

**Antoine M. & Pamela J. Catudal and  
Jason A. & Karen M. Guymon  
Two-Lot Subdivision  
73 North Underhill Station Road  
Underhill, Vermont**

**Project Narrative**

**Property History**

The recent history of the subject property includes acquisition in the 1970's by the Gates family, who commissioned a survey of the property by John Marsh, L.S., in 1978. On May 13, 2013, the property was conveyed from Mark and David Gates to Antoine M. & Pamela J. Catudal and Jason A. & Karen M. Guymon, as recorded in book 204, page 85.

**Section 8.2 General Standards**

The subject property is a 29.9± acre parcel located in the Rural Residential zoning district, which requires a minimum Lot Size of three (3) acres. The proposed Lot Sizes of 9.82± acres (Lot 1) and 20.08± acres (Lot 2) significantly exceed the minimum required Lot Size. These relatively large parcels are suitable for the intended use of two single-family residences, and will not result in undue adverse impact to public health and safety, the natural environment, neighboring properties and uses, or the character of the area. The existing site conditions will remain predominantly as-is due to the fact that the structures, driveways, and water & wastewater systems are already constructed. The proposed Lot 2 building envelope will further protect the existing site conditions by prohibiting development within the forested portion of the property that provides a wildlife habitat block. Further, the house locations are suitable for solar energy generation and will not preclude the use of renewable energy resources in the future.

**Section 8.3 Natural & Cultural Resources**

The primary natural resources on the subject property include the steeper slopes at the western edge of the parcel; a portion of the Beaver Brook and its tributary; the open field, including prime agricultural soils on Lot 1; and the level 4 habitat block within the forested portion of Lot 2. The proposed subdivision is designed to minimize impact to these identified natural resources, with the proposed Lot 2 building envelope providing added protection. The property does not contain VSWI mapped wetlands or floodplains, or any known historical or cultural resources.

**Section 8.4 Open Space & Common Land**

N/A - Designated open space & common land are not proposed for a minor two-lot conventional subdivision. The proposed Lot 2 building envelope will serve as the protection mechanism to maintain the forested portion of Lot 2 in its current undeveloped state.

**Section 8.5 Stormwater Management & Erosion Control**

The large majority of the proposed structures and driveways are already constructed; the only additional disturbance will be for the hammerhead "T" emergency vehicle turn-around, the

parking area for the Lot 2 residence, and minor exterior improvements to the Lot 2 residence. Due to the small scale (less than one acre of disturbance) of the project, an Erosion and Sediment Control Permit is not required under Construction General Permit 3-9020. Instead, the remaining construction will be completed in accordance with the standards set forth in the Vermont Low Impact Development Guide for Residential and Small Sites.

### **Section 8.6 Transportation Facilities**

The proposed subdivision will utilize the existing gravel drives (the eastern portion of which is shared) for access to North Underhill Station Road. As part of this project, an alternate hammerhead "T" emergency vehicle turn-around area is proposed to improve emergency access. Further, there are two existing pull-off areas along the shared drive that will continue to be maintained to facilitate passage of emergency and other large vehicles.

### **Section 8.7 Public Facilities & Utilities**

The proposed two lot subdivision will result in only one new single-family residence that will continue to be served by the existing utilities and the existing soil-based wastewater system, and will continue to be provided water by the existing on-site drilled well. As such, the primary demand on public facilities and utilities is fire protection. As part of this project, the proposed access and hammerhead "T" turn-around area will be reviewed and approved by the Underhill-Jericho Fire Department.

### **Section 8.8 Legal Requirements**

Legal documentation is required to assure proper access and maintenance of the shared drive located on proposed Lot 2, and the wastewater and force main easement located on Lot 1. These documents will be prepared by the applicant's attorney and submitted to the Board for review and recording in the town land records.