional culverts shall be placed as necessary in order to preserve existing drainageways on site.

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## Article VIII. Subdivision Standards Findings Checklist

Required

Submitted

### Section 8.3 Natural & Cultural Resources Cont'd



#### **(C) Rock Outcrops, Steep Slopes, Hillsides & Ridgelines**

Explain how the proposed subdivision boundaries, lot lines and building envelopes have been located and configured to minimize the adverse impacts of development on steep slopes (15% or more); to avoid site disturbance on very steep slopes (>25%); and to avoid the placement of structures on exposed rock outcrops and ledges and visually prominent hilltops and ridgelines.

The slope of existing grade in the areas of proposed development is between 7% and 11%. No development is proposed on steep slopes or rock outcroppings.

Indicate which of the recommended measures in Section 8.3 (C) have been incorporated into the overall plans.

This project will involve minimal clearing of trees and the proposed building envelope provides a minimum of 340 feet from Roaring Brook.

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## Article VIII. Subdivision Standards Findings Checklist



Required

Submitted

### Section 8.3 Natural & Cultural Resources Cont'd



#### **(D) Natural Areas & Wildlife Habitat**

Address how the proposed subdivision boundaries, lot lines, and building envelopes have been located and configured to avoid the subdivision and fragmentation of, and adverse impacts to natural areas and significant wildlife habitat identified in the town plan and associated maps and inventories, by the Vermont Department of Fish & Wildlife, or through site investigation. Refer to Section 8.3 (D) for specific requirements.

VT Fish & Wildlife have not identified any significant natural areas or habitats on the project parcel. Regardless, all proposed development shall be kept close to Poker Hill Road and away from the wooded area in the western portion of the site where Roaring Brook runs.

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## Article VIII. Subdivision Standards Findings Checklist

Required

Submitted

### Section 8.3 Natural & Cultural Resources Cont'd



#### **(E) Historic & Cultural Resources**

Have historic and archaeological site(s) and/or resource(s) have been identified in the area to be developed?     Yes     No    *[If no, skip to (F) on the next page.]*

If site(s) and/or resource(s) have been identified, address how the proposed subdivision boundaries, lot lines, and building envelopes have been located and configured to minimize adverse impacts to historic and archaeological sites and resources identified in the town plan, by the Vermont Division for Historic Preservation (on state or national registers), or through site investigation. Refer to Section 8.3 (E) for specific requirements.

N/A

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## Article VIII. Subdivision Standards Findings Checklist

Required

Submitted

### Section 8.3 Natural & Cultural Resources Cont'd



#### **(F) Farmland**

Do areas of primary agricultural soils, open fields, orchards, or maple sugar stands exist in the area to be developed?  Yes  No *[If no, skip to (G) on the next page.]*

If such areas have been identified, address how the proposed subdivision boundaries, lot lines, and building envelopes have been located and configured to avoid the fragmentation of and adverse impacts to those areas. Include responses to the provisions under Section 8.3 (F).

The proposed development will not impact any prime agricultural soils, fields, orchards, or maple sugar stands.

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## Article VIII. Subdivision Standards Findings Checklist



Required

Submitted

### Section 8.3 Natural & Cultural Resources Cont'd



**(G) Forestland**

Does the area to be developed include forestland?  Yes  No  
*[If no, skip to Section 8.4 (A) on the next page.]*

If forestland exists, address the standards under Section 8.3(G).

N/A

# TOWN OF UNDERHILL, VERMONT

## Article VIII. Subdivision Standards Findings Checklist

<u>Required</u>	<u>Submitted</u>	<u>Section 8.4 Open Space &amp; Common Land</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>(A) Open Space</b>

Explain how the proposed development incorporates the provisions under Section 8.4 (A).

The project parcel does not contain any designated open space.

# TOWN OF UNDERHILL, VERMONT

## Article VIII. Subdivision Standards Findings Checklist

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<u>Required</u>	<u>Submitted</u>	<u>Section 8.4 Open Space &amp; Common Land Cont'd</u>
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**(B) Common Land**

Does the area to be developed include land held in common for the preservation and maintenance of open space or the management and maintenance of shared facilities (e.g., community wastewater systems, community water supplies, recreation or community facilities, road and trail rights-of-way)?  Yes  No *[If no, skip to Section 8.5 below.]*

If the proposed development includes common land, will the land be held under separate ownership from the contiguous parcels?  Yes  No

<u>Required</u>	<u>Submitted</u>	<u>Section 8.5 Stormwater Management &amp; Erosion Control</u>
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Provide an explanation of and details for the temporary and permanent stormwater management and erosion control measures that will be used during all phases of subdivision development as necessary to limit surface runoff and erosion, protect water quality and to avoid damage to downstream properties in conformance with Section 8.5.

Silt fence shall be installed downslope from all development to collect any sediment carried by surface runoff. Construction fence shall be installed upslope from all development to prevent pedestrians from entering areas of construction. All areas of disturbance shall be stabilized with seed and mulch. See plans for erosion control details and specifications.

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## Article VIII. Subdivision Standards Findings Checklist

Required

Submitted

### Section 8.5 Stormwater Management & Erosion Control Cont'd



Provide the existing and anticipated runoff, anticipated flows from storm events, and total runoff generated at build-out.

The proposed project will result in approximately 10,000 SF of new impervious surface.

Demonstrate that existing downstream drainage facilities will be able to accommodate any additional runoff from the subdivision at build-out.

Runoff shall be handled by natural on-site infiltration. Any stormwater runoff that does not infiltrate will be collected by existing drainageways which are to remain in place and these drainageways will convey stormwater to the Roaring Brook as they currently do.

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## Article VIII. Subdivision Standards Findings Checklist

<u>Required</u>	<u>Submitted</u>	<u>Section 8.6 Transportation Facilities</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>(A) Access &amp; Driveways</b>

Address how the proposed access to the subdivision and to individual lots within the subdivision meets the requirements of Section 3.2 (Access Management), the Underhill Highway Ordinance, adopted state or municipal access management plans and capital or transportation improvement plans, and the provisions of Section 8.6 (A).

The proposed driveway meets the standards of the Underhill Zoning Regulations section 3.2(D)(9).

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## Article VIII. Subdivision Standards Findings Checklist

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<u>Required</u>	<u>Submitted</u>	<u>Section 8.6 Transportation Facilities Cont'd</u>
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Will the proposed subdivision require access to VT Route 15?  Yes  No  
*[If no, skip to the next page.]*

If the proposed access will be off of VT Route 15, address how the access meets the Vermont Agency of Transportation requirements for subdivision access onto state highways.

N/A

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<u>Required</u>	<u>Submitted</u>	<u>Section 8.6 Transportation Facilities Cont'd</u>
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### **(B) Development Roads**

Will the proposed development require the construction or upgrade of a private development road?  Yes  No *[If no, skip to (C) on the next page.]*

If a new or upgraded road is proposed, explain how the proposed development conforms to the Underhill Highway Ordinance, and the specific road standards under Section 8.6 (B).

N/A

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<u>Required</u>	<u>Submitted</u>	<u>Section 8.6 Transportation Facilities Cont'd</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>(C) Parking Facilities</b>

Will the proposed development include common or shared parking areas?

Yes       No

If such areas are proposed, explain how the proposed development has been designed in accordance with Section 3.13.

N/A

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## Article VIII. Subdivision Standards Findings Checklist

Required

Submitted

### Section 8.7 Public Facilities & Utilities



#### **(A) Public Facilities**

Demonstrate how the proposed subdivision will not create an undue burden on existing and planned public facilities.

The proposed project will result in one single-family home with a detached accessory apartment. The addition of these two structures and their inhabitants will not create an undue burden on public facilities.

# TOWN OF UNDERHILL, VERMONT

## Article VIII. Subdivision Standards Findings Checklist

Required

Submitted

### Section 8.7 Public Facilities & Utilities Cont'd



#### **(B) Fire Protection**

Does the proposed development incorporate water storage and distribution facilities for fire protection in accordance with fire department specifications?  Yes  No

Address the proposed access to developed lots as it relates to emergency response vehicles.

The proposed project includes a new driveway of standard width. A turnaround for emergency vehicles is provided by the driveway section that will serve the detached accessory apartment.

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## Article VIII. Subdivision Standards Findings Checklist

Required

Submitted

### Section 8.7 Public Facilities & Utilities Cont'd



#### **(C) Water Systems**

Demonstrate that adequate potable water supplies exist on- or off-site to serve the subdivision. Include the requirements and considerations under Section 8.7 (C).

The proposed house and accessory apartment shall be provided potable water by an on-site drilled well which has received State Water and Wastewater permitting approval.

# TOWN OF UNDERHILL, VERMONT

## Article VIII. Subdivision Standards Findings Checklist



Required

Submitted

### Section 8.7 Public Facilities & Utilities Cont'd



#### **(D) Wastewater Systems**

Demonstrate that adequate wastewater system capacities exist on- or off-site to serve the proposed subdivision. Include the requirements and considerations under Section 8.7 (D).

Wastewater from the proposed single-family home and detached accessory apartment shall be handled by a shared mound type wastewater disposal system which has received State Water and Wastewater permitting approval.

# TOWN OF UNDERHILL, VERMONT

## Article VIII. Subdivision Standards Findings Checklist

Required

Submitted

### Section 8.7 Public Facilities & Utilities Cont'd



(E) Utilities

Will all proposed utilities be buried?  Yes  No

If any utilities are proposed above-ground, demonstrate that burial is not reasonable given physical site constraints (e.g., ledge or shallow depth to bedrock).

N/A

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## Article VIII. Subdivision Standards Findings Checklist

Required

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### Section 8.7 Public Facilities & Utilities Cont'd



(E) Utilities Cont'd

Address the provisions of Section 8.7 (E).

Electricity, telephone and television utilities shall be provided to the proposed buildings on Lot 2 via the utility lines that run along Poker Hill Road and provide utility services to the existing homes in the area.

# TOWN OF UNDERHILL, VERMONT

## Article VIII. Subdivision Standards Findings Checklist

Required

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### Section 8.8 Legal Requirements



Provide documentation and assurances that all required improvements, associated rights-of-way and easements, and other common lands or facilities will be adequately maintained in accordance with an approved management plan, either by the applicant, an owners' association, or through other legal means acceptable to the DRB. Draft management plans and documentation must be submitted with the application for final subdivision review for approval by the DRB.

There are no common lands or facilities proposed as part of this project.