



APPLICATION OVERVIEW
PRELIMINARY SUBDIVISION REVIEW (§ 7.5)
& FINAL SUBDIVISION REVIEW (§ 7.6)

DRB DOCKET #:	DRB-18-13
APPLICANT(S):	Peter M. Bingham
CONSULTANT(S):	Justin Willis (Engineer) Krebs & Lansing Consulting Engineers Brad Holden (Surveyor)
PROPERTY ADDRESS (PARCEL ID CODE):	59 Lower English Settlement Road (LE059)
ZONING DISTRICT(S):	Rural Residential
INITIAL FILING DATE:	February 28, 2019
APPLICATION COMPLETION DATE:	February 28, 2019
SCHEDULED HEARING DATE:	April 1, 2019

PROJECT DESCRIPTION:	The Applicant seeks to subdivide his land at 59 Lower English Settlement Road (LE059) into three (3) lots.
MOST RELEVANT ULUDR SECTIONS:	§ 3.18 (Steep Slopes); § 3.19 (Surface Waters & Wetlands); § 7.5 (Preliminary Subdivision Review); § 7.6 (Final Subdivision Review); and Appendix A (<i>Underhill Road, Driveway & Trail Ordinance</i>).

REASON FOR SUBDIVISION REVIEW:	Proposed subdivisions are required to be reviewed by the Development Review Board per Article VII. A combined Preliminary Subdivision Review & Final Subdivision Review requires a formal hearing that allows the public to provide comments. Should the Board require additional information during their review, the option to continue the hearing to a date and time certain is available.
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APPLICABILITY OF ROAD ORDINANCE:	The 2015 Road Ordinance, as amended thru December 18, 2018 APPLIES .
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STATE PERMIT INFORMATION:	<ul style="list-style-type: none"> • A wastewater permit has yet to be obtained. • A wetlands permit is required and is being sought.
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COMMENTS/NOTABLE ISSUES:	<ul style="list-style-type: none"> • The widening of the proposed shared driveway serving Lots 1 & 2 requires a wetlands permit, as the widening will encroach upon the existing wetlands buffer. • Clarification should be obtained regarding the slope of the existing driveway. • The driveway layout to Lot 3 contains potential issues, such as a horseshoe-like configuration, as well as failing to meet the sight distance by five feet. • Inquire about expanding the building envelopes for Lots 2 & 3, at least for ancillary structures. • All turning radii shall be at least 35 feet (various radii illustrated as 20 ft.).
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