



Town of Underhill Development Review Board

P.O. Box 120, Underhill, VT 05489
www.underhillvt.gov

Phone: (802) 899-4434, x106
Fax: (802) 899-2137

MEMORANDUM

To: DRB
From: Underhill Planning and Zoning
Date: October 26, 2016
Re: Agenda and Information for 10/31/2016

Development Review Board NOTICE OF PUBLIC MEETING AGENDA

Monday, October 31, 2016 - 6:35 Public Hearing
Underhill Town Hall, 12 Pleasant Valley Rd. Underhill, VT

- 6:35 PM Open Meeting, Public Comment Period
- 7:30 PM Conditional Use
 Applicant: Ashley Wishinski
 Docket: DRB 16-10
 Location: 111 Irish Settlement Road (IS111)
- 7:15 PM Other Business
- Review minutes from 10/17/2016
 - Update from Planning Coordinator
- 8:45 PM Adjourn
-

Conditional Use Hearing on the Application of Ashley Wishinski to Convert a Single-Family Dwelling with an Attached Apartment to a Multi-Family Dwelling

Applicant(s):	Ashley Wishinski
Consultant:	N/A
Property Location:	111 Irish Settlement Road (IS111)
Acreage:	± 18.2 Acres
Zoning Districts:	Rural Residential, Water Conservation District, and Soil & Water Conservation District
Minimum Lot Size:	3 Acres (Dwelling is Located in the Rural Residential District)
Minimum Frontage:	250 feet
Setbacks:	
Front:	30 Feet (Dwelling is Located in the Rural Residential District)
Side:	50 Feet (Dwelling is Located in the Rural Residential District)
Rear:	50 Feet (Dwelling is Located in the Rural Residential District)
Max. Building Coverage:	25%
Max. Lot Coverage:	50%
Maximum Height:	35 Feet

2014 Underhill Unified Land Use & Development Regulations Relevant Regulations:

- Article II, Table 2.3 – Rural Residential District (pg. 12)
- Article II, Table 2.4 – Water Conservation District (pg. 16)
- Article II, Table 2.5 – Soil and Water Conservation District (pg. 21)
- Article III, Section 3.2 – Access (pg. 27)
- Article III, Section 3.3 – Conversion or Change of Use (pg. 30)
- Article III, Section 3.11 – Outdoor Lighting (pg. 38)
- Article III, Section 3.13 – Parking, Loading & Service Areas (pg. 41)
- Article III, Table 3.1 – Minimum Off-Street Parking Requirements (pg. 41)
- Article III, Section 3.17 – Source Protection Areas (pg. 52)
- Article III, Section 3.18 – Steep Slopes (pg. 53)
- Article III, Section 3.19 – Surface Waters & Wetlands (pg. 60)
- Article III, Section 3.22 – Water Supply & Wastewater Systems (pg. 65)
- Article V, Section 5.3 – Site Plan Review (pg. 108)
- Article V, Section 5.4 – Conditional Use Review (pg. 113)
- Article V, Section 5.5 – Waivers & Variances (pg. 116)

Contents:

- a. Exhibit A - Conditional Use Site Review Hearing Request
- b. Exhibit B – Conversion Change of Use Permit Application
- c. Exhibit C – Conditional Use Review Checklist
- d. Exhibit D – Site Plan Review Checklist
- e. Exhibit E – Burlington Free Press Advertisement
- f. Exhibit F –Certificate of Service for Notice to Abutting Neighbors
- g. Exhibit G – Abutting Neighbor Notice
- h. Exhibit H – Site Plan
- i. Exhibit I – Site Plan with Setbacks
- j. Exhibit J – ANR Project Review Sheet
- k. Exhibit K – Correspondence Regarding WaterWastewater Permits
- l. Exhibit L – Town of Underhill Certificate of Compliance

- m. Exhibit M – Correspondence from Arjay West
- n. Exhibit N – Wastewater Basis of Design
- o. Exhibit O - B-16-11 Building Permit
- p. Exhibit P - CO-16-07 Certificate of Occupancy
- q. Exhibit Q - A-16-02 Access Permit
- r. Exhibit R - Zoning Map
- s. Exhibit S - ANR Source Protection Areas
- t. Exhibit T - ANR Waterbodies & Streams
- u. Exhibit U - ANR Wetlands
- v. Exhibit V - Zoning Permit (Wastewater)
- w. Exhibit W - B-00-51 Building Permit
- x. Exhibit X – This Memorandum

REVIEW OF RELEVANT SECTIONS

ARTICLE II, TABLE 2.3 – RURAL RESIDENTIAL DISTRICT (PG. 12)

The purpose of the Rural Residential District is to accommodate medium density development on land that has access to public roads where traditional development has taken place, where soil cover is thicker than on the hillside. The Rural Residential district allows for the continuation of existing commercial, residential, and public uses and to encourage future development, particularly along Route 15, Poker Hill Road and Irish Settlement Road that is compatible with these historic uses.

The purposed use of the existing dwelling meets the purpose of the Rural Residential District.

ARTICLE II, TABLE 2.4 – WATER CONSERVATION DISTRICT (PG. 16)

The purpose of the Water Conservation District is to protect the important gravel aquifer recharge area in Underhill Center.

While the lot is partially located in this district, the dwelling is located in the Rural Residential zoning district.

ARTICLE II, TABLE 2.5 – SOIL AND WATER CONSERVATION DISTRICT (PG. 21)

The Soil and Water Conservation District includes significant headwater and aquifer recharge areas, unique and fragile natural areas, critical wildlife habitat, and mountainsides and ridges characterized by steep slopes and shallow soils. The purpose of this district is to protect Underhill's more remote and inaccessible forested upland areas from fragmentation, development, and undue environmental disturbance, while allowing for the continuation of traditional uses such as forestry, outdoor recreation, and compatible development.

While the lot is partially located in this district, the dwelling is located in the Rural Residential zoning district.

ARTICLE III, SECTION 3.2 – ACCESS (PG. 27)

An existing driveway currently serves the existing dwelling. Furthermore, an access permit was approved earlier this year (see Exhibit Q).

ARTICLE III, SECTION 3.3 – CONVERSION OR CHANGE OF USE (PG. 30)

§ 3.3.A.1 – The proposed use meets all of the requirements pertaining to multi-family use. Specifically, the use meets the district requirements in Table 2.1 (pg. 7), as well as the access

requirements (see above), and likely meets the parking requirements (see below).

§ 3.3.A.2 – A conversion of use permit application has been submitted to Underhill Planning & Zoning. The application will be process assuming the Conditional Use Permit is approved by the Development Review Board. Site plan review is being held congruently with the conditional use review process per § 5.4.C.

§ 3.3.B – Since the conversion/change of use is theoretically resulting in an increase of wastewater generation, as the conversion/change of use involves the conversion of a single-family dwelling with an attached accessory dwelling to a multi-family house, the Board should verify adequate water/wastewater is provided.

The applicant has provided correspondence explaining that the structure was previously used as a multi-family structure (see Exhibit K), and is further supported by Exhibit O, a building permit that was submitted to Underhill Planning & Zoning earlier this year. The building permit was submitted after the fact, as the previous owner had established the structure as a three-family house without Town review (see page 2 of Exhibit K). Therefore, the Applicant had to cure the violation by conforming the structure with what was previously approved by the Town.

During the building permit process performed earlier this year, the applicant submitted information to the State regarding the conversion of use from an illegal multi-family dwelling to a single-family dwelling with an attached accessory apartment. A project review sheet was issued by the Department of Environmental Conservation & Natural Resources Board (Exhibit J) for the conversion of a multi-family residence to a single-family residence and an accessory apartment. In the Project Review Sheet, the State of Vermont viewed the structure as a multi-family residence prior to the applicant submitting the building permit (see Exhibit O) earlier this year. As explained in Exhibit K, Jeff McMahon stated that if the applicant did not go through the original conversion of converting the multi-family residence to a single-family dwelling with an attached apartment, then the applicant does not have to proceed with any further permit as the project review sheet (Exhibit J) was for informational purposes.

ARTICLE III, SECTION 3.11 – OUTDOOR LIGHTING (PG. 38)

The applicant does not propose any outdoor lighting (see page 5 of Exhibit D).

ARTICLE III, SECTION 3.13 – PARKING, LOADING & SERVICE AREAS (PG. 41)

The applicant has stated that if the Board were to approve the conditional use permit, only one additional parking space would be required. The lot will provide be able to all required off-street parking spaces associated with the proposed multi-family residence. Each parking space is required to be a width of nine feet and a length of 18 feet, in addition to unobstructed access and maneuvering room. The Development Review Board should verify that there is room for at least five parking spaces with the minimum dimensions per § 3.13.A.1. The proposed parking area is located on the side/rear of the principal building as required under § 3.13.A.3. The applicant has not supplied information regarding handicapped parking requirements or the placement of a bicycle rack per § 3.13.A.3.b.

ARTICLE III, TABLE 3.1 – MINIMUM OFF-STREET PARKING REQUIREMENTS (PG. 41)

Per Table 3.1, Multi-Family Dwellings require 3 parking spaces per every 2 dwelling units. Therefore, the applicant is required to have a minimum of five parking spaces. The applicant will need to confirm that there is enough parking spaces; however, based on aerial photography, this requirement appears to have been satisfied.

ARTICLE III, SECTION 3.17 – SOURCE PROTECTION AREAS (PG. 52)

Section 3.17.A.1 states that “no development shall be allowed within a 200-foot radius of a well or spring that serves a public water supply, except for activities, structures and uses that directly relate to the water system.”

If the existing dwelling is already located within the 200-ft radius of a well, it is likely exempt from this setback requirement under § 3.17.A.1 since the use is a structure that directly relates to the water system.

However, the structure is certainly located within the Groundwater Source Protection Area. The structure is currently permitted as a single-family dwelling with an attached accessory dwelling, and therefore exempt under § 3.17.B; however, since the applicant is proposing a multi-family use, the Development Review Board will need to consider the requirements under § 3.17.B:

1. The multi-family use will not be conducting a prohibited activity under § 3.17.D, and is likely consisted with the Source Protection Plan as most recently adopted and approved by the State. However, this Source Protection Plan has not been ascertained, and therefore, a definitive answer cannot be provided.
2. The multi-family use/applicant will not be discharging hazardous materials from floor drains.
3. The applicant will need to verify that all drainage ways and sediment traps, if any exist, will be regularly maintained in full working order.
4. The applicant is not proposing to perform any additional site clearing or disturbance. Nor is the applicant proposing any on-site paving, additional roofing, or any additional impervious surfaces that would increase surface runoff and limit water infiltration and recharge.
5. The applicant is not proposing the storage and the application of fertilizers, pesticides, herbicides and/or other chemicals.
6. If any above ground storage tanks for oil, gasoline or other petroleum products exist, the applicant will have to ensure it is placed in a building or other impervious containment area to prevent spills and leaks from reaching the groundwater.
7. The applicant will need to minimize sodium chloride for ice control.

ARTICLE III, SECTION 3.18 – STEEP SLOPES (PG. 53)

While the lot contains steep slopes on the western part of the property, the applicant is not proposing any new construction, and therefore, no steep slopes will be impacted

ARTICLE III, SECTION 3.19 – SURFACE WATERS & WETLANDS (PG. 60)

An unnamed stream and pond are located on the southern part of the property; however, the existing dwelling is located more than 300 feet away from those water sources. Additionally, a Class II Wetland exists in the central location of the property; however, the structure is located more than 200 feet from the wetland boundary, and therefore meets the setback requirements for wetlands.

ARTICLE III, SECTION 3.22 – WATER SUPPLY & WASTEWATER SYSTEMS (PG. 65)

In 1996, the wastewater system received a zoning permit from the Town (Exhibit V). The Water & Wastewater System was approved for a four-bedroom house (see Exhibit M), which was later issued a Certificate of Compliance by the Zoning Administrator (see Exhibit L). As stated above Article III, Section 3.3 Conversion of Use, from the State’s perspective, since the applicant is proposing to convert the single-family dwelling with an attached accessory dwelling back to a

multi-family house, the applicant has not changed the initial use, and therefore, does not have to file additional paperwork or apply for a permit amendment. The Board should confirm the number of bedrooms in the existing structure.

ARTICLE V, SECTION 5.3 – SITE PLAN REVIEW (PG. 108)

As stated under § 5.4.C, site plan review is required in addition to the standards required in § 5.4.B.

Existing Site Features

The applicant has provided a site layout and design (see Exhibit H). The Board can require additional measures per § 5.3.B.1.b if they find avoiding or mitigating adverse impacts to natural, scenic and historic resources is required.

Site Layout & Design

The site layout & design is consisted with the existing and desired character of the Rural Residential and Water Conservation Districts, which is to reinforce the rural character and traditional working landscape of the districts.

Vehicular Access

The applicant received an access permit earlier this year (see Exhibit Q).

Parking, Loading & Service Areas

On-site parking has been provided. The Development Review Board should inquire about the parking requirements identified above in Article III, Section 3.13 – Parking, Loading & Service Areas and Article III, Table 3.1 – Minimum Off-Street Parking Requirements above.

Site Circulation

The applicant has provided for adequate and safe on-site vehicular and pedestrian circulation considering the intended use of the property as multi-family (three-family) dwelling.

Landscaping and Screening

The applicant has stated that the site meets the landscaping requirements per § 5.3.B.6 (see Exhibit D). The Board should determine if additional landscaping requirements are necessary under § 5.3.B.6.

Outdoor Light

The applicant does not propose any outdoor lighting (see Exhibit D).

Stormwater Management and Erosion Control

The applicant has advised the Board that there will be no changes to the stormwater management plan or any erosion control measures as a result of the change in use.

ARTICLE V, SECTION 5.4 – CONDITIONAL USE REVIEW (PG. 113)

Capacity of Existing or Planning Community Services or Facilities

The applicant has stated that the additional dwelling unit could potentially house a family with children; however, more likely to house an adult. Therefore, the creation of another unit would likely have minimal impact on school facilities. Additionally, the creation of additional dwelling unit would have a minimal impact on other facilities such as emergency services, public parks and trail networks, and public utilities.

The Character of the Area Affected

The Dwelling was originally constructed in 2000 (Exhibit W), and at some point, illegally converted to a three-family/multi-family dwelling. During the purchasing process, or shortly thereafter, the applicant was required to convert the dwelling to a single-family dwelling with an attached accessory apartment in order to comply with the Regulations. While the structure at one point was an illegal multi-family dwelling, there were no complaints from the surrounding neighbors/community. Furthermore, while the structure is large, it fits in with the surrounding community as the structure appears as if it is a single-family residence. The structure is located in the Rural Residential zoning district on an 18+ acre lot, and therefore, the density requirements have been met. Lastly, the landscape conforms with the surrounding neighborhood.

Traffic on Roads and Highways in the Vicinity

The impact on the roads and highways in the vicinity will be minimal. The structure was being used illegally as a multi-family residence in the past, and therefore, the roadway network has already shown the ability to handle the increase in volume. As a result, the impact on the capacity, safety, efficiency and use of the existing roads, bridges, intersections and associated highway infrastructure will likely be minimal.

Bylaws in Effect

The proposed conversion of use complies with the Underhill Unified Land Use & Development Regulations. Specifically, multi-family dwellings are conditional uses allowed in the Rural Residential District.

The Utilization of Renewable Energy Resources

The applicant does not propose to change any existing resources. The structure is existing and will not create additional demand on energy resources. Furthermore, the applicant is proposing to install solar panels.

ARTICLE V, SECTION 5.5 – WAIVERS & VARIANCES (PG. 116)

Under § 5.5, the Board may waive application requirements, and site plan or conditional use review standards under Section 5.3 and 5.4, that it determines are not relevant to a particular application. The Board could consider waiving the drainage ways and sediment traps requirement under § 3.17.B.3, as well as the above ground storage tanks for oil gasoline, or other petroleum products requirements under § 3.17.B.6 if they feel that these requirements are not relevant.

Staff Comments & Questions

1. The Board should consider waiving the following criteria unless they find reasons to the contrary:
 - a. The Board will need to require at least one bicycle rack per § 3.13.A.3.b.
 - b. The applicant will need to verify that all drainage ways and sediment traps, if any exist, will be regularly maintained in full working order per § 3.17.B.3.
 - c. If any above ground storage tanks for oil, gasoline or other petroleum products exist, the applicant will have to ensure it is placed in a building or other impervious containment area to prevent spills and leaks from reaching the groundwater per § 3.17.B.6
2. The Board will need to verify that the applicant meets the parking requirements under § 3.13.
3. The Board will need to require that an adequate, clearly marked handicapped parking space is allocated per § 3.13.A.3.b.
4. The Board should inquire about snow removal per § 3.13.A.5 to determine if a snow removal plan is required as a condition of approval.

5. The applicant will need to minimize sodium chloride for ice control per § 3.17.B.7.
 6. The Board should determine if additional landscaping requirements are necessary under § 5.3.B.6.
-

UNDERHILL DRB RULES OF PROCEDURE
HEARING CHECKLIST
CONDITIONAL USE REQUEST
Ashley Wishinski
October 31, 2016

State the following:

- 1) "This is a conditional use review hearing on the application of Ashley Wishinski to convert/change a single-family dwelling with an attached accessory apartment to an multi-family dwelling at 111 Irish Settlement Road in Underhill, Vermont.

Conditional use review is intended to ensure compliance with standards addressing the potential impacts of development on adjoining properties, the neighborhood, and/or zoning district in which the development is located, and the community at large. Typically, land uses are subject to conditional use review because their scale, intensity and potential for off-site impacts warrant more careful scrutiny by the Development Review Board (DRB). Standards and conditions relate to the identification, avoidance and/or mitigation of potential impacts.

This application is subject to review under the 2014 Unified Land Use and Development Regulations."

- 2) Copies of the Rules of Procedure that the Board follows are available for review from the Planning & Zoning Administrator.
- 3) The order of speakers tonight will be:
 - a. We will hear from and ask questions of the applicant, Ashley Wishinski;
 - b. Then we will hear and ask questions of Andrew Strniste (Strin-is-tee), Planning Director & Zoning Administrator;
 - c. Then we will give other persons in the room a chance to speak. Under our Rules of Procedure, each speaker is limited to three minutes; however, that time can be increased upon request to the Board and majority consent of the Board; then
 - d. The applicant will have an opportunity to respond; then
 - e. Final comments will be solicited from all parties.
 - f. All speakers should address their comments to the Board, not to other parties present at the hearing.
 - g. Board members may feel free to ask questions of any speaker.
- 4) Are any State or municipal representatives present?
- 5) An Interested Parties Info Sheet has been provided to all attendees. Please review it for further information.

Then state:

"Only those interested persons who have participated, either orally or through written statements in a DRB proceeding may appeal a decision rendered in that proceeding to the Environmental Division of Superior Court."

- 6) If you are an applicant/applicant representative, or an interested party who wants to participate in the hearing, we will have you come up to the witness chair and clearly state your name, residential address, and mailing address if it differs.
- 7) I am now going to swear in all those present who wish to speak tonight. All individuals who plan to testify must take the following oath by responding "I do" at the end: ***"Do you hereby swear that the evidence you give in the cause under consideration shall be the whole truth and nothing but the truth under pains and penalties of perjury?"***
- 8) Are there any conflicts of interest or have there been any ex parte communications on the part of the Board members?
- 9) At this point I am going to enter into the record the information package that was sent by the Zoning Administrator prior to the hearing. The information included in this package relevant to this hearing is:
 - a. Exhibit A - Conditional Use Site Review Hearing Request
 - b. Exhibit B - Conversion Change of Use Permit Application
 - c. Exhibit C - Conditional Use Review Checklist
 - d. Exhibit D - Site Plan Review Checklist
 - e. Exhibit E - Burlington Free Press Advertisement
 - f. Exhibit F - List of Abutters
 - g. Exhibit G - Certificate of Service for Notice to Abutting Neighbors
 - h. Exhibit H - Site Plan
 - i. Exhibit I - Site Plan with Setbacks
 - j. Exhibit J - ANR Project Review Sheet
 - k. Exhibit K - Correspondence Regarding Water/Wastewater Permits
 - l. Exhibit L - Town of Underhill Certificate of Compliance
 - m. Exhibit M - Correspondence from Arjay West
 - n. Exhibit N - Wastewater Basis of Design
 - o. Exhibit O - B-16-11 Building Permit
 - p. Exhibit P - CO-16-07 Certificate of Occupancy
 - q. Exhibit Q - A-16-02 Access Permit
 - r. Exhibit R - Zoning Map
 - s. Exhibit S - ANR Source Protection Areas
 - t. Exhibit T - ANR Waterbodies & Streams
 - u. Exhibit U - ANR Wetlands
 - v. Exhibit V - Zoning Permit (Wastewater)
 - w. Exhibit W - B-00-51 Building Permit
 - x. Exhibit X - This Memorandum
- 10) We'll begin testimony, and hear from applicant.
- 11) Next we will hear from the Planning Director.
- 12) Are there members of the public who would like to speak?
- 13) Any final comments from anyone?
- 14) Does the Board feel that they have enough information at this time to make a decision on

the appeal?

- a. *If more information is needed to make a decision on the appeal, adjourn the hearing to a time certain and outline for the appellant what is required at that continued hearing; or*
- b. *If by consensus enough information has been presented to make a decision on the appeal, announce that the evidentiary portion of the hearing is closed.*

- 15) Does the Board wish to discuss the appeal in open or (closed) deliberative session? (After the ruling, continue with the info below.)

“Within 45 days from this hearing, the Planning Director, on behalf of the DRB, will send a copy of the decision and letter to the Appellants, their consultants, and those who have participated in tonight’s hearing. A 30-day appeal period will begin on the date the decision is signed. The letter will outline the next steps in the process.

If there are no other comments or questions we will close [this portion of] the meeting.”

TOWN OF UNDERHILL

P.O. Box 120
Underhill, VT 05489

Phone: (802) 899-4434 x106

Fax: (802) 899-2137

CONDITIONAL USE/SITE PLAN REVIEW HEARING REQUEST

INSTRUCTIONS TO APPLICANT:

FEES: \$150 + Certified Mail
costs + recording fees

Complete the form below and submit it to the Zoning Administrator with a check for the initial hearing fees. Include a copy of the building permit application (if applicable), two original and twelve 11" x 17" copies of a site development plan, a copy of the State Project Review Sheet, draft legal documents (if applicable), the information on the attached checklist(s), and any written waiver or modification requests. Separate State permits including, but not limited to, water/wastewater, stormwater, Act 250, and Construction General permits may be required. It is the obligation of the Applicant to contact the State Permit Specialist at 802-879-5676 to obtain a Project Review Sheet.

A hearing before the Development Review Board will be scheduled upon receipt of a complete application. For assistance with this application, please contact the Zoning Administrator at 899-4434, x106.

ZONING DISTRICT(S): Check all that apply

PROPERTY CODE: IS111

- Underhill Flats Village Center Rural Residential Water Conservation Scenic Preservation Soil & Water Conservation

APPLICANT: <u>Ashley Wisniewski</u>	MAILING ADDRESS: <u>111 Irish Settlement Rd</u>
PHONE: <u>802 318 7654</u>	E-MAIL: <u>ashley@fpmvt.com</u>
SUBJECT PROPERTY ADDRESS: <u>111 Irish Settlement</u>	
DESCRIPTION OF PROPOSED PROJECT: <u>Use home as originally built - 3 unit property.</u>	
APPLICANT SIGNATURE <u>[Signature]</u>	DATE <u>10/6/16</u>
HEARING DATE (to be determined by the Zoning Administrator) <u>October 31st, 2016</u>	
SIGNATURE OF ZONING ADMINISTRATOR <u>[Signature]</u>	DATE <u>10/24/2016</u>

TOWN OF UNDERHILL

P.O. Box 120
Underhill, VT 05489

Phone: (802) 899-4434 x106

Fax: (802) 899-2137

CONVERSION/CHANGE OF USE PERMIT APPLICATION

INSTRUCTIONS: Complete the application in full and submit to the Zoning Administrator with a scaled sketch plan (min. 8.5" x 11") that accurately depicts: 1. the dimensions of the lot including existing & proposed property boundaries, 2. the location, footprint, & height of existing and proposed structures & additions, 3. the location and dimensions of existing & proposed accesses (curb cuts), driveways, and parking areas, 4. the location of existing and proposed easements, rights-of-way, and utilities, 5. setbacks from property boundaries, road rights-of-way, surface waters, & wetlands, 6. the location of existing and proposed water & wastewater systems. Payment of applicable fees is due at the time of submission. Incomplete applications will be returned. If new construction is proposed, complete the Building Permit Application and attach to this form.

ZONING DISTRICT(S):

- Underhill Flats Village Center Rural Residential Water Conservation
 Scenic Preservation Soil & Water Conservation

OFFICE USE ONLY

APPLICATION #: **CL-16-01**
PROPERTY CODE: **ISIII**

APPLICANT: <i>Ashley Wisniewski</i>	MAILING ADDRESS: <i>111 Irish Settlement</i>
PHONE / ALTERNATE PHONE: <i>802 318 7651</i>	E-MAIL: <i>ashley@fpmvt.com</i>
PROPERTY LOCATION: <i>111 Irish Settlement</i>	ACREAGE / FRONTAGE: <i>18 ACRES</i>
LANDOWNER (IF DIFFERENT FROM APPLICANT):	LANDOWNER CONTACT INFO:
CONTRACTOR:	CONTRACTOR CONTACT INFO:

INDICATE WHETHER ANY OF THE FOLLOWING EXIST ON THE PROPERTY:

- Rivers / Streams Wetlands: Class (II or III) _____ Deer Wintering Areas Floodplain: Zone _____

EXISTING USE OF THE LAND AND STRUCTURES:

No change to existing structure. Home was built as a 3 family home. Also neighbor said he signed off on a 3 unit to be built next door

PROPOSED CONVERSION/CHANGE OF USE:

TOWN OF UNDERHILL

P.O. Box 120
Underhill, VT 05489

Phone: (802) 899-4434 x106

Fax: (802) 899-2137

CONVERSION/CHANGE OF USE PERMIT APPLICATION

Dimensions: Complete for ALL structures.

Structure (From Pg. 1)	Front	Side	Side	Rear	Stories	Height (Max. 35 ft)	Total Added SF
House	~15m	~27m	~27m	~15m	2.5		0
garage	~15m	~9m	~9m	~15m	1		0

Setbacks: Measure the distance from the closest part of the structure to the lot lines and natural features.

Structure	Front (Road ROW)	Side	Side	Rear	Rivers, Streams, Ponds	Wetlands
House	~50m	~70m	~30m	?	?	?

Building and Lot Coverage Calculations: Required for ALL applications.

a. Total lot area (1 acre = 43,560 square feet)		18 acres	784,080 ^{ft} ²
b. Square footage of all building/structure footprints (including porches, decks, sheds, garages, etc.)		3,240 ^{ft} ² 5,710 ^{ft} ²	3780
c. Calculate percentage (line b / line a) * 100	TOTAL BUILDING COVERAGE	.48 %	
d. Enter total lot area from line a			784,080 ^{ft} ²
e. Sum of area covered by buildings, structures, impervious surfaces (driveways, parking/loading/service areas, access roads, etc.)		4980 ^{ft} ²	
f. Calculate percentage (line e / line d) * 100	TOTAL LOT COVERAGE	.63 %	

TOWN OF UNDERHILL

P.O. Box 120
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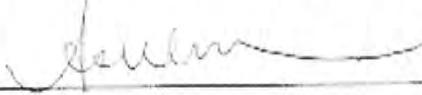
Fax: (802) 899-2137

CONVERSION/CHANGE OF USE PERMIT APPLICATION

The undersigned hereby requests a Zoning Permit for the project described in this application. By signing below, Applicant acknowledges that they will comply with the requirements of the permit, if granted, and all Town Regulations. Separate State permits including, but not limited to, water/wastewater, stormwater, Act 250, and Construction General Permits may be required. It is the obligation of the Applicant to contact the State Permit Specialist at 802-879-5676.

The Zoning Administrator (or representative) may access the subject property for purposes of inspections before, during, and upon completion of the project. A Permit Notice sign will be supplied to the Applicant with this application to be posted within view of a Town Highway until the 15-day appeal period expires. Interested parties may exercise their appeal rights pursuant to 24 VSA §4465.

Applicant and/or their consultant(s) should check with the Road Foreman for any posted road restrictions. Applicant must contact the Listers' office and the Zoning Administrator to obtain a Certificate of Occupancy. A Certificate of Occupancy shall not be issued until all required local, state, and/or federal approvals and permits are submitted.



Applicant Signature

10.6.16

Date

Landowner Signature (if different from Applicant)

Date

OFFICE USE ONLY

RECEIVED Date 10/10/2016
 APPROVED Date _____
Effective Date _____
Expiration Date _____

Permit Fee	\$
Posting Fee	\$
Recording Fee	\$
TOTAL FEE	\$
<input type="checkbox"/> Check #	<input type="checkbox"/> Cash

REFERRED
To: _____
Date: _____
To: _____
Date: _____

REJECTED Date _____
Reason _____

Comments/Conditions:
DRB Approval Required (Conditional Use)

Zoning Administrator

Date

TOWN OF UNDERHILL, VERMONT

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

Docket #: DRB-16-10 Property ID: IS111 Hearing Date: 10/31/2016

Applicant/Consultant: Asnley Wisninski

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

- Underhill Flats Village Center Rural Residential Water Conservation
 Scenic Preservation 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>
-----------------	------------------	---

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (1) Capacity of existing or planned community services or facilities. |
|--------------------------|-------------------------------------|---|

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

Home has capacity for 4 bedroom
~~septic~~ septic use - which is there,
so no additional use of community water
supply. This 4 bedroom unit may house
a child but is more likely to attract
1 adult - which is the case with the other
unit at the property. So no added stress on
school systems

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 home was built as a 3 family, there is no change to existing already built. This building is all 1 structure - from the road doesn't look different than a single family home. There is good greenery as screening from roads.



(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.

1 more vehicle using Irish Settlement Road. This doesn't seem to cause much difference to local traffic in the area. Which includes capacity, safety and use of existing roads.

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



(4) Bylaws in effect.

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

With conditional approval
The proposed conditional use complies
with requirements of Table 2.3.C.11 &
Table 2.4.C.11.



(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.

No change to resources. The space
is already built and will use no
more energy resources.
In fact we plan to install
Solar panels to contribute to renewable
energy.

TOWN OF UNDERHILL, VERMONT

Article V, Section 5.3 – Site Plan Review Standards Findings Checklist

Docket #: DRB-16-10 Property ID: IS11 Hearing Date: 10/31/2016

Applicant/Consultant: Ashley Michinski

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

- Underhill Flats Village Center Rural Residential Water Conservation
 Scenic Preservation Soil & Water Conservation

The following standards are excerpted from Article V, Section 5.3 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 site plan review. Proposed findings shall address how the proposed development relates to each portion of the standard.

Required Submitted Section 5.3 (B) Standards



(1) Existing Site Features.

Demonstrate how the proposed site layout and design avoids undue adverse impacts to significant natural, historic, and scenic resources. Refer to Section 5.3 (B)(1)(a) for specific areas of concern.

There are no known historic resources
- this would change. This building
is not historic - was built in 2000-ish.
There is no new proposed building -
so no change to natural or scenic
resources.

TOWN OF UNDERHILL, VERMONT

Article V, Section 5.3 – Site Plan Review Standards Findings Checklist

Required	Submitted	<u>Section 5.3 (B) Standards Continued</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(2) Site Layout & Design.

Explain how the proposed location and orientation of structures, and supporting infrastructure on the site, are compatible with their proposed setting and context as determined from the Underhill Town Plan, zoning district objectives, existing site conditions and features, adjoining or facing structures in the vicinity, and other applicable provisions of the Unified Land Use and Development Regulations. Refer to Section 5.3(B)(2) for details.

Home was originally built in 2000 -
no changes requested to existing structures.
As far as I know all zoning objectives
& site conditions & features meet
requirements.

TOWN OF UNDERHILL, VERMONT

Article V, Section 5.3 – Site Plan Review Standards Findings Checklist

Required

Submitted

Section 5.3 (B) Standards Continued



(3) Vehicle Access.

Explain how the proposed use meets all town and state access management and design standards. Include an explanation of how the curb cut(s) and road intersection(s) do not create hazards to vehicles, pedestrians or bicyclists onsite or on adjoining roads, sidewalks, and pathways

curb cut is existing.
No additional hazards on roads
or intersections.

Required

Submitted



(4) Parking, Loading & Service Areas.

Indicate how the proposed use conforms to the requirements of this section.

approved change would only add 1
additional parking space on property

TOWN OF UNDERHILL, VERMONT

Article V, Section 5.3 – Site Plan Review Standards Findings Checklist

Required

Submitted

Section 5.3(B) Standards Continued



(5) Site Circulation.

Explain how the proposed use has provided for adequate and safe onsite vehicular and pedestrian circulation. Site plans shall include the requirements of Section 5.3(B)(5)(a), (b) where applicable.

No change to site circulation

Required

Submitted



(6) Landscaping and Screening.

Explain how the proposed plan incorporates the landscaping and screening requirements of Section 5.3(B)(6).

Landscaping meets requirements,
screening

TOWN OF UNDERHILL, VERMONT

Article V, Section 5.3 – Site Plan Review Standards Findings Checklist

Required	Submitted	<u>Section 5.3(B) Standards Continued</u>
----------	-----------	---

(7) Outdoor Lighting.

Does the proposed use require outdoor lighting?

Yes

No (If no, skip to #8).

Explain how the proposed outdoor lighting conforms to the requirements of Section 5.11.

TOWN OF UNDERHILL, VERMONT

Article V, Section 5.3 – Site Plan Review Standards Findings Checklist

Required

Submitted

Section 5.3(B) Standards Continued



(8) Stormwater Management and Erosion Control.

Indicate how the proposed use incorporates the requirements of Section 5.3(B)(8) including temporary and permanent stormwater management and erosion control measures.

Proposed changes will not
change the flow of water -
no change to stormwater
management or
erosion control
measures.

Burlington Free Press

Classified Ad Receipt (For Info Only - NOT A BILL)

Customer: UNDERHILL, TOWN OF
Address: PO BOX 120
UNDERHILL VT 05489
USA

Ad No.: 0001659235
Pymt Method: Invoice
Net Amt: \$178.50

Run Times: 1

No. of Affidavits: 0

Run Dates: 10/15/16

Text of Ad:

NOTICE OF SPECIAL PUBLIC MEETING
Town of Underhill Development
Review Board (DRB) Hearing
Monday, October 31, 2016 at 6:30 PM
At the Underhill Town Hall,
12 Pleasant Valley Rd. Underhill, VT

The DRB will hold a hearing on the application of Ashley Wishinski for a conditional use permit at 111 Irish Settlement Road (IS111). This property is located in the Rural Residential, Water Conservation, and Soil & Water Conservation zoning districts. The hearing will be held at Town Hall at 6:35 PM.

Additional information for this hearing may be obtained at the Underhill Town Hall. The hearing is open to the public. Pursuant to 24 VSA 554464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal. If you cannot attend the hearings, comments may be made in writing prior to the meeting and mailed to: Andrew Strniste, Planning Director & Zoning Administrator, P.O. Box 120, Underhill, VT 05489 or to astrniste@underhillvt.gov

October 15, 2016



Town of Underhill Development Review Board

P.O. Box 120, Underhill, VT 05489
www.underhillvt.gov

Phone: (802) 899-4434, x106
Fax: (802) 899-2137

Certificate of Service

I hereby certifying that on this 13th day of October, 2016, a copy of the following documents were delivered to the below recipients and corresponding addresses by United States certified mail, return receipt requested.

Documents:

Notice to Abutting Neighbors Regarding Conditional Use Hearing

Recipients and Corresponding Address:

111 Irish Settlement Road (IS111)

Ashley Wishinski
111 Irish Settlement Road
Underhill, VT 05489

103 Irish Settlement Road (IS103)

Paul E. & Marlene B. Yanus
P.O. Box 174
Underhill Center, VT 05490

114 Irish Settlement Road (IS114)

Michael & Debra Hudson
114 Irish Settlement Road
Underhill, VT 05489

119 Irish Settlement Road (IS119)

Richard M. & Katherine D. Kotulak
P.O. Box 59
Underhill, VT 05489

120 Irish Settlement Road (IS120)

Lawrence L. Weed
120 Irish Settlement Road
Underhill, VT 05489

75 Sand Hill Road (SH075)

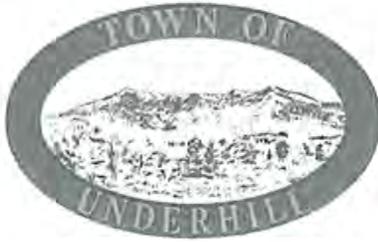
Craig G. Walker & Cynthia Carpenter
75 Sand Hill Road
Underhill, VT 05489

101 Sand Hill Road (SH101)

Douglas J. Laurie L. Bliss
101 Sand Hill Road
Underhill, VT 05489

Andrew Strniste
Planning Director & Zoning Administrator
12 Pleasant Valley Road
Underhill, VT 05489

Date: 10/13/2016



Town of Underhill

P.O. Box 120, Underhill, VT 05489

www.underhillvt.gov

Phone: (802) 899-4434, x106

Fax: (802) 899-2137

October 12, 2016

Ashley Wishinski
111 Irish Settlement Road
Underhill, VT 05489

Dear Applicant:

This letter is to notify you of your conditional use review hearing before the Underhill Development Review Board on **Monday, October 31, 2016** for the conversion of a single-family dwelling with an attached apartment to a three-family, multi-family dwelling on your property located at **111 Irish Settlement Road (IS111)**. The property is located in the Rural Residential, Water Conservation District, and Soil & Water Conservation zoning districts. The public hearing will begin at the Town Hall, 12 Pleasant Valley Rd., at approximately 6:35 PM.

The hearing is open to the public and abutting neighbors have the right to provide comments. Additional information related to this application is available at the Town Hall. Pursuant to 24 VSA §§4464(a) (1) (C) and 4471(a), participation in this local proceeding by written or oral comment is a prerequisite to the right to take any subsequent appeal.

If you have any questions, I can be reached at the addresses or phone number listed above.

Sincerely,

Andrew Strniste
Planning Director
Zoning Administrator

cc: File
Applicant



Town of Underhill

P.O Box 120, Underhill, VT 05489

www.underhillvt.gov

Phone: (802) 899-4434, x106

Fax: (802) 899-2137

October 12, 2016

Kyle & Katie Clark
102 Irish Settlement Road
Underhill, VT 05489

Dear Kyle & Katie Clark:

This letter is to notify you of a conditional use review hearing before the Underhill Development Review Board on **Monday, October 31, 2016** for the conversion of a single-family dwelling with an attached apartment to a three-family, multi-family dwelling on a property abutting yours, located at **111 Irish Settlement Road (IS111)**. The property is located in the Rural Residential, Water Conservation District, and Soil & Water Conservation zoning districts. The public hearing will begin at the Town Hall, 12 Pleasant Valley Rd., at approximately 6:35 PM.

The hearing is open to the public, and as an abutting neighbor, you have the right to be heard at the hearing. Additional information is available at the Planning and Zoning Office in the Town Hall. If you cannot attend the hearing, but would still like to exercise your right to be heard, comments may be made in writing prior to the hearing and mailed to the address above or emailed to me at astrniste@underhillvt.gov.

Pursuant to 24 VSA §§ 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.

If you have any questions, I can be reached at the addresses or phone number listed above.

Sincerely,

Andrew Strniste
Planning Director
Zoning Administrator

cc: File
Applicant



Town of Underhill

P.O. Box 120, Underhill, VT 05489

www.underhillvt.gov

Phone: (802) 899-4434, x106

Fax: (802) 899-2137

October 12, 2016

Paul E. & Marlene B. Yanus
P.O. Box 174
Underhill Center, VT 05490

Dear Paul & Marlene Yanus:

This letter is to notify you of a conditional use review hearing before the Underhill Development Review Board on **Monday, October 31, 2016** for the conversion of a single-family dwelling with an attached apartment to a three-family, multi-family dwelling on a property abutting yours, located at **111 Irish Settlement Road (IS111)**. The property is located in the Rural Residential, Water Conservation District, and Soil & Water Conservation zoning districts. The public hearing will begin at the Town Hall, 12 Pleasant Valley Rd., at approximately 6:35 PM.

The hearing is open to the public, and as an abutting neighbor, you have the right to be heard at the hearing. Additional information is available at the Planning and Zoning Office in the Town Hall. If you cannot attend the hearing, but would still like to exercise your right to be heard, comments may be made in writing prior to the hearing and mailed to the address above or emailed to me at astrniste@underhillvt.gov.

Pursuant to 24 VSA §§ 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.

If you have any questions, I can be reached at the addresses or phone number listed above

Sincerely,

Andrew Strniste
Planning Director
Zoning Administrator

cc: File
Applicant



Town of Underhill

P.O Box 120, Underhill, VT 05489

www.underhillvt.gov

Phone: (802) 899-4434, x106

Fax: (802) 899-2137

October 12, 2016

Michael & Debra Hudson
114 Irish Settlement Road
Underhill, VT 05489

Dear Michael & Debra Hudson:

This letter is to notify you of a conditional use review hearing before the Underhill Development Review Board on **Monday, October 31, 2016** for the conversion of a single-family dwelling with an attached apartment to a three-family, multi-family dwelling on a property abutting yours, located at **111 Irish Settlement Road (IS111)**. The property is located in the Rural Residential, Water Conservation District, and Soil & Water Conservation zoning districts. The public hearing will begin at the Town Hall, 12 Pleasant Valley Rd., at approximately 6:35 PM.

The hearing is open to the public, and as an abutting neighbor, you have the right to be heard at the hearing. Additional information is available at the Planning and Zoning Office in the Town Hall. If you cannot attend the hearing, but would still like to exercise your right to be heard, comments may be made in writing prior to the hearing and mailed to the address above or emailed to me at astrniste@underhillvt.gov.

Pursuant to 24 VSA §§ 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.

If you have any questions, I can be reached at the addresses or phone number listed above

Sincerely,

Andrew Strniste
Planning Director
Zoning Administrator

cc: File
Applicant



Town of Underhill

P.O. Box 120, Underhill, VT 05489

www.underhillvt.gov

Phone: (802) 899-4434, x106

Fax: (802) 899-2137

October 12, 2016

Richard M. & Katherine D. Kotulak
P.O. Box 59
Underhill, VT 05489

Dear Richard & Katherine D. Kotulak:

This letter is to notify you of a conditional use review hearing before the Underhill Development Review Board on **Monday, October 31, 2016** for the conversion of a single-family dwelling with an attached apartment to a three-family, multi-family dwelling on a property abutting yours, located at **111 Irish Settlement Road (IS111)**. The property is located in the Rural Residential, Water Conservation District, and Soil & Water Conservation zoning districts. The public hearing will begin at the Town Hall, 12 Pleasant Valley Rd., at approximately 6:35 PM.

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Pursuant to 24 VSA §§ 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.

If you have any questions, I can be reached at the addresses or phone number listed above

Sincerely,

Andrew Strniste
Planning Director
Zoning Administrator

cc: File
Applicant



Town of Underhill

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Phone: (802) 899-4434, x106

Fax: (802) 899-2137

October 12, 2016

Lawrence L. Weed
120 Irish Settlement Road
Underhill, VT 05489

Dear Lawrence Weed:

This letter is to notify you of a conditional use review hearing before the Underhill Development Review Board on **Monday, October 31, 2016** for the conversion of a single-family dwelling with an attached apartment to a three-family, multi-family dwelling on a property abutting yours, located at **111 Irish Settlement Road (IS111)**. The property is located in the Rural Residential, Water Conservation District, and Soil & Water Conservation zoning districts. The public hearing will begin at the Town Hall, 12 Pleasant Valley Rd., at approximately 6:35 PM.

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Pursuant to 24 VSA §§ 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.

If you have any questions, I can be reached at the addresses or phone number listed above

Sincerely,

Andrew Strniste
Planning Director
Zoning Administrator

cc: File
Applicant



Town of Underhill

P.O Box 120, Underhill, VT 05489

www.underhillvt.gov

Phone: (802) 899-4434, x106

Fax: (802) 899-2137

October 12, 2016

Craig G. Walker & Cynthia Carpenter
75 Sand Hill Road
Underhill, VT 05489

Dear Mr. Walker & Ms. Carpenter:

This letter is to notify you of a conditional use review hearing before the Underhill Development Review Board on **Monday, October 31, 2016** for the conversion of a single-family dwelling with an attached apartment to a three-family, multi-family dwelling on a property abutting yours, located at **111 Irish Settlement Road (IS111)**. The property is located in the Rural Residential, Water Conservation District, and Soil & Water Conservation zoning districts. The public hearing will begin at the Town Hall, 12 Pleasant Valley Rd., at approximately 6:35 PM.

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Pursuant to 24 VSA §§ 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.

If you have any questions, I can be reached at the addresses or phone number listed above

Sincerely,

Andrew Strniste
Planning Director
Zoning Administrator

cc: File
Applicant



Town of Underhill

P.O. Box 120, Underhill, VT 05489

www.underhillvt.gov

Phone: (802) 899-4434, x106

Fax: (802) 899-2137

October 12, 2016

Douglas J. & Laurie L. Bliss
101 Sand Hill Road
Underhill, VT 05489

Dear Douglas & Laurie Bliss:

This letter is to notify you of a conditional use review hearing before the Underhill Development Review Board on **Monday, October 31, 2016** for the conversion of a single-family dwelling with an attached apartment to a three-family, multi-family dwelling on a property abutting yours, located at **111 Irish Settlement Road (IS111)**. The property is located in the Rural Residential, Water Conservation District, and Soil & Water Conservation zoning districts. The public hearing will begin at the Town Hall, 12 Pleasant Valley Rd., at approximately 6:35 PM.

The hearing is open to the public, and as an abutting neighbor, you have the right to be heard at the hearing. Additional information is available at the Planning and Zoning Office in the Town Hall. If you cannot attend the hearing, but would still like to exercise your right to be heard, comments may be made in writing prior to the hearing and mailed to the address above or emailed to me at astrniste@underhillvt.gov.

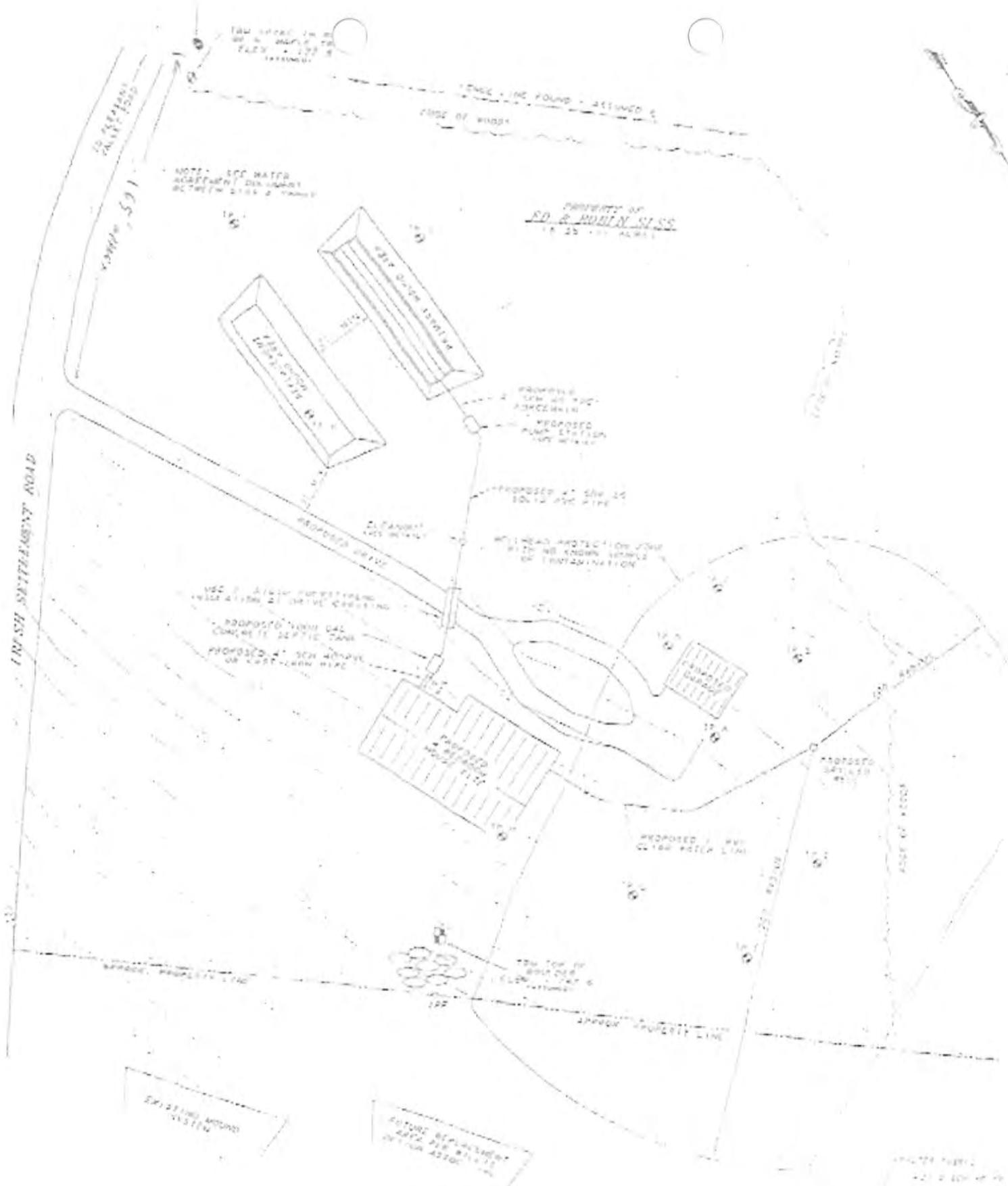
Pursuant to 24 VSA §§ 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.

If you have any questions, I can be reached at the addresses or phone number listed above

Sincerely,

Andrew Strniste
Planning Director
Zoning Administrator

cc: File
Applicant



NOTE: SEE WATER
SCAFFOLDING DISCUSS
BETWEEN 2100 & 2200

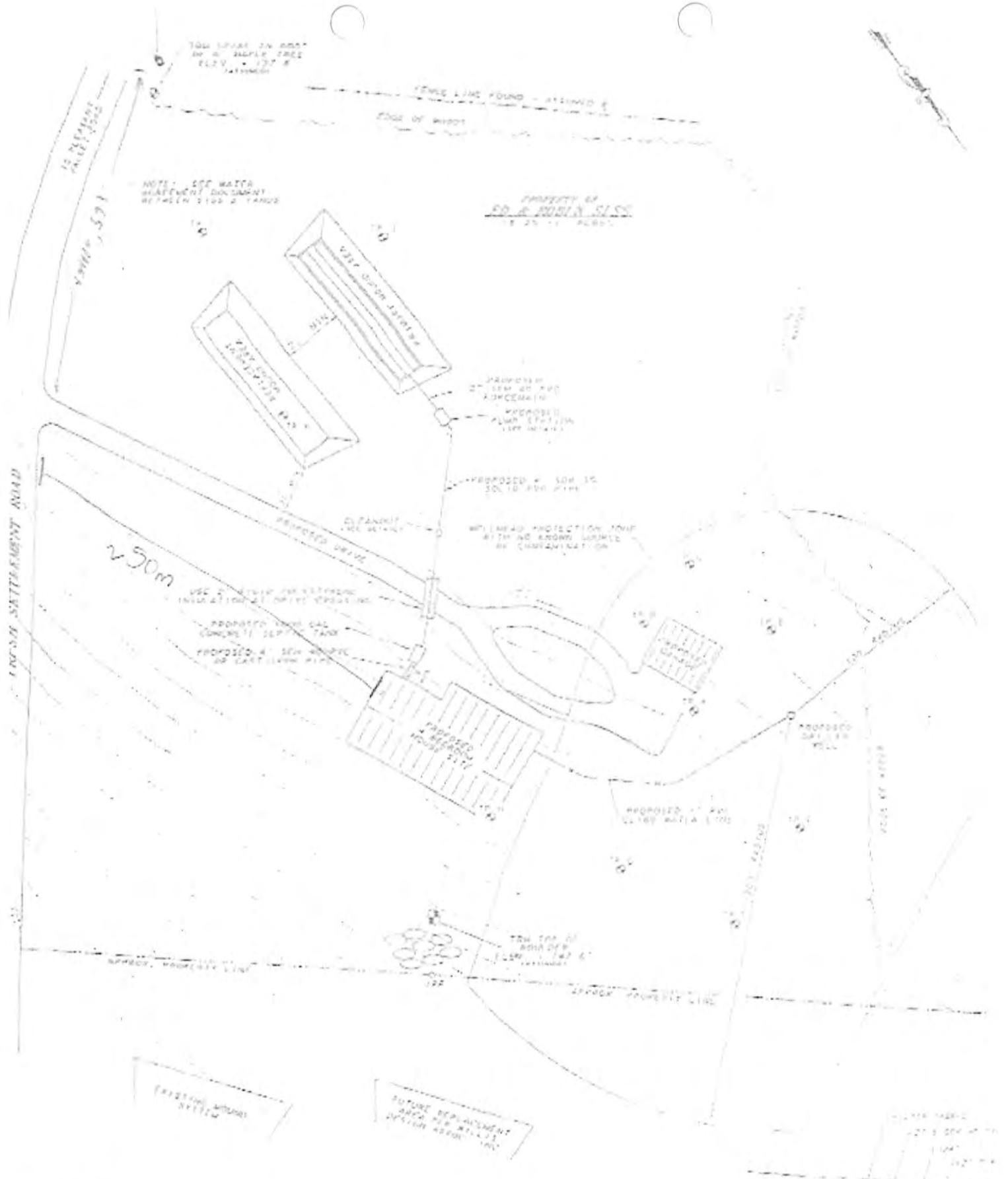
PROPERTY OF
ED & ROSE SLISS
18 22 11 ALBERTA

BY LINE BASIS
RY LINE THE DIRECTION IS APPROXIMATE
3 UPON FIELD EVIDENCE FOUND. LICENSED
SURVEYOR MAY BE NEEDED TO LOCATE
ARY LINES

SITE PLAN

MOUND TRENCH SECTION

N A T



NOTE: SEE WATER STATEMENT DOCUMENT WITHIN 2 TO 2 TANGS

PROPERTY OF
ED & ROSALY SISE
19 25 11 2000

100' W/4 S/4 SETTLEMENT ROAD

W/4 LINE RADIS
PROPERTY LINE INFORMATION IS APPROXIMATE
BASED UPON FIELD EVIDENCE FOUND LICENSED
SURVEYOR MAY BE NEEDED TO LOCATE
PROPERTY BOUNDARY LINES.

SITE PLAN

1" = 10'

MOUND TRENCH SECTION

Project Review Sheet

 Date Initiated ANR PIN# WW Project# Pre-application Review

Project Information			
General Information			
PROJECT NAME (if applicable) 111 Irish Settlement Road SFR and Apt			PROJECT TOWN Underhill
PROJECT LOCATION (911 address if available) 111 Irish Settlement Road			
Contact(s)			
CONTACT TYPE Applicant	NAME Bruce and Ashley Wishinski	ORGANIZATION NAME (if applicable)	
ADDRESS 111 Irish Settlement Road	TOWN Underhill	STATE VT	ZIP 05489
PHONE 802-310-4217	CELL PHONE	EMAIL bruce@fpmvt.com; ashley@preferredpropertiesvt.com	
Project Description			
ENTERED BY Jeffrey McMahon	INFORMATION SOURCE Individual	DATE ENTERED 3/3/2016 9:36 AM	
PROJECT DESCRIPTION A project to convert a multi-family residence to a single family residence and an accessory apartment on a lot of 18.35 acres being served by shared onsite water supply and wastewater disposal. A third kitchen constructed when the residence was newly built will be removed when the residence is converted to the sfr and apartment.			
DEC Prior Permits			
PERMIT TYPE			PERMIT NUMBER

*Jurisdictional Opinion(s) for permits that may be needed from the District Environmental Office **PRIOR TO COMMENCEMENT OF CONSTRUCTION***

Act 250 Jurisdictional Opinion			
This is a jurisdictional opinion issued pursuant to 10 V.S.A. § 6007(c) and Act 250 Rule 3(A). A request for reconsideration by the district coordinator, pursuant to Act 250 Rule 3(B), must be sent to the district coordinator at the address below within 30 days of the mailing of this opinion. Effective July 1, 2013, no appeal may be taken from a jurisdictional opinion or coordinator's decision on reconsideration without reconsideration by the Natural Resources Board. Requests for reconsideration by the Board must be submitted to the Board within 30 days of the mailing of this decision or a coordinator's decision on reconsideration.			
PERSON REQUESTING JURISDICTIONAL OPINION Jeffrey McMahon	REQUESTOR TYPE Permit Specialist	ACT 250 PERMIT NUMBER (if any)	HAS THE LANDOWNER SUBDIVIDED BEFORE? <input type="checkbox"/> Yes <input type="checkbox"/> No
TYPE OF PROJECT (check all that apply) <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Agricultural <input type="checkbox"/> Municipal <input type="checkbox"/> State <input type="checkbox"/> Federal			
IS AN ACT 250 PERMIT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		COPIES SENT TO STATUTORY PARTIES? <input type="checkbox"/> Yes <input type="checkbox"/> No	
BASIS FOR DECISION Not commercial not a development pursuant to 10 VSA 6001(3)			
DISTRICT COORDINATOR SIGNATURE 		Peter Keibel, Coordinator [phone] 802-879-5658 [email] peter.keibel@vermont.gov Natural Resources Board District 4 Environmental Commission 111 West Street, Essex Junction, VT 05452	
2016.03.10 16:15:35 -05'00'			

Wastewater System & Potable Water Supply Permit Jurisdictional Opinion

IS A WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED?		PERMIT NOT REQUIRED?	
<input type="checkbox"/> Yes	<input type="checkbox"/> Permit application currently under review	<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Home Occupation
<input checked="" type="checkbox"/> No	<input type="checkbox"/> Permit issued on _____	<input type="checkbox"/> Clean Slate	<input type="checkbox"/> Notice of Permit Requirement

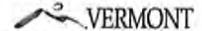
BASIS FOR DECISION

Per landowner building was multiple units - 2bd/1bd/1bd and they wish to convert to a 3bd/1bd unit, therefore no increase in design flows and no operational change.

REGIONAL OFFICE STAFF SIGNATURE

 2016.03.15
18:38:56 -04'00'

Jessanne Wyman, Regional Engineer



[phone] 802-557-1680 [email] jessanne.wyman@vermont.gov

Department of Environmental Conservation
Drinking Water & Groundwater Protection Division - Essex Regional Office
111 West Street, Essex Junction, VT 05452

*The following are preliminary, non-binding determinations made by DEC Permit Specialists identifying other permits that may be needed
PRIOR TO COMMENCEMENT OF CONSTRUCTION*

Preliminary, Non-binding Determination of the Applicability of Other State Permits

Note: Fact Sheet numbers below refer to permit fact sheets available at: http://www.anr.state.vt.us/dec/permit_hb/tableofcontents.htm

Agency of Natural Resources - Department of Environmental Conservation

WASTE MANAGEMENT & PREVENTION DIVISION

Demolition Waste

Contact: Jim Surwillo

Email: james.surwilo@vermont.gov

Phone: 802-522-5056

Department of Public Safety

Construction Permit Fire Prevention, Electrical, Plumbing, Accessibility (ADA) [Fact Sheets #49, 50, 50.1, & 50.2]

Williston: 802-879-2300

Vermont Energy Code Assistance Center

Vermont Building Energy Standards [Fact Sheet #47.2]

Contact: Kelly Launder

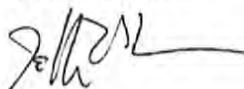
Email: kelly.launder@vermont.gov

Phone: 802-828-4039

Local Permits

See your Town Clerk, Zoning Administrator, Planning Commission or Public Works

PERMIT SPECIALIST SIGNATURE

 2016.03.16
09:29:20 -04'00'

Jeff McMahon, Permit Specialist



[phone] 802-879-5676 [email] jeff.mcmahon@vermont.gov

Department of Environmental Conservation
Environmental Assistance Office - Essex Regional Office
111 West Street, Essex Junction, VT 05452

Andrew Strniste

From: Ashley Wishinski <ashley@fpmvt.com>
Sent: Friday, October 14, 2016 11:22 AM
To: Andrew Strniste
Subject: Fwd: Completed Project Review Sheet Wishinski SFR and Apt

Hi Andrew,

Here is what the folks at the state said. Enjoy your weekend!

Talk soon,

Ashley Wishinski

Wanna join the next Real Estate Investing Bootcamp? [Learn more here.](#)

I help people:

- 1) **Buy the right properties** with the best financing.
- 2) **Profitably manage their investment** properties.
- 3) And **strategize to continue growing** their portfolio.

Author of forthcoming book: [The Ultimate Guide to Building Freedom Through Real Estate Investing](#)

Fusion Property Management

Your property, properly managed.

Begin forwarded message:

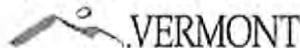
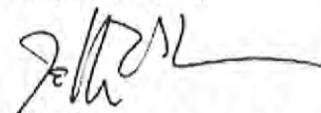
From: "McMahon, Jeff" <Jeff.McMahon@vermont.gov>
Subject: RE: Completed Project Review Sheet Wishinski SFR and Apt
Date: October 14, 2016 at 8:41:07 AM EDT
To: Ashley Wishinski <ashley@fpmvt.com>

Hi Ashley,

If you didn't go through w/ the original conversion and the residence remained multifamily you shouldn't need to do anything. The original PRS was purely information on what State Programs might get triggered by your proposal.

So again you have no responsibilities for Permitting unless you are actually making those or other changes to the existing parcel, and as long as what exists now was there and has remained unchanged since 1-1-07.

I hope this helps,



Jeff McMahon, Permit Specialist

[phone] 802-477-2241 [fax] 802-879-3871

[email] jeff.mcmahon@vermont.gov
[website] www.anr.state.vt.us/dec/ead/pa

Agency of Natural Resources
Department of Environmental Conservation
Environmental Compliance Division
Essex Regional Office
111 West Street
Essex Junction, VT 05452

To preserve, enhance, restore, and conserve Vermont's natural resources, and protect human health for the benefit of this and future generations.

From: Ashley Wishinski [<mailto:ashley@fpmvt.com>]
Sent: Thursday, October 13, 2016 4:11 PM
To: McMahon, Jeff <Jeff.McMahon@vermont.gov>
Cc: Keibel, Peter <Peter.Keibel@vermont.gov>; Wyman, Jessanne <Jessanne.Wyman@vermont.gov>
Subject: Re: Completed Project Review Sheet Wishinski SFR and Apt

Hi Jeff,

Thanks you so much for helping us out with this project in the past.
Would it be possible for you to help us out? We are looking for to transition the use of this property back to a legal 3 unit.
So a two bedroom unit, and 2 - one bedroom units.
Is there any information I can provide you to with to help this process along?

Thank you!

Talk soon,

Ashley Wishinski

Wanna join the next Real Estate Investing Bootcamp? [Learn more here.](#)

I help people:

- 1) **Buy the right properties** with the best financing.
- 2) **Profitably manage their investment** properties.
- 3) And **strategize to continue growing** their portfolio.

Author of forthcoming book: [The Ultimate Guide to Building Freedom Through Real Estate Investing](#)

Fusion Property Management
Your property, properly managed.

On Mar 16, 2016, at 9:33 AM, McMahon, Jeff <Jeff.McMahon@vermont.gov> wrote:

Hi,
Attached please find a completed Project Review Sheet for your use.
Please contact me w/ any questions.
Thank you,
<image001.png>
<image002.jpg>

Jeff McMahon, Permits Specialist

[phone] 802-477-2241 [fax] 802-879-3871

[email] jeff.mcmahon@vermont.gov

[website] www.anr.state.vt.us/dec/ead/pa

Agency of Natural Resources

Department of Environmental Conservation

Environmental Compliance Division

Essex Regional Office

111 West Street

Essex Junction, VT 05452

To preserve, enhance, restore, and conserve Vermont's natural resources, and protect human health for the benefit of this and future generations.

<WishinskiSFRaptPRS.pdf>

TOWN OF UNDERHILL
P.O. BOX 32
UNDERHILL CENTER, VT 05490
1-802-899-4434 * FAX 1-802-899-2137

CERTIFICATE OF COMPLIANCE

April 4, 2001

Ed & Robin Siss
111 Irish Settlement Road
Underhill, VT 05489

RE: Septic Inspection for IS111

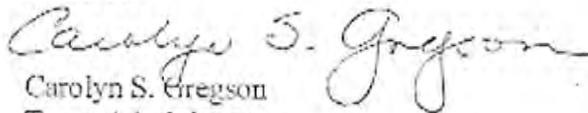
Dear Ed and Robin,

Arjay West and I inspected your new septic system at 111 Irish Settlement Road on October 23, 2000 and found it to be installed as per approved plans. This meets the final inspection requirements of the local sewage ordinance (Section 4500).

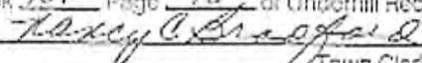
This certificate does not imply, nor is it intended to imply, that the Town of Underhill, nor any representative of the Town, acquires responsibility for the systems continued successful operation.

Please follow the consultant's recommendations for proper maintenance of the system.

Sincerely,


Carolyn S. Gregson
Town Administrator

Cc: file

UNDERHILL TOWN CLERKS OFFICE
Received For Record 04-05 A.D., 20 01
At 11 O'clock 00 minutes A M. & Recorded
In Book 104 Page 40 of Underhill Records
Attest 
Town Clerk



OUTBACK DESIGN, INC.

P.O. BOX 446 * JOHNSON, VT 05656
802-635-7904



October 24, 2000

Carolyn Gregson, Admin. Officer
Town of Underhill
P.O. Box 32
Underhill Cntr, VT 05490

RE: Ed & Robin Siss, Irish Settlement Road, Underhill, Vermont

Carolyn:

This letter is intended to serve as an inspection report for the project referenced above.

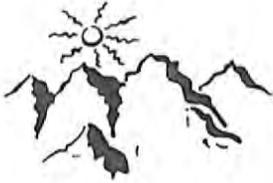
The mound type disposal field has been installed. It was inspected during construction and found to be built in accordance with the approved plans. The pump station was tested and found to exceed minimum pressure distribution within the laterals. The septic tank has a riser and access cover installed to accommodate final grade and landscaping around the house.

No additional site improvements were evaluated at this time.

Please feel free to contact us with any questions.

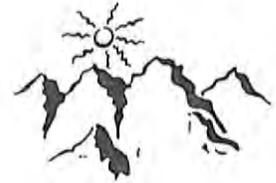
Sincerely,

Arjay West
Site Technician 404-B



OUTBACK DESIGN, INC.

P.O. BOX 446 * JOHNSON, VT 05656
802-635-7904



July 14, 2000

Carolyn Gregson - Zoning Admin
Town of Underhill
P.O. Box 32
Underhill Cntr, VT 05490

RE: Ed & Robin Siss, relocation of sewage system, Irish Settlement Road.

Carolyn:

As we discussed briefly in a phone conversation of Thursday, Ed & Robin Siss wish to amend the wastewater system for their property.

Enclosed, please find a copy of the new mound type sewage design. Our proposal is to locate the primary and replacement mound for a four bedroom house, in the southeasterly corner of the property. This will require that the existing shallow well of Yanus be abandoned, and that Siss provide them with a new drilled well, meeting isolation distances to surrounding septic systems.

An agreement document for these parties is being prepared by their lawyer. Both Siss and Yanus are expected to accept this arrangement. This document is an essential part of the new mound design. It is my understanding that Town approval will not be granted without recognizing and incorporating the new well into their permit.

Please feel free to contact us with any questions, or if further information required.

Sincerely,

Arjay West
Site Technician 404-B

cc: Ed & Robin Siss

ED & ROBIN SISS

Irish Settlement Road
Underhill, Vermont

BASIS OF DESIGN

Daily Flow = proposed house four bedrooms x 150 gal per day per bedroom
= 600 gallons per day. *Low flow water fixtures are recommended.*

Use "mound" type design with six(6) inches of stone under distribution pipes.

Application rate: use 1.0 gallons per square foot per day.

Required trench area = 600 gal / 1.0 gal sq ft = 600 square feet

Actual trench area = 2 trenches @ 4 feet wide x 75 feet long = 600 square feet

Required basal area = 600 gal / 0.74 gal sq ft = 811 square feet

Actual basal area = 24 feet wide X 75 feet long = 1800 square feet

Notes:

Septic tank shall be a 1000 gallon concrete tank with inlet and outlet baffles cast in.

Pump station shall be a precast concrete tank with submersible effluent pump set on a block inside tank. See site plan.

Replacement area shall be a mound type disposal system as shown on site plan.



ED & ROBIN SISS

Irish Settlement Road
Underhill, Vermont

MATERIAL SPECIFICATIONS

Mound Sand-- Material meeting one of textures below is acceptable.

Sieve Number	Percent passing (By weight)		
	A	B	C
4		95-100%	
8		80-100%	
10	85-100%		85-100%
16		50-85%	
30		25-60%	
40	25-75%		30-50%
50		10-30%	
60	0-30%		
100	0-10%	2-10%	
200	0-5%		0-10%

Pipe Specifications--

House to septic tank

Four inch diameter cast iron or SCH 40 PVC pipe

Septic tank to pump station

Four inch diameter SCH 40 or SDR 35 solid PVC pipe

Pump station to mound manifold

Two inch diameter SCH 40 PVC pipe

Mound manifold

Two inch diameter SCH 40 PVC pipe

Mound lateral pipes (drilled)

Two inch diameter SCH 40 PVC pipe drilled as shown on plans

Note: All pipe connections shall be high pressure fittings and sealed with an appropriate sealer.

Septic Tank-- One thousand gallon precast concrete with inlet and outlet baffles.

Pump Station-- One thousand gallon precast concrete tank with accessible cover. A Hydromatic SP-50 (or approved equivalent) submersible effluent pump shall be set on a concrete block on the bottom of the tank. Three floating mercury switches shall be used for controls for the following function: pump on, pump off, alarm on. The alarm shall be a flashing red light, a buzzer or both and mounted inside the house.

ED & ROBIN SISS

Irish Settlement Road
Underhill, Vermont

SOIL REPORT

Test Pits dug with a backhoe on 5/5/00.

Present at site: Arjay West, Gary Lunderville, Carolyn Gregson, Russell Cross.

TP #A

0-12" Mod. loose loamy topsoil, dark brown, common root hairs
12-26 Mod. dense, fine-sandy loam, red-brown, mottles @ 22"
26-46 Dense, silty till, medium stones, grey, faint mottles
no ledge to depth

TP #B

0-12" Mod. loose loamy topsoil, dark brown, common root hairs
12-24 Mod. dense, silty fine-sandy loam, red-brown, mottles @ 14"
24-48 Mod. dense, fine-sandy till, gray, stained, saturated
no ledge to depth

TP #C

0-10" Mod. loose loamy topsoil, dark brown, common root hairs
10-24 Mod. dense, silty fine-sandy loam, red-brown, mottles @ 12"
24-52 Mod. dense, fine-sandy till, gray, stained, saturated
no ledge to depth

TP #D

0-14" Mod. loose loamy topsoil, dark brown, common root hairs
14-30 Mod. dense, silty fine-sandy loam, red-brown, mottles @ 22"
30-62 Dense, fine-sandy till, gray, seeps @ 58", few small stones
no ledge to depth

TP #E

0-10" Mod. loose loamy topsoil, dark brown, common root hairs
10-28 Mod. dense, silty fine-sandy loam, red-brown, mottles @ 13"
28-52 Dense, fine-sandy till, gray, stained
no ledge to depth

Siss/Soils/p 2

TP #F

0-12" Mod. loose loamy topsoil, dark brown, common root hairs
12-32 Mod. loose, fine-sandy loam, red-brown, small stones,
mottles @ 30"
32-40 Mod. dense, fine-sandy loam, grey, few stones, stained
40-55 Mod. dense, silty loam, grey, stained
no ledge to depth

TP #G

0-10" Mod. loose loamy topsoil, dark brown, common root
10-25 Mod. dense, fine-sandy loam, brown, small stones, root
hairs
25-45 Dense, fine-sandy till, gray, mottles @ 26"
no ledge to depth

TP #H

0-10" Mod. loose loamy topsoil, dark brown, common root hairs
10-25 Mod. dense, fine-sandy loam, brown, small stones, root
hairs
25-45 Dense, fine-sandy till, gray, mottles @ 26", few stones
no ledge to depth

TP #I

0-16" Mod. loose loamy topsoil, dark brown, common root hairs
16-25 Mod. loose, fine-sandy loam, red-brown, root hairs, small
stones
25-36 Mod. dense, fine-sandy loam, gray, ESWT @ 34"
36-45 Dense, fine-sandy till, gray
no ledge to depth

TP #J

0-16" Mod. loose loamy topsoil, dark brown, common roots
16-25 Mod. loose, fine-sandy loam, red-brown, root hairs, small
stones
25-36 Mod. dense, fine-sandy loam, gray, faint stains @ 34"
36-45 Dense, fine-sandy till, gray, stained
no ledge to depth

Siss/Soils/p 3

TP #K	
0-16"	Mod. loose loamy topsoil, dark brown, common root hairs
16-26	Mod. loose, fine-sandy loam, red-brown, root hairs, small stones
26-34	Mod. dense, fine-sandy loam, gray
34-49	Dense, fine-sandy till, gray, faint stains @ 36" no ledge to depth

PERCOLATION TESTS

Location	Rate	Depth
vic TP I	12.5 min/inch	30"
vic TP J	9.8 min/inch	30"
vic TP K	14.4 min/inch	30"

TOWN OF UNDERHILL

P.O. Box 120
Underhill, VT 05489

Phone: (802) 899-4434 x106

Fax: (802) 899-2137

BUILDING PERMIT

THIS PERMIT IS VALID ONLY FOR THE PROJECT AND TIMEFRAME
AS DETAILED BELOW.

Permit #: B-16-11

Date Approved: 5-12-2016

Property Code: IS111

Date Effective: 5-28-2016

Zoning Districts: Rural Res, Soil & Water, Soil Conservation

Permit Expires: 5-28-2017

APPLICANT(S): Owner: Beneficial NH, Beneficial Mortgage Co. Applicant: Ashley Wishinski	PROPERTY LOCATION: 111 Irish Settlement Road
CONSULTANT(S): n/a	CONTACT INFORMATION: SEE APPLICATION
SQUARE FOOTAGE OF DISTURBANCE: 0 sq. ft.— Interior renovations only	PROPOSED CONSTRUCTION / USE: 720 sq. ft. Accessory Apartment.
DESCRIPTION OF PROJECT (Include Dimensions and Setbacks): 'After the fact' conversion of existing 720 sq. ft. (30'x24') to use as a 1 bedroom Accessory Apartment. Interior Renovations only. No changes to any setbacks or lot/building coverages.	
CONDITIONS / RESTRICTIONS: Permit issued in conformance with the Unified Land Use and Development Regulations. No construction may commence prior to the end of the 15-day appeal period (effective date of permit). Contact Vermont ANR/DEC regarding any necessary State permits or requirements. Any changes to the plan (change in square footage, height, etc.) will require additional review and approval by the Zoning Administrator. A Certificate of Occupancy (C.O.) is required. Contact the Underhill Zooning Office when ready for C.O. inspection. Contact the Listers' office upon completion of your project.	

ZONING ADMINISTRATOR SIGNATURE

TOWN CLERK RECORDING

TOWN CLERK'S OFFICE
 Received May 12, 2016 11:45A
 Recorded in VOL: 219 PG: 192- 192
 Of Underhill Land Records
 ATTEST: Sherri Morin, Town Clerk

This permit is for the approved construction project described above. Separate State permits including, but not limited to, water/wastewater, stormwater, Act 250, and Construction General Permits may be required. It is the obligation of the Applicant to contact the State Permit Specialist at 802-879-5676 prior to construction. The Zoning Administrator or her agent may access the above property for purposes of inspections before, during, and upon completion of the project. Interested parties may exercise their appeal rights pursuant to 24 VSA § 4465. A Permit Notice sign will be supplied to the Applicant with this permit to be posted within view of a Town Highway until the 15-day appeal period expires. Applicant and/or their consultant(s) should check with the Zoning Administrator for any posted road restrictions. Failure to complete this project by the permit expiration date will require a new permit from the Zoning Administrator.

TOWN OF UNDERHILL

P.O. Box 120
Underhill, VT 05489

Phone: (802) 899-4134 x106

Fax: (802) 899-2137

BUILDING PERMIT APPLICATION

INSTRUCTIONS: Complete the application in full and submit to the Zoning Administrator with a sketch showing dimensions of the proposed construction and a scaled sketch plan (min. 8.5" x 11") that accurately depicts: 1. the dimensions of the lot, including existing & proposed property boundaries, 2. the location, footprint, & height of existing and proposed structures & additions, 3. the location and dimensions of existing & proposed accesses (curb cuts), driveways, and parking areas, 4. the location of existing and proposed easements, rights-of-way, and utilities, 5. setbacks from property boundaries, road rights-of-way, surface waters, & wetlands, 6. the location of existing and proposed water & wastewater systems. Payment of applicable fees is due at the time of submission. Incomplete applications will be returned.

ZONING DISTRICT(S):

- Underhill Flats Village Center
 Rural Residential
 Water Conservation
 Scenic Preservation
 Soil & Water Conservation

OFFICE USE ONLY

APPLICATION # **B16-11**
PROPERTY CODE **IS111**

APPLICANT: Ashley Wishinski	MAILING ADDRESS: 51 Maple St, Essex Junction, VT 05452
PHONE / ALTERNATE PHONE: 802-318-7654	E-MAIL: ashley@fpmvt.com
PROPERTY LOCATION: 111 Irish Settlement Rd	ACREAGE / FRONTAGE: 18 acres
LANDOWNER (IF DIFFERENT FROM APPLICANT): Beneficial New Hampshire, INC 58M to Beneficial Mortgage Co. of New Hampshire	LANDOWNER CONTACT INFO: Altsource
CONTRACTOR: N/A	CONTRACTOR-CONTACT INFO: N/A

INDICATE WHETHER ANY OF THE FOLLOWING EXIST ON THE PROPERTY:

- Rivers / Streams
 Wetlands: Class (II or III) _____
 Deer Wintering Areas
 Floodplain: Zone _____

EXISTING AND INTENDED USE OF THE LAND, STRUCTURES, AND/OR ANY PROPOSED STRUCTURAL CHANGES:

The property ~~was~~ ^{is} a foreclosure and was previously used as a 3 family dwelling. This permit is to use the existing structure as a single family home with 1 accessory apartment. ~~_____~~ We will remove the additional kitchen.

PROPOSED CONSTRUCTION: Accessory dwellings must not exceed 50% of the existing total habitable floor area of the principal single-family dwelling, excluding unfinished attics and basements. New buildings for accessory dwellings require Conditional Use approval. Attach copies of all State & Federal permit(s) and approval(s).

<input checked="" type="checkbox"/> Single Family Dwelling	Bedrooms: 2	<input type="checkbox"/> Addition/Other (specify): _____
<input checked="" type="checkbox"/> Accessory Dwelling	Bedrooms: 1 ^{720 sqft}	<input type="checkbox"/> Accessory Structure(s): _____
Principle 3596 sq	Bedrooms: _____	_____
<input type="checkbox"/> Two Family Dwelling	Bedrooms: _____	_____
<input type="checkbox"/> Multifamily Dwelling	Bedrooms: _____	_____
Units _____		labor to remove kitchen
<input type="checkbox"/> Commercial / Industrial		↓
		Estimated value / cost of construction \$ 200.00

TOWN OF UNDERHILL

P.O. Box 121
Underhill, VT 05489

Phone: (802) 899-4434 x106

Fax: (802) 899-2137

BUILDING PERMIT APPLICATION

Dimensions: Complete for ALL proposed construction.

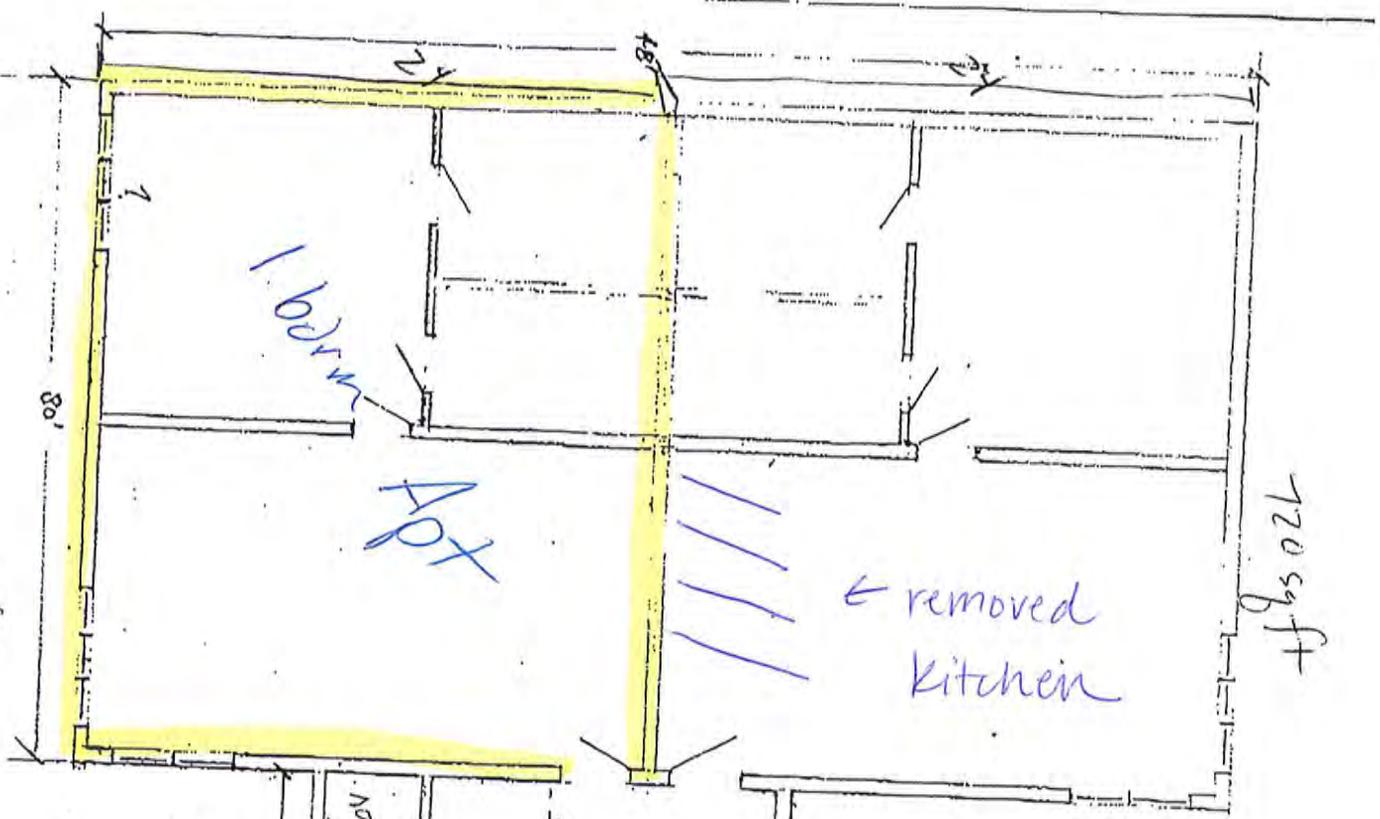
Structure(s) (From Pg. 1)	Front	Side	Side	Rear	Stories	Height (Max. 35 ft)	Total Added SF
N/A -	All interior		1.325				

Setbacks: Measure the distance from the closest part of ALL NEW CONSTRUCTION to the lot lines and natural features.

Structure(s)	Front (Road ROW)	Side	Side	Rear	Rivers, Streams, Ponds	Wetlands
N/A						

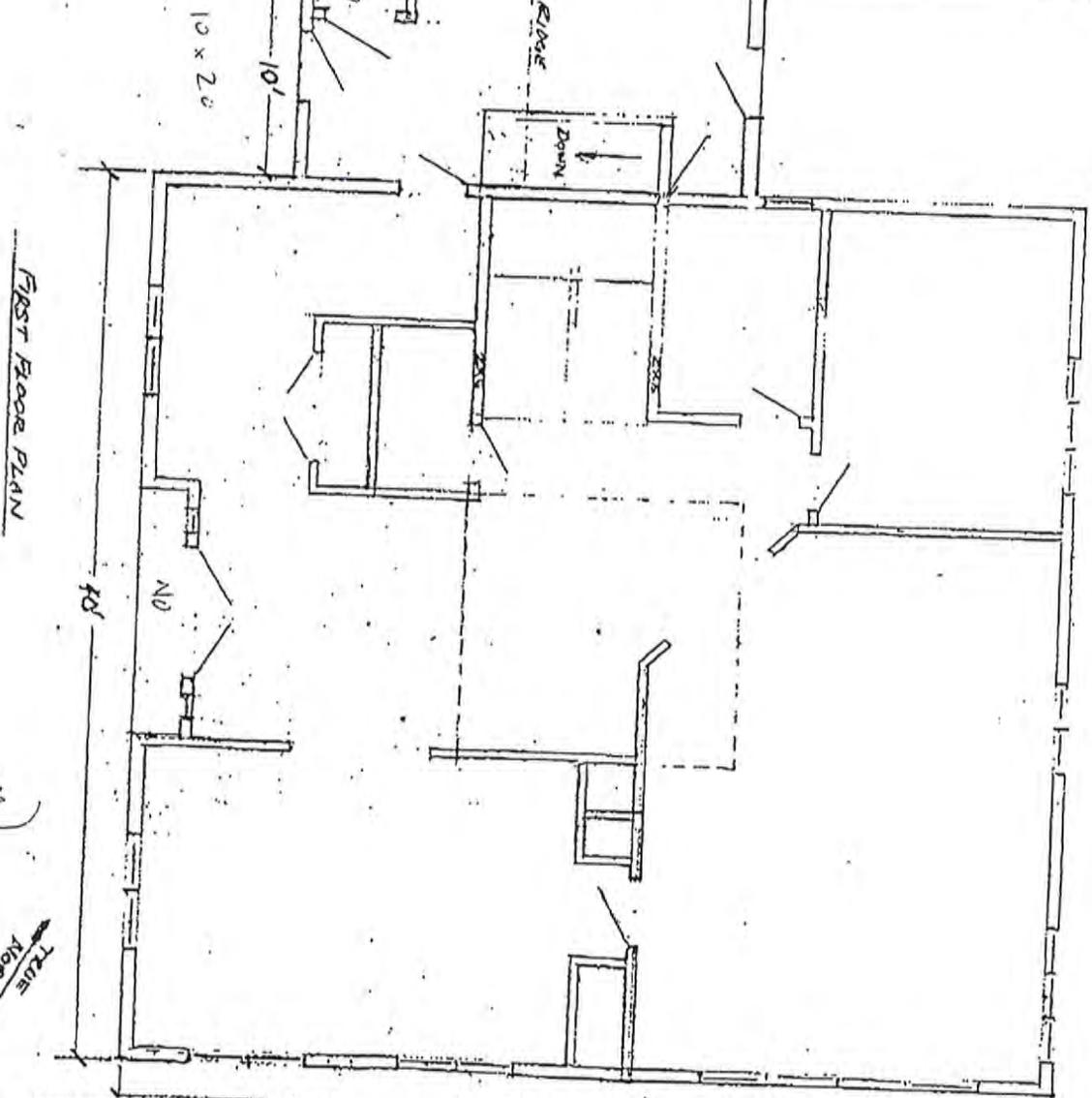
Building and Lot Coverage Calculations: Complete for ALL permit applications.

a. Total lot area (1 acre = 43,560 square feet)	18 acres	784,080	ft ²
b. Sum of ALL existing and proposed building/structure footprints (including porches, decks, sheds, garages, etc.)	3,240 house 540 garage	}	3780
c. Calculate percentage (line b / line a) * 100	TOTAL BUILDING COVERAGE		
d. Enter total lot area from line a		784,080	ft ²
e. Sum of area covered by ALL existing and proposed buildings, structures, impervious surfaces (driveways, parking/loading/service areas, access roads, etc.)	4980		ft ²
f. Calculate percentage (line e / line d) * 100	TOTAL LOT COVERAGE	.63	%



1410 total
720 sq ft

720 sq ft



FIRST FLOOR PLAN

1600 sq ft (ground coverage)

SKETCH
SBS
1/8" = 1'-0"
2000/06/15



40' 0"

TOWN OF UNDERHILL

P.O. Box 120
Underhill, VT 05489

Phone: (802) 899-4434 x118

Fax: (802) 899-2137

BUILDING PERMIT APPLICATION

The undersigned hereby requests a Zoning Permit for the construction project described in this application. By signing below, Applicant acknowledges that they will comply with the requirements of the permit, if granted, and all Town Regulations. Separate State permits including, but not limited to, water/wastewater, stormwater, Act 250, and Construction General Permits may be required. It is the obligation of the Applicant to contact the State Permit Specialist at 802-879-5676 prior to construction.

The Zoning Administrator (or representative) may access the subject property for purposes of inspections before, during, and upon completion of the project. A Permit Notice sign will be supplied to the Applicant with this application to be posted within view of a Town Highway until the 15-day appeal period expires. Interested parties may exercise their appeal rights pursuant to 24 VSA §4465.

Applicant and/or their consultant(s) should check with the Road Foreman for any posted road restrictions. Failure to substantially commence construction by the permit expiration date will require a new permit from the Zoning Administrator. Upon completion of construction, Applicant must contact the Listers' office and the Zoning Administrator to obtain a Certificate of Occupancy (where applicable).

[Signature]
Applicant Signature

2-18-16
Date

[Signature]
Landowner Signature
Anand Karkera,
Assistant Manager,
REO - Asset Management.

4/18/2016
Date

OFFICE USE ONLY

RECEIVED Date 4-21-2016
 APPROVED Date 5-12-2016
Effective Date 5-28-2016
Expiration Date 5-28-2017

Permit Fee	\$	<u>360</u>
Posting Fee	\$	<u>15</u>
Recording Fee	\$	<u>10</u>
TOTAL FEE	\$	<u>385</u>
<input checked="" type="checkbox"/> Check #	<u>812</u>	<input type="checkbox"/> Cash
	<u>CHK # 840</u>	

REFERRED
To: _____
Date: _____
To: _____
Date: _____

REJECTED Date: _____
RBES not required for interior renovations
CO is required

Comments/Conditions:
After the fact application. Previous owner established 2 Apartments without benefit of review. Applicant has removed one kitchen and is applying after-the-fact for the other.
[Signature]
Zoning Administrator

5/12/2016
Date

TOWN CLERK'S OFFICE
 Received Jun 02 2016 10:30A
 Recorded in VOL: 220 PG: 20-
 Of Underhill Land Records
 ATTEST: Sherri Morin, Town Clerk

TOWN OF UNDERHILL

P.O. Box 32
 Underhill Center, VT 05490

Phone: (802) 899-4434 x106 Fax: (802) 899-2137
 Email: underhillzoning@comcast.net

CERTIFICATE OF OCCUPANCY

CO #: 16-07 Date Issued: 5/30/16 Date Effective: 6/16/16

FEES: \$75 + recording

A VT Residential Building Energy Standards (RBES) Certificate must be recorded with the Underhill Town Clerk before a Certificate of Occupancy can be issued.

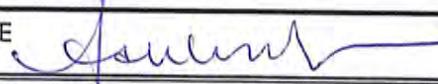
APPLICANT(S): <u>Ashley Wishinski</u>	MAILING ADDRESS: <u>51 Maple St, Essex Junction, VT 05452</u>
PHONE: <u>802 318 7654</u>	EMAIL: <u>ashley@fpmvt.com</u>
LANDOWNER(S): <u>Beneficial Mt. Beneficial Mortg. Co.</u>	PROPERTY ADDRESS / CODE: <u>111 Irish Settlement Rd</u>
MAILING ADDRESS: <u>51 Maple St, Essex, VT 05452</u>	PHONE: <u>802-318-7654</u>

ZONING DISTRICT(S):

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

ZONING / ACCESS PERMIT #: <u>B-16-11 / A1602</u>	DATES OF CONSTRUCTION: Start: _____ End: _____
---	---

PROJECT DESCRIPTION: Single family home with accessory unit
Removed 2nd Accessory Apt ~~Kitchen~~ Kitchen, RBES Certificate
not required.

APPLICANT SIGNATURE  DATE 5/28/16

FOR OFFICE USE ONLY

ZA Inspection May 17, 2016

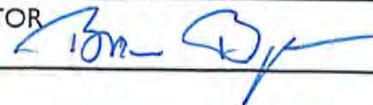
Site Visit Date: _____

Setback Distances: Front: +/- Side: +/- Side: +/- Rear: +/- N/A Interior Per

Violations? No Yes

Comments, Restrictions, Conditions: All conditions of subdivision approval, access approval, and building permits are in effect. Interested parties may exercise their appeal rights pursuant to 24 VSA § 4465. A Permit Notice sign will be supplied to the Applicant with this permit to be posted within view of a Town Highway until the 15-day appeal period expires.

I hereby certify that the building(s) and/or use(s) at the above property conform to the above permits and to the duly adopted Underhill Zoning Regulations, and/or the Underhill Subdivision Regulations, and/or the Underhill Road Policy. The Town of Underhill does not certify or imply conformance with State or Federal building codes. This certificate does not relieve the Applicant from the conditions of inspections or approval of other State and/or Federal permits or approvals.

ZONING ADMINISTRATOR  DATE 5/30/2016

A-16-02

TOWN OF UNDERHILL

P.O. Box 32
Underhill Center, VT 05490

Phone: (802) 899-4434

Fax: (802) 899-2137

ACCESS PERMIT APPLICATION

All access permit applications require review by the Selectboard and Road Foreman.

ZONING DISTRICT(S):

PROPERTY CODE: RS-111

FEES: \$50+ recording fees

- UFVC
 Rural Residential
 Water Conservation
 Scenic Preservation
 Soil & Water Conservation

NAME: <u>Beneficial New Hampshire, INC</u> <u>SBN to Beneficial Mortgage Co. of New Hampshire</u>	PROPERTY LOCATION: <u>111 Irish Settlement Rd. Underhill, VT</u>
MAILING ADDRESS: <u>51 Maple St</u> <u>Essex Junction, VT 05452</u>	ACREAGE: <u>18 acres</u>
PHONE: <u>802 318 7654</u>	E-MAIL: <u>ashley@fpmvt.com</u>
CONSULTANT(S)/Applicant: <u>Ashley Wisniewski</u>	CONSULTANT CONTACT INFORMATION: <u>802-318-7654 / ashley@fpmvt.com</u>

PLAN REQUIREMENTS (Attach plan to application)

All driveways and private roads must conform to the standards in the Underhill Road Policy. Waiver requests must be submitted at time of application. The plan must include accurate measurements of the following requirements:

- Proposed access on public or private road
- Property boundaries with measurements to proposed curb cut
- Landmarks sufficient to determine access point and path of traveled way
- Distance from all waterways
- All easements, covenants, and abutting property owners

APPLICANT SIGNATURE

X Arvind Karkera

DATE

4/18/2016

Arvind Karkera,
Assistant Manager,
REO - Asset Management.

FOR OFFICE USE ONLY

Received by:

[Signature]

Date: 4/21/16

Road Foreman Inspection

Site Visit Done: 5/9/16 Road Classification (if applicable): III

Speed Limit: Average Running Speed (if applicable):

Sight Distances: Left +500 Right 172'

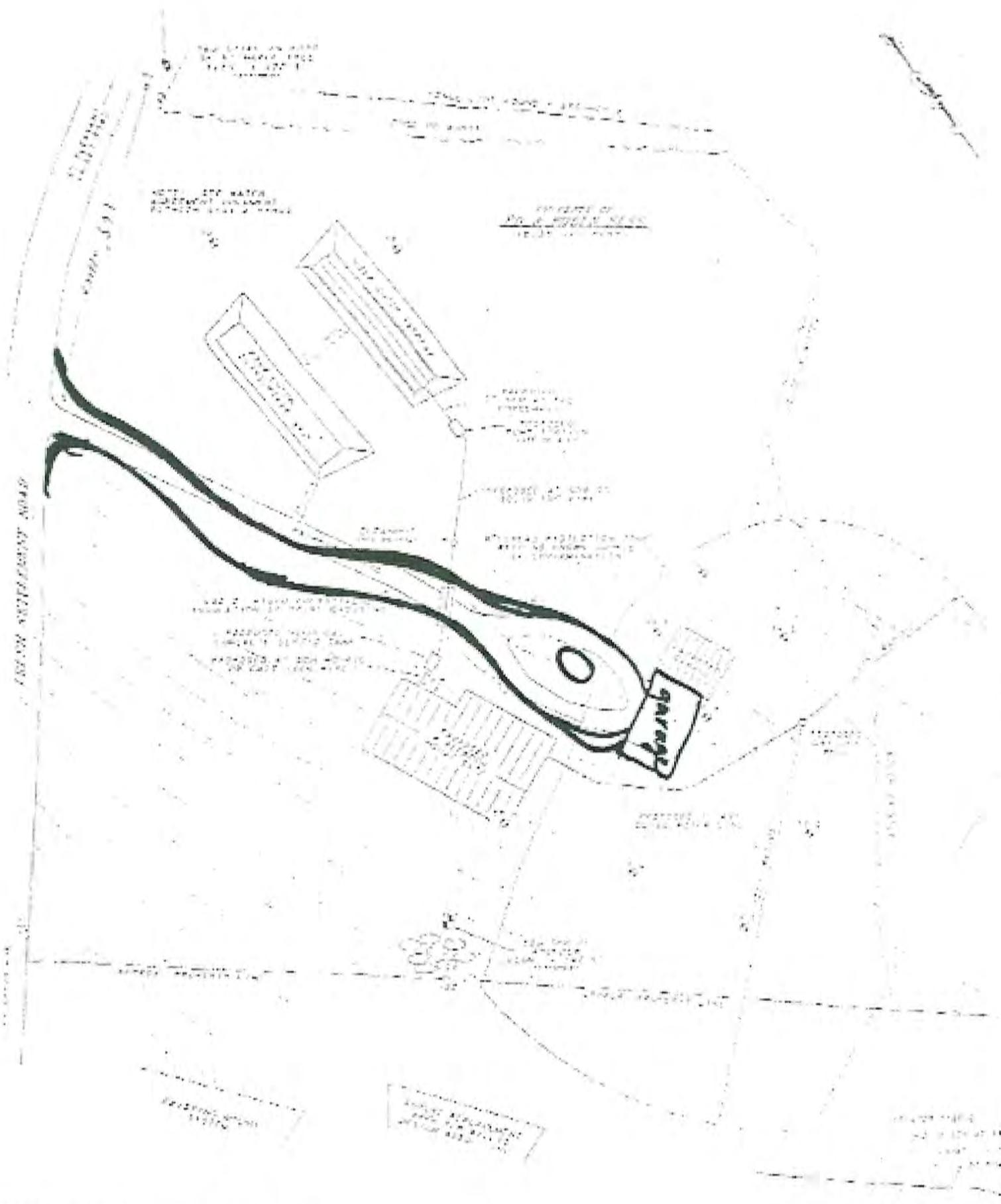
Culvert (Required): No Yes Size

Comments, Restrictions, Conditions:

Approved on condition that no change be made to the existing driveway.

To be Returned by the Selectboard (Date)

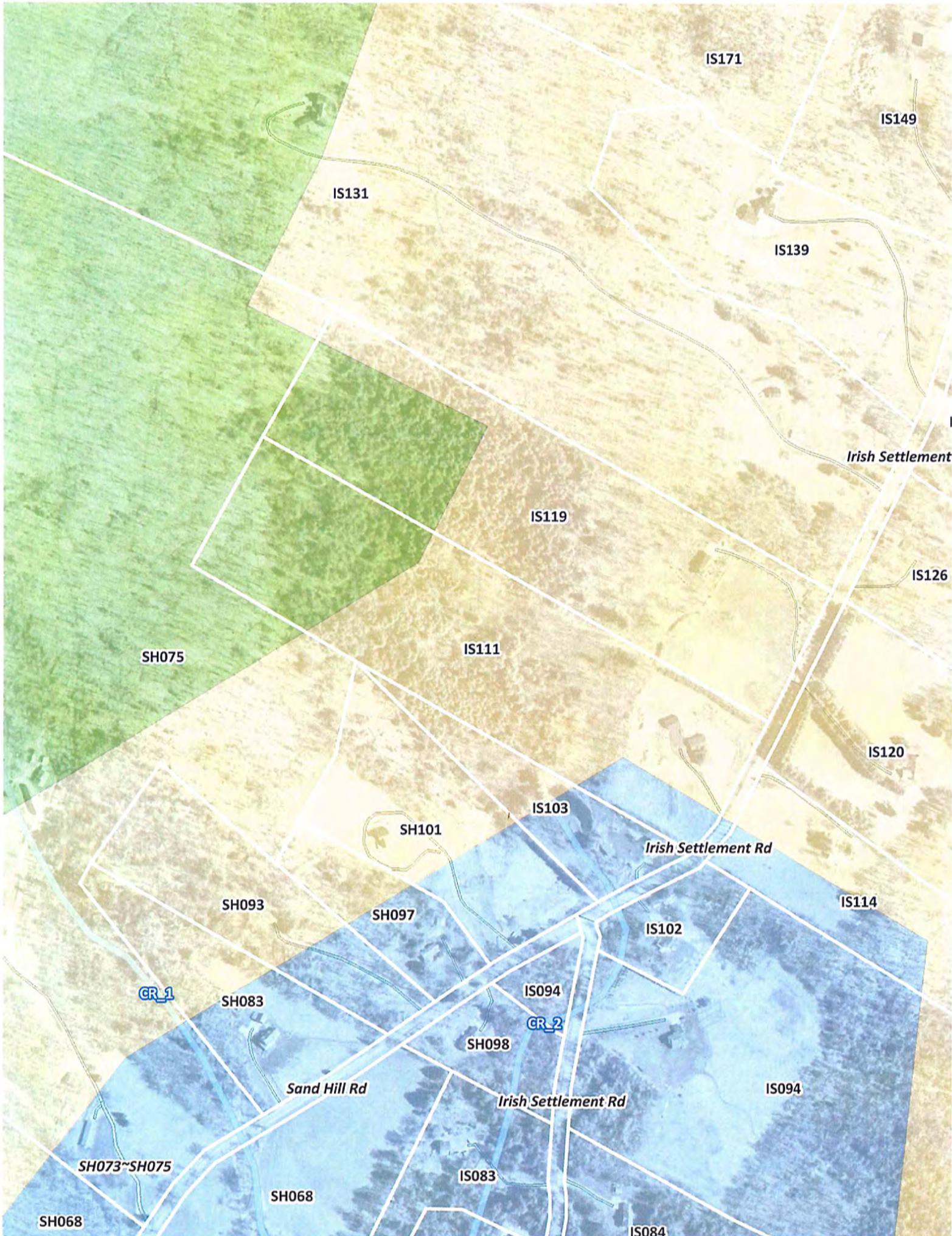
5/10/16 Approved 3.0 CMMA Peter + 5/10/16



ALL DIMENSIONS
 SHOWN ARE APPROXIMATE
 DIMENSIONS FOR CONSTRUCTION PURPOSES. LICENSED
 SURVEYOR HAS BEEN NOTICED TO LOCATE
 ALL DIMENSIONS.

SITE PLAN

APPROVED FOR THE
 COUNTY OF...
 DATE...





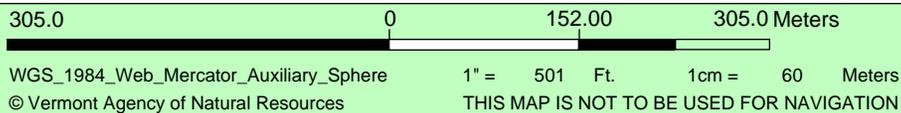
LEGEND

- Private Wells**
 - GPS Location
 - screen digitized
 - E911 Address
 - Welldriller/Clarion
 - Unknown
- Ground Water SPA**
 - Active
 - Proposed
 - Inactive
- ▭ Parcels (where available)
- ▭ Town Boundary

1: 6,009
October 25, 2016

NOTES

Map created using ANR's Natural Resources Atlas



DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



LEGEND

- Waterbody
- Stream
- Parcels (where available)
- Town Boundary

1: 6,009

October 25, 2016



NOTES

Map created using ANR's Natural Resources Atlas

305.0 0 152.00 305.0 Meters

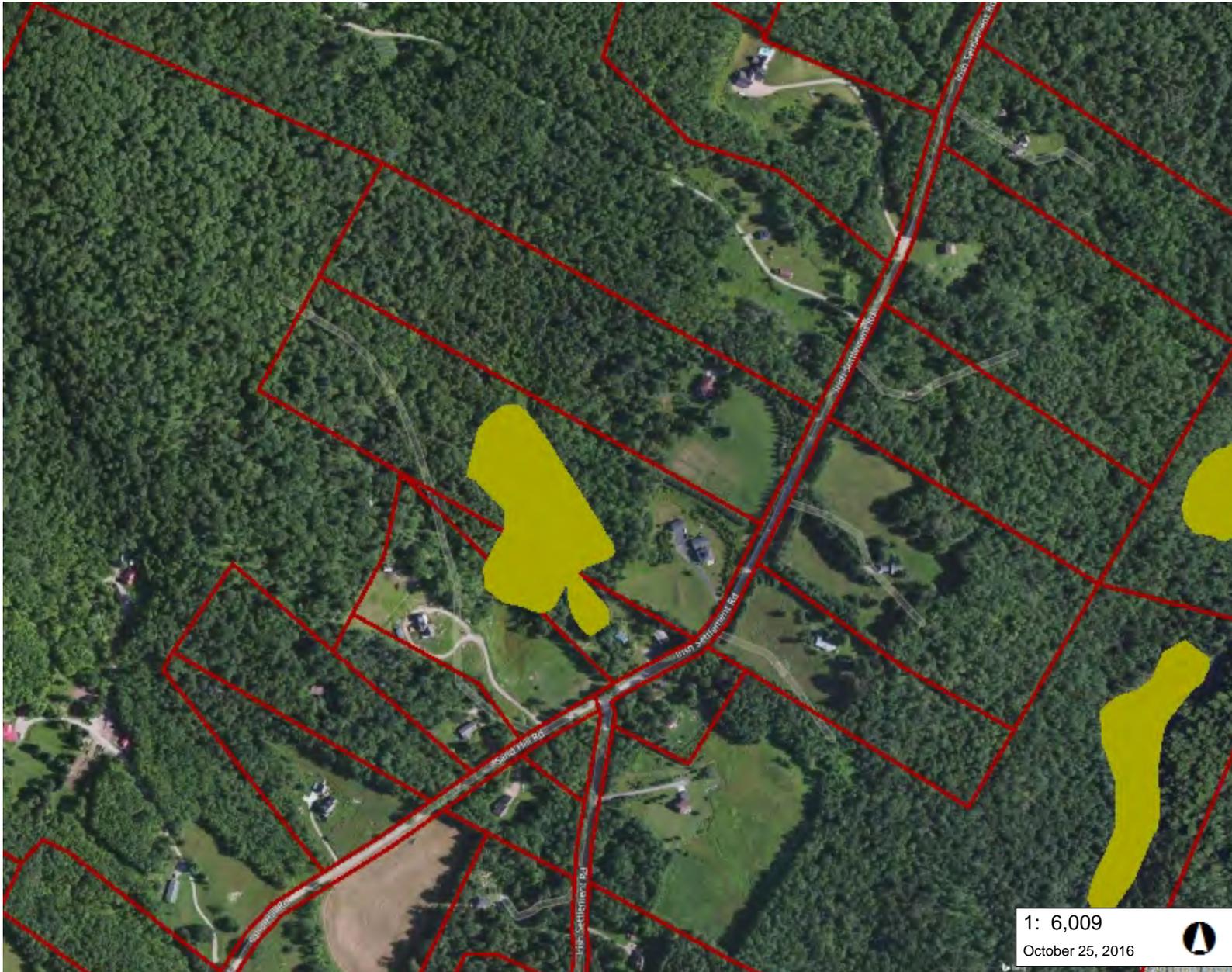
WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

1" = 501 Ft. 1cm = 60 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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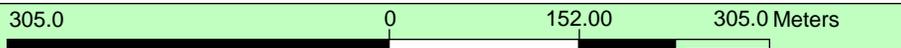
LEGEND

- Wetlands - VSWI
 - Class 1 Wetland
 - Class 2 Wetland
- Parcels (where available)
- Town Boundary

1: 6,009
October 25, 2016

NOTES

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WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 501 Ft. 1cm = 60 Meters
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FOR RECORDKEEPING PURPOSES

46

TOWN OF UNDERHILL ZONING PERMIT

15111

I. GENERAL INFORMATION FOR ALL PERMITS:

A. NAME Eleanor Kropficher MAIL ADDRESS (W) - TEL(H) -
B. LOCATION OF PROPERTY Irish Settlement NJ TaxCode T5031 ACREAGE 18
C. DATE OF DEED RECORDED PREVIOUS OWNER
D. ZONE (S) PROPERTY LOCATED IN RR and Soil and Water
FEE DUE WITH APPLICATION w/SDSC Complete application Rec'vd

II. NEW HOME PERMIT INFORMATION:

A. Volume and Page of recorded deed 39/422
B. Contractor Telephone No. of Bedrooms
C. Height of Building Foundation type
D. Number of Sq.Ft. Type of Water System
E. SEWAGE DISPOSAL SYSTEM
Type of system Combined mound Designer J Willis Tel.
Distance from septic; to stream bank ; to property line
A site technician or registered engineer must design all systems
F. SITE PLAN Must include accurate measurements of the following :
- frontage on public or private road
- setbacks to front, back and both sides of all buildings
- distance from house and septic areas to any waterway
- all easements, covenants and abutting property owners
** The house location, septic areas, driveway and well must be
flagged prior to making permit application
G. Attach the CURB CUT PERMIT from the Board of Selectmen.

III. RENOVATIONS, GARAGES, OUTBUILDINGS, ADDITIONS, ETC. PERMIT INFORMATION:

A. Description of construction
B. Additional square footage
C. Include site plan; (see F. above), note changes in setback measurements

IV. SEPTIC SYSTEM PERMIT INFORMATION:

A. Include site plan (see F. above) and septic system design Combined mound - SDSC # 1

V. APPLICATION FOR A VARIANCE:

COMPLETE I AND II F., explain your intentions in detail;

Newspaper warning date Hearing Date / Time
Applicant notified of hearing DECISION - APPROVED DENIED
Chairman, Zoning Board of Adjustment Signature

Applicant's Signature Date

Administrator's remarks: See SDSC # 1-96

Administrator's Signature Approval Date 2/5/96
EFFECTIVE DATE 2/21/96 EXPIRATION DATE 2/21/96

** Any interested party may appeal this permit within 15 days of approval **

BPO -

PERMIT # 51

TOWN OF UNDERHILL

UNDERHILL TOWN CLERK'S OFFICE

NEW DWELLING PERMIT

Received For Record 10-02 A.D., 20 00
At 4 O'clock 30 minutes P. M. & Recorded
In Book 102 Page 312 of Underhill Records
Attest Nancy C Bradford
Town Clerk

To be completed by Property Owner

General Information:

Property Code: TS111
Name: Robin & Ed Siss Telephone: (W) 660-2293 (Robin) 660-2142 (Ed)
Mailing Address: P.O. Box 5075 (H) 872-5900, Suite 317
Burlington, VT ~~557~~ 05402-5075
Location Of Property: Irish Settlement Road Acreage: 18.37
Zone(s) Property Located In: _____
Volume/Page/Date Of Deed: _____

New Dwelling Information:

Contractor: Tom Moore Telephone: 899-2376
Foundation Type: Concrete Height Of Building: 40'
Number Of Sq. Ft. 5,039 Number Of Stories: 2

Site Plan. Must include accurate measurements of the following:

- Frontage on public or private road
- Setbacks to front, back and sides of all buildings
- Distance from house and septic areas to any waterway
- All easements, covenants and abutting property owners

House Plan

Notification of Neighbors via certified mail

The undersigned hereby applies for permission to construct a new dwelling. All construction to be completed in accordance with the Zoning Laws of the Town of Underhill and the State of Vermont.

Applicant's Signature: Robin Siss Date: 7/26/00
Fee Due With Application: _____ Recording Fee: _____ Total _____

**** The house location, septic areas, driveway and well must be flagged prior to submitting permit application.

To be completed by the Zoning Administrator

Complete Application & Fee Received: 7/26/00
Check No. _____
Access permit # _____ Date: _____
Septic permit # _____ Date: _____
Water source: _____

This is to certify that the proposed use of this structure and/or land conforms to the requirements of the Underhill Zoning By-Laws.

Administrator's Signature: Caryn S. Goggin Approval Date: 7/26/00
Effective Date: 8/10/00 Expiration Date: 8/10/00

***** Any interested party may appeal this decision within 15 days of approval*****

This form constitutes a local permit application. Contact Local District Environmental Commission Office at 879-5656 to find out if any other permits are needed.