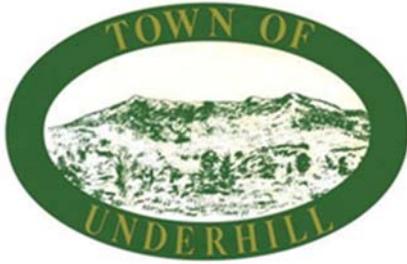


APPLICATION OVERVIEW
SKETCH PLAN REVIEW
ARTICLE 7, SECTION 7.3

DRB DOCKET #:	DRB-19-01
APPLICANT(S):	Seth & Alison Friedman Trustees
CONSULTANT(S):	Brad Holden (Surveyor) Justin Willis (Engineer)
PROPERTY ADDRESS (PARCEL ID CODE):	144 Pleasant Valley Road (PV144)
ZONING DISTRICT(S):	Water Conservation District Mt. Mansfield Scenic Preservation District
INITIAL FILING DATE:	Tuesday, February 19, 2019
APPLICATION COMPLETION DATE:	Thursday, February 28, 2019
SCHEDULED HEARING DATE:	Monday, March 18, 2019
PROJECT DESCRIPTION:	The applicant is seeking to subdivide their lot at 144 Pleasant Valley Road into two separate lots.
MOST RELEVANT ULUDR SECTIONS:	§ 3.18 (Steep Slopes); § 3.19 (Surface Waters & Wetlands); § 7.2 (Sketch Plan Review); and Appendix A (<i>Underhill Road, Driveway & Trail Ordinance</i>).
REASON FOR CONDITIONAL USE REVIEW:	Proposed subdivisions are required to be reviewed by the Development Review Board per Article VII. The Sketch Plan Review Meeting is meant to be an informal process to identify potential issues prior to the applicant(s) expending a lot of resources on a project.
APPLICABILITY OF ROAD ORDINANCE:	The 2015 Road Ordinance, as amended thru December 18, 2018 APPLIES .
STATE PERMIT INFORMATION:	<ul style="list-style-type: none"> • A wastewater permit has yet to be obtained. • An Act 250 permit amendment is required.
COMMENTS/NOTABLE ISSUES:	<ul style="list-style-type: none"> • The applicants are proposing a driveway layout that will impact steep slopes, prime agricultural soils and Class II Wetlands. • A proposed subdivision plan has been submitted that does not depict a proposed building envelope. • The proposed single-family dwelling on Lot 2 appears to impact a priority level 10 habitat block.



WR Z Q # R I # X Q G H U K I O O †

Development Review Board

SETH & ALISON FRIEDMAN TRUSTEES
SKETCH PLAN REVIEW
Docket #: DRB-19-01

Applicant(s):	Seth & Alison Friedman Trustees
Consultant(s):	Brad Holden & Justin Willis
Property Location:	144 Pleasant Valley Road (PV144)
Acreage:	± 15.6 Acres
Zoning District(s):	Water Conservation & Mt. Mansfield Scenic Preservation

Project Proposal:	Sketch Plan Review of Seth & Alison Friedman Trustees Proposal for a 2-Lot Subdivision of property located at the aforementioned address.
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2018 UNDERHILL UNIFIED LAND USE & DEVELOPMENT REGULATIONS RELEVANT REGULATIONS:

- Article II, Table 2.5 – Water Conservation District (pg. 18)
 - Article II, Table 2.7 – Soil and Water Conservation District (pg. 24)
 - Article III, Section 3.2 – Access (pg. 30)
 - Article III, Section 3.7 – Lot, Yard & Setback Requirements (pg. 38)
 - Article III, Section 3.9 – Nonconforming Structures (pg. 40)
 - Article III, Section 3.13 – Parking, Loading & Service Areas (pg. 44)
 - Article III, Section 3.17 – Source Protection Areas (pg. 55)
 - Article III, Section 3.18 – Steep Slopes (pg. 56)
 - Article III, Section 3.19 – Surface Waters & Wetlands (pg. 63)
 - Article III, Section 3.23 – Water Supply & Wastewater Systems (pg. 68)
 - Article VI – Flood Hazard Area Review (pg. 127)
 - Article VII, Section 7.2 – Applicability (pg. 139)
 - Article VII, Section 7.3 – Sketch Plan Review (pg. 141)
 - Article VIII – Subdivision Standards (pg. 150)
 - Appendix A – Underhill Road, Driveway & Trail Ordinance
-

CONTENTS:

- a. Exhibit A – Friedman Trustees Sketch Plan Review Staff Report
- b. Exhibit B – Friedman Trustees (PV144) Sketch Plan Review Rules of Procedure
- c. Exhibit C - Subdivision Review Application
- d. Exhibit D - Certificate of Service
- e. Exhibit E – Jackson Hill Subdivision Approval Letter
- f. Exhibit F – Selectboard Minutes Pertaining to Jackson Hill Boundary Line Adjustment

- g. Exhibit G - ANR Habitat Blocks Map
- h. Exhibit H - ANR Steep Slopes Map
- i. Exhibit I - ANR Prime Agricultural Soils
- j. Exhibit J - Site Plan

COMMENTS/QUESTIONS

1. **SECTION 3.2 – ACCESS:** An access permit application shall be submitted upon filing the Preliminary Subdivision Review Application.
 2. **SECTION 3.18 – STEEP SLOPES:** The proposed driveway appears to traverse the steep slope, and therefore, a more in-depth review of this section will be required at the time of Preliminary & Final Subdivision Review.
 3. **SECTION 3.19 – SURFACE WATERS & WETLANDS:** The applicants have communicated that the proposed driveway to Lot 2 will impact the wetland’s buffer (50 ft. from the Class II Wetland), and therefore, they anticipate obtaining a Wetlands Permit from the Vermont Department of Environmental Conservation.
 4. **SECTION 3.23 – WATER SUPPLY & WASTEWATER SYSTEMS:** A water supply and wastewater system design shall be submitted prior to Preliminary Subdivision review.
 5. **SECTION 8.2.C – EXISTING SITE CONDITIONS:** The Board should inquire further about the curb cut since the location of the curb cut will cause the driveway to impact Class II Wetlands and steep slopes.
 6. **SECTION 8.2.G – BUILDING ENVELOPES:** The Board should explore whether a building envelope should be depicted.
 7. **SECTION 8.3.D – NATURAL AREAS & WILDLIFE HABITAT:** Proposed development on the proposed Lot 2 will likely impact the priority level 10 habitat block; however, the impact will occur near the edge of the mapped area, thus logically reducing the potential impact to the habitat block.
 8. **SECTION 8.3.D – NATURAL AREAS & WILDLIFE HABITAT:** The ANR Biofinder has also identified the following priority characteristics: Highest Priority Wildlife Crossings (across Pleasant Valley Road); Highest Priority Interior Forest Blocks; Highest Priority Connectivity Blocks; and Representative Physical Landscapes.
 9. **APPENDIX A, SECTION 4.C.3 - RADII:** The applicants need to depict a turnaround area (12.5 ft. by 37.5 ft.) with turning radii that are 35 ft. on subsequent plan submittals.
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STAFF FINDINGS OF RELEVANT SECTIONS

ARTICLE II – ZONING DISTRICTS

	Water Conservation	Mt. Mansfield Scenic Preservation	Existing Lot 1 (SFD)	Proposed Lot 2
Lot Size:	5.0 Acres	10.0 Acres	10.3 Acres	5.3 Acres
Frontage:	250 ft.	300 ft.	~800 ft.	~500 ft.
Setbacks:				
• Front West	30 ft.	30 ft.	~18 ft.	TBD
• Side 1 North	50 ft.	50 ft.	~482 ft.	TBD
• Side 2 South	50 ft.	50 ft.	~164 ft.	TBD
• Rear West	50 ft.	50 ft.	~454 ft.	TBD
Max. Building Coverage:	20%	10%	Assumed Met	TBD
Max. Lot Coverage:	30%	15%	Assumed Met	TBD
Maximum Height:	35 ft.	35 ft.	Assumed Met	TBD

TABLE 2.5 – WATER CONSERVATION DISTRICT

PG. 16

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

- No adverse impact to the gravel aquifer recharge area for Underhill Center is anticipated; however, will be confirmed with the completion of a wastewater design.
- Lot 1 will be located in both the Water Conservation District and the Mt. Mansfield Scenic Preservation District.
- Lot 1 appears to meet the district’s dimensional standards of the Water Conservation District.
- Lot 2 is located entirely within the Water Conservation District and appears to meet standards of this zoning district.
- No structures located on the proposed Lot 1 appear to be within the Water Conservation District.
- The anticipated dwelling for Lot 2 should be able to conform with the district’s requirements.

TABLE 2.6 – MT. MANSFIELD SCENIC PRESERVATION DISTRICT

PG. 21

Purpose Statement: The purpose of the Scenic Preservation District is protect the scenic vistas along Pleasant Valley Road. This district includes upland areas with access and/or development constraints, and valley areas with access onto Pleasant Valley Road. The goal of this is achieved by allowing compatible lower densities of development or clustered development that maintains Underhill’s rural character while protecting the views along Pleasant Valley Road.

- The existing single-family dwelling and accessory structures would be located on Lot 1, which will remain almost entirely within the Scenic Preservation District. No new development appears to be anticipated as a result of this proposed subdivision.
- The existing single-family dwelling DOES NOT conform with the front setback requirement (see Section 3.9 below).
- Lot 1 appears to satisfy the district’s dimensional standards of the Scenic Preservation District.

ARTICLE III – GENERAL REGULATIONS

SECTION 3.2 – ACCESS

PG. 30

- Both proposed lots satisfy the frontage requirements of section.
- Both lots will access Pleasant Valley Road, a Class II Highway.
- An access permit application shall be submitted upon filing the Preliminary Subdivision Review Application.
- A driveway design, including a driveway profiles, which will be forwarded to the Road Foreman upon submission of the Preliminary Subdivision Review Application, shall be submitted that conforms to the standards in the *Underhill Unified Land Use & Development*, as well as the *Underhill Road, Driveway and Trail Ordinance*.
- The applicants have proposed a driveway serving Lot 2 that is 15 ft. from the north, side property line, thus meeting the 12 ft. setback requirement for driveways.

SECTION 3.7 – LOT, YARD & SETBACK REQUIREMENTS

PG. 38

- One principal use/structure is anticipated for each lot – single-family dwellings.
- Each lot will satisfy the frontage requirements for each district the lot is located in.
- No waivers have been requested at this time.

SECTION 3.9 – NONCONFORMING STRUCTURES

PG. 40

- The existing structure on Lot 1 is nonconforming as it does not meet the front setback requirement for the Mt. Mansfield Scenic Preservation District.
- A nonconforming structure does not inhibit the applicants from subdividing their lot.

SECTION 3.13 – PARKING, LOADING & SERVICE AREAS

PG. 44

- The anticipated development for Lot 2 (a single-family dwelling) is likely to satisfy the parking requirement – 2 parking spaces per dwelling.

SECTION 3.17 – SOURCE PROTECTION AREAS

PG. 55

- The subject lot is located within a Groundwater Source Protection Area.
- Since the applicants are proposing single-family dwellings on both lots, the proposed project will be exempt from additional review per Section 3.17.B.

SECTION 3.18 – STEEP SLOPES

PG. 56

- Areas of steep slopes (15-25%) are present on the subject lot (see Exhibit H).
- Steep slopes (15-25%) appear to only affect the proposed Lot 2; however, the proposed development (single-family dwelling) appears to be located out of these steep slopes areas.
- The proposed driveway appears to traverse the steep slope, and therefore, a more in-depth review of this Section will be required at the time of Preliminary & Final Subdivision Review.

SECTION 3.19 – SURFACE WATERS & WETLANDS

PG. 63

- No surface waters (i.e. ponds, rivers or streams) were identified on the subject property by the applicants or by the ANR Website.
- The applicants have identified a Class II Wetland that is centrally located on the proposed Lot 2.
- The applicants have communicated that the proposed driveway to Lot 2 will impact the wetland's buffer (50 ft. from the Class II Wetland), and therefore, they anticipate obtaining a Wetlands Permit from the Vermont Department of Environmental Conservation.

SECTION 3.23 – WATER SUPPLY & WASTEWATER SYSTEMS

PG. 68

- The location of the water supply and wastewater system have not been identified at this time.
- The water supply and wastewater system design shall be submitted prior to Preliminary Subdivision review.

ARTICLE VI – FLOOD HAZARD AREA REVIEW

- No Special Flood Hazard Areas were depicted on the existing lot according to the ANR Website; therefore, review of this section is not required.

ARTICLE VII – SUBDIVISION REVIEW

SECTION 7.2 – APPLICABILITY

PG. 139

- The applicants are proposing a 2-Lot subdivision that meets the requirements of Section 7.2.E.1.a.
- Staff recommends that the project be classified as a minor subdivision.

SECTION 7.3 – SKETCH PLAN REVIEW

PG. 141

- See Exhibit B pertaining to the purpose statement for Sketch Plan Review.
- The applicants have submitted the necessary materials for the Board to make a decision about the application.

ARTICLE VIII – SUBDIVISION STANDARDS

SECTION 8.1 – APPLICABILITY

SECTION 8.1.B – REQUEST FOR MORE INFORMATION

PG. 150

- Technical review is not required at this time.

SECTION 8.1.C – FINDINGS OF FACT

PG. 150

- Findings of fact are not required at this stage of the subdivision review process.

SECTION 8.1.D – MODIFICATIONS & WAIVERS

PG. 150

- The applicants have not requested any modifications or waivers.

SECTION 8.2 – GENERAL STANDARDS

SECTION 8.2.A – DEVELOPMENT SUITABILITY

PG. 151

- No unforeseen undue adverse impacts to the public health, safety or the character of the area in which the proposed development is located are anticipated.
- The applicants have not expressed any intention of setting aside land as open space that would exclude from subsequent development lands that periodically flood, have poor drainage, contain very steep slopes (>25%), or have other known hazards, or that is otherwise not suitable to support structures or infrastructure.

SECTION 8.2.B – DEVELOPMENT DENSITY

PG. 151

- The proposed subdivision meets the density requirements of this Section.

SECTION 8.2.C – EXISTING SITE CONDITIONS

PG. 151

- A large portion of the existing lot contains prime agricultural soils (see Exhibit I).
- An area of steep slopes (15%-25%) existing on the proposed Lot 2 (see Exhibit H).

- An area of Class II Wetlands existing on the proposed Lot 2 (see Exhibit J).
- Given the proposed location of the single-family dwelling, the proposed driveway is anticipated to impact the steep slopes area, Class II Wetlands, as well as statewide prime agricultural soils.
 - Avoiding impact to the statewide prime agricultural soils appears impossible; and
 - While the driveway could avoid steep slopes and potentially the Class II Wetlands, the applicants have advised that the proposed curb cut is more desirable (the Board should inquire further).
- The proposed layout of the subdivision and development does not appear to adversely affect any of the other existing site features and/or natural amenities listed in this subsection.

SECTION 8.2.D – UNDERHILL TOWN PLAN & REGULATIONS

PG. 152

- The proposed project appears to conform to the *Underhill Town Plan* and the *Underhill Unified Land Use & Development Regulations*.

SECTION 8.2.E – DISTRICT SETTLEMENT PATTERNS

PG. 152

Rural Districts. Subdivisions within the Rural Residential, Water Conservation and Scenic Preservation Districts shall be designed and configured to reinforce the rural character and historic working landscape of these districts, characterized by forested hillsides and hilltops, open fields, and moderate to low densities of residential development interspersed with large contiguous tracts of undeveloped land. Lots shall be configured to maintain contiguous tracts of open land between adjoining parcels.

- The proposed project appears to conform with the Rural Districts settlement patterns outlined in Section 8.2.E.1.

SECTION 8.2.F - LAYOUT

PG. 153

- The proposed subdivision conforms with the requirements of this section.
- Subsequent subdivisions are not feasible due to limitations with acreage.

SECTION 8.2.G – BUILDING ENVELOPES

PG. 153

- The applicants have not identified a proposed building envelope; therefore, the least restrictive building envelope is presumed, which shall take in consideration site limitations such as setbacks from wetlands and steep slopes.
- The Board should explore whether a building envelope should be illustrated.

SECTION 8.2.H – SURVEY MONUMENTS

PG. 153

- No findings.

SECTION 8.2.I – LANDSCAPING & SCREENING

PG. 153

- No findings.

SECTION 8.2.J – ENERGY CONSERVATION

PG. 154

- No findings.

SECTION 8.3 – NATURAL CULTURAL RESOURCES

SECTION 8.3.A – RESOURCE IDENTIFICATION & PROTECTION

PG. 154

- No information pertaining to, nor has any identification relating to, significant cultural and natural features necessitating protection has been submitted for consideration.

SECTION 8.3.B – SURFACE WATERS, WETLANDS & FLOODPLAINS **PG. 155**

- See Section 3.19 and Article VI above for more information.

SECTION 8.3.C – ROCK OUTCROPS, STEEP SLOPES, HILLSIDES & RIDGELINES **PG. 155**

- See Section 3.18 above for more information.

SECTION 8.3.D – NATURAL AREAS & WILDLIFE HABITAT **PG. 156**

- A priority level 10 habitat block is located on the existing lot.
- Proposed development on the proposed Lot 2 will likely impact the habitat block; however, the impact will occur near the edge of the mapped area, thus logically reducing the potential impact to the habitat block.
- The ANR Biofinder has also identified the following priority characteristics: Highest Priority Wildlife Crossings (across Pleasant Valley Road); Highest Priority Interior Forest Blocks; Highest Priority Connectivity Blocks; and Representative Physical Landscapes.

SECTION 8.3.E – HISTORIC & CULTURAL RESOURCES **PG. 157**

- Staff is unaware of any historic and cultural resources located on the existing lot.

SECTION 8.3.F – FARMLAND **PG. 157**

- A large area of prime agricultural Land exists on the subject lot.
- See 8.2.C above for more information.

SECTION 8.3.G - FORESTLAND **PG. 158**

- The applicants appear to have configured the proposed property line between Lots 1 & 2 along on existing tree line.

SECTION 8.4 – OPEN SPACE & COMMON LAND

SECTION 8.4.A – OPEN SPACE **PG. 159**

- The applicants are not proposing to designate any land as open space.

SECTION 8.4.B – COMMON LAND **PG. 160**

- The applicants are not proposing to designate any land as common land.

SECTION 8.4.C – LEGAL REQUIREMENTS **PG. 160**

- No findings.

SECTION 8.5 – STORMWATER MANAGEMENT EROSION CONTROL **PG. 160**

- No findings at this time.

SECTION 8.6 – TRANSPORTATION FACILITIES

SECTION 8.6.A – ACCESS & DRIVEWAY **PG. 162**

- Both lots will be served by their own driveways, and therefore, only the requirements from Sections 3.2 & 8.6.A apply (see above for more information as it relates to the *Underhill Unified Land Use & Development Regulations*). See Appendix A below for more information as it relates to the *Underhill Road, Driveway & Trail Ordinance*.

SECTION 8.6.B – DEVELOPMENT ROADS **PG. 164**

- This subsection does not apply.

SECTION 8.6.C – PARKING FACILITIES **PG. 167**

- This subsection does not apply.

SECTION 8.6.D – TRANSIT FACILITIES **PG. 167**

- This subsection does not apply.

SECTION 8.6.E – PEDESTRIAN ACCESS **PG. 167**

- This subsection does not apply.

SECTION 8.7 – PUBLIC FACILITIES & UTILITIES

SECTION 8.7.A – PUBLIC FACILITIES **PG. 168**

- An undue burden on existing and/or planned public facilities is not anticipated.
- Comments from the Mt. Mansfield Union School District will be solicited during the Preliminary/Final Subdivision Review process.

SECTION 8.7.B – FIRE PROTECTION **PG. 168**

- An undue burden on the Underhill-Jericho Fire Department is not anticipated.
- Comments from the Underhill-Jericho Fire Department will be solicited during the Preliminary/Final Subdivision Review process.

SECTION 8.7.C – WATER SYSTEMS **PG. 168**

- The impact of the water system will be reviewed during the Preliminary/Final Subdivision Review process since the applicants have not depicted the water system at this time.

SECTION 8.7.D – WASTEWATER SYSTEMS **PG. 169**

- The impact of the wastewater system will be reviewed during the Preliminary/Final Subdivision Review process since the applicants have not depicted the wastewater system at this time.

SECTION 8.7.D – UTILITIES **PG. 169**

- No findings.

SECTION 8.8 – LEGAL REQUIREMENTS **PG. 170**

- The applicants have advised that an Act 250 permit amendment will be sought, which includes a resolution to an easement issue that is not accurately reflected on the existing subdivision plans.

APPENDIX A – ROAD & DRIVEWAY STANDARDS

SECTION 4 – GENERAL PROVISIONS RELATING TO ACCESSWAYS

SECTION 4.B – REASONABLE ACCESS **PG. 8**

SECTION 4.C – DEVELOPMENT ROAD & DRIVEWAY STANDARDS **PG. 8**

1. *GRADES*
 - The applicants have advised that they will be proposing a driveway for Lot 2 that does not exceed a 10% grade.

- 2. *TOPOGRAPHY*
 - The Board should solicit information as why the proposed curb cut for Lot 2 is in the area proposed.
- 3. *RADII*
 - The applicants shall ensure that all turning radii are 35 ft., include the radii for the yet to be depicted turnaround area.
- 4. *CURBS*
 - Does not apply.
- 5. *GEOTEXTILES*
 - Does not apply.
- 6. *DRAINAGE*
 - The applicants shall ensure that no drainage will occur in the Town's right-of-way, nor will drainage impact Pleasant Valley Road (which includes sedimentation, erosion or impounding of water).
- 7. *SLOPES, BANKS & DITCHES*
 - The applicants shall ensure that ditches will be provide where necessary to prevent infiltration of water into the gravel subbase, and to conduct storm drainage to waterways and absorption areas.
- 8. *WET AREAS*
 - A wetland's permit is being sought.
- 9. *CULVERS*
 - Comment from the Road Foreman will be solicit during the Preliminary & Final Subdivision Review Process.
- 10. *STREAM CROSSINGS*
 - This section does not apply.
- 11. *BRIDGES*
 - This section does not apply.
- 12. *DESIGN*
 - When submitting the preliminary subdivision application, the applicants shall depict a turnaround area (12.5 ft. by 37.5 ft.) with at least 10 ft. paved apron where the driveway meets Pleasant Valley Road, as well as indicate the site distances where the driveway meets Pleasant Valley Road.

SECTION 5 – SPECIFIC PROVISIONS: DRIVEWAYS & DEVELOPMENT ROADS

SECTION 5.A - DRIVEWAYS

PG. 11

- 1. *CONSTRUCTION & DESIGN REQUIREMENTS*
 - The proposed driveway shall be built in accordance with the AOT B-71 Standards.
- 2. *LOCATION*
 - One access point is proposed.
 - The applicants shall ensure that the proposed driveway is at least 100 ft. from another intersection.
- 3. *WIDTHS*
 - The proposed driveway shall be at least 12 ft. in width.
- 4. *NONCONFORMING LOTS*
 - Does not apply.



UNDERHILL DEVELOPMENT REVIEW BOARD

**SKETCH PLAN REVIEW
MEETING PROCEDURES**
6:35 PM, Monday, March 18, 2019

Applicant(s): Seth & Alison Friedman Trustees
Docket #: DRB-19-01

State the following:

1. This is a sketch plan review meeting on the application of Seth & Alison Friedman Trustees for a proposed 2-lot subdivision on the land they own at 144 Pleasant Valley Road (PV144) in Underhill, Vermont.

This application is subject to review under the 2011 *Unified Land Use & Development Regulations*, as amended March 6, 2018 and the 2015 *Road, Driveway and Trail Ordinance*, as amended December 18, 2018.

Sketch plan review is an informal, pre-application review process intended to acquaint the DRB with a proposed subdivision during the conceptual stage of the design process before the applicant incurs significant expense in preparing a formal application. This informal review and discussion at the regular meeting of the DRB helps identify the type of subdivision and subdivision layout that will best meet the needs of the subdivider and the requirements of these regulations.

The sketch plan review is not a hearing, and the requirements for interested party status do not apply. This means that we do not swear speakers in, but we will ask that you identify yourself and give your address to the Board before you comment so that we can keep an accurate record of this meeting in the Minutes.

These exhibits submitted as part of this application are available in the Seth & Alison Friedman Trustees sketch plan review file (Docket #: DRB-19-01) at the Underhill Zoning & Planning Office and on the Town's website.

2. Copies of the Rules of Procedure that the Board follows are available for review at the front counter, and can be obtained from the Planning & Zoning Administrator.
3. At this point we'll begin review and hear from the applicant(s) and/or their representative(s).
4. Next we will hear from the Planning & Zoning Administrator.
5. Are there members of the public who would like to speak?
6. Any final comments from the Board, the Planning & Zoning Administrator, applicant(s) and/or their representative(s)?

7. Does the Board feel that they have enough information to decide whether the proposed sketch plan has fulfilled the application requirements?
8. Does the Board classify the proposed subdivision as Major or Minor? (If the subdivision is classified as minor, the applicant(s) may request a waiver of the Preliminary Hearing requirement. If such is requested, the Board should rule on the waiver request in open session).
9. Ask for a motion to accept or deny the application, as well as asking the Board if they wish to discuss the application in open deliberative or closed deliberative session? (After the ruling, continue with the info below.)

“Within 15 days from this meeting, the Planning & Zoning Administrator, on behalf of the Development Review Board, will send a letter to the applicant(s) that:

- a. Indicates whether the subdivision as proposed will be reviewed as a minor or major subdivision, or planned unit development, and outlines the associated review process.
- b. Indicates whether the proposed subdivision generally conforms to these regulations, or will require modifications to conform to the regulations.
- c. Identifies specific areas of concern to be addressed in subdivision application, including potential impacts to adjoining property owners, significant natural or scenic resources, municipal roads and infrastructure, and community facilities and services.
- d. Recommends additional information, studies or supporting documentation to be submitted with the application for subdivision review.

All abutting neighbors will receive notice of the next public meeting via Certified Mail. If there are no other comments or questions we will close this portion of the meeting.”



TOWN OF UNDERHILL

APPLICATION FOR SUBDIVISION

OFFICE USE ONLY PROPERTY CODE: <u>PV144</u> DRB DOCKET #: <u>DRB-19-01</u> MEETING DATE: <u>3/07/2019</u>	ZONING DISTRICT(S): <input type="checkbox"/> Underhill Flats Village Center <input type="checkbox"/> Underhill Center Village <input type="checkbox"/> Rural Residential <input checked="" type="checkbox"/> Water Conservation <input checked="" type="checkbox"/> Mt. Mansfield Scenic Preservation <input type="checkbox"/> Soil & Water Conservation	APPLICATION TYPE: <input checked="" type="checkbox"/> Sketch Plan Review <input type="checkbox"/> Preliminary Subdivision Review <input type="checkbox"/> Final Subdivision Review <input type="checkbox"/> Preliminary & Final Subdivision Review <input type="checkbox"/> Subdivision Amendment
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PROPERTY OWNER INFORMATION:

RECORD OWNER OF PROPERTY:
SETH & ALISON FRIEDMAN FAMILY TRUST

MAILING ADDRESS:
144 PLEASANT VALLEY ROAD

EMAIL ADDRESS:
SETH@NEXUSPROPERTIES.INFO

PHONE NUMBER:
802-233-1767

Project Information

Property Location: PV 144
Underhill, VT 05489

Acreage in Original Parcel: 15.6 acres

Proposed Number of Lots: 2 Lots

DESIGNER/ENGINEER INFORMATION:

DESIGNER/ENGINEER:
WILLIS DESIGN ASSOCIATES, INC

MAILING ADDRESS:
P.O. BOX 1001 JERICHO, VT 05465-1001

EMAIL ADDRESS:
WILLISDESIGNVT@GMAIL.COM

PHONE NUMBER:
802-858-9228

Is this a Planned Residential Development?
 Yes
 No

Is this a Planned Unit Development?
 Yes
 No

Is the parent lot part of a previously approved subdivision?
 Yes
 No

SURVEYOR INFORMATION:

SURVEYOR:
BRAD HOLDEN, L.S.

MAILING ADDRESS:
60 COVER ROAD 05489

EMAIL ADDRESS:
BHOLDENVT@GMAIL.COM

PHONE NUMBER:
802-518-7401

If so, when was the previous subdivision approved?
 Year: 8/13/1996 (SLIDE 144A)

If known, what was the application number:
"MUNSON FARM"
 Application Number: _____

DEVELOPER INFORMATION (IF KNOWN):

SURVEYOR:
 Developer: N/A

MAILING ADDRESS:

EMAIL ADDRESS:

PHONE NUMBER:

If the proposed project is to amend a subdivision, what is the proposed amendment?



TOWN OF UNDERHILL

APPLICATION FOR SUBDIVISION

Sketch Plan Application Materials (Only)	Section B (Engineering Plans Requirements)	Section C (Written Materials)
<p>Applicable:</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>The following Sketch Plan Review materials must be submitted at least 10 business days prior to a regularly scheduled Development Review Board:</i></p> <p>Checklist</p> <p><input checked="" type="checkbox"/> Sketch of Proposed Subdivision <input type="checkbox"/> Project Description <input type="checkbox"/> Description of Proposed Modifications or Waivers <input checked="" type="checkbox"/> Application Fee (\$100.00)</p> <p><i>Please Checkoff All Submitted Materials</i></p>	<p>Checklist</p> <p><input type="checkbox"/> Two Large (to Scale) Copies <input type="checkbox"/> Twelve 11" x 17" Copies <input type="checkbox"/> Prepared by a Professional Engineer <input type="checkbox"/> Date, Including Revision Date(s) <input type="checkbox"/> North Arrow, Scale, Legend <input type="checkbox"/> Proposed New Lot Lines & New Acreages <input type="checkbox"/> Proposed Building Envelopes (including Setbacks) <input type="checkbox"/> Extent of Site Clearing & Disturbance <input type="checkbox"/> Existing/Proposed Open Space <input type="checkbox"/> Existing/Proposed Common Land <input type="checkbox"/> Existing/Proposed Building Footprints <input type="checkbox"/> Zoning District Boundary <input type="checkbox"/> Property Codes of Adjacent Properties <input type="checkbox"/> Record Owners of Adjacent Properties <input type="checkbox"/> Existing/Proposed Easements <input type="checkbox"/> Existing/Proposed Rights-of-Ways <input type="checkbox"/> Existing/Proposed Roads <input type="checkbox"/> Existing/Proposed Utility Corridors <input type="checkbox"/> Locations/Designs of Proposed Water & Wastewater Disposal Systems (including Isolation & Well Shields) <input type="checkbox"/> Existing/Proposed Curb Cut, Driveways, Roads and/or Parking Areas (includes: cuts, fills, grades, drainage, culverts, travel lane widths, shoulder widths, surfacing etc.) <input type="checkbox"/> Topography Existing Surface Grades /Contours Post-Development Contours/Grades <input type="checkbox"/> Existing Outcrops, Ledges, Visually Prominent Ridgelines and Peaks <input type="checkbox"/> Surface Waters & Associated Buffers <input type="checkbox"/> Wetlands & Associated Buffers <input type="checkbox"/> Vernal Pools & Associated Buffers <input type="checkbox"/> Mapped Floodplains <input type="checkbox"/> Drainage Patterns <input type="checkbox"/> Natural Vegetative Cover</p> <p style="text-align: center;"><i>Where Applicable:</i></p> <p><input type="checkbox"/> Location & Size of Existing Culverts and Drains <input type="checkbox"/> Location & Size of Existing Sewerage Systems & Water Supplies <input type="checkbox"/> Existing/Proposed Pedestrian Walkways <input type="checkbox"/> Designated Source Protection Areas <input type="checkbox"/> Existing or Preserved Forestland <input type="checkbox"/> Preserved Natural, Cultural & Historic Features (e.g. Sites & Structures) <input type="checkbox"/> Other Unique Topographical or Geographical Features <input type="checkbox"/> Areas of Steep or Very Steep Slopes <input type="checkbox"/> Primary Agricultural Soils</p> <p><i>Please Checkoff All Submitted Materials</i></p>	<p>Checklist</p> <p><input type="checkbox"/> Written Disclosure of Intended Use of Land to be Subdivided <input type="checkbox"/> General Plans for Subsequent Development of Land to be Retained by Applicant/Landowner <input type="checkbox"/> Written Requests for Modifications or Waivers (including Justifications) <input type="checkbox"/> Draft Deeds <input type="checkbox"/> Draft Easements <input type="checkbox"/> Draft Homeowners Associations <input type="checkbox"/> Draft Maintenance Agreements <input type="checkbox"/> Snow Removal & Management Plan</p> <p><i>Please Checkoff All Submitted Materials</i></p>
Requirements for All Other Applications		Section D (Non-Town Related Materials)
<p>Checklist</p> <p><input type="checkbox"/> Surveys (see Section A) <input type="checkbox"/> Engineering Plans (see Section B) <input type="checkbox"/> Written Materials (see Section C) <input type="checkbox"/> State of VT Materials (see Section D) <input type="checkbox"/> Application Fee (see Fee Schedule)</p> <p><i>Please Checkoff All Submitted Materials</i></p>		<p>Checklist</p> <p><input type="checkbox"/> Project Review Sheet <input type="checkbox"/> Wastewater System & Potable Water Supply Permit (Permit #: <u>420914</u>) <input checked="" type="checkbox"/> Act 250 Permit (Permit #: _____) <input type="checkbox"/> Stormwater/Erosion Permit (Permit #: _____) <input type="checkbox"/> Agency of Natural Resources Wetlands Permit (Permit #: _____) <input type="checkbox"/> Army Corps of Engineers Permit (Permit #: _____)</p> <p><i>Please Checkoff All Submitted Materials</i></p>
Section A (Survey Requirements)		Other Required Plans Where Applicable
<p>Checklist</p> <p><input type="checkbox"/> Two Large (to Scale) Copies <input type="checkbox"/> Twelve 11" x 17" Copies <input type="checkbox"/> Prepared by a Licensed Surveyor <input type="checkbox"/> Date, Including Revision Date(s) <input type="checkbox"/> North Arrow <input type="checkbox"/> Scale <input type="checkbox"/> Legend <input type="checkbox"/> Property Codes of Adjacent Properties <input type="checkbox"/> Record Owners of Adjacent Properties <input type="checkbox"/> Existing/Proposed Easements <input type="checkbox"/> Existing/Proposed Rights-of-Ways <input type="checkbox"/> Existing/Proposed Roads <input type="checkbox"/> Existing/Proposed Utility Corridors Proposed Utility Easements Shall Be Centered On As-Built Utility Lines <input type="checkbox"/> Existing/Proposed Open Space Areas <input type="checkbox"/> Existing/Proposed Lot Lines with Dimensions <input type="checkbox"/> Vicinity Map To Show Area within 2,000 ft. of the Subject Lot Proposed to be Subdivided</p> <p><i>Please Checkoff All Submitted Materials</i></p>		<p>Checklist</p> <p><input type="checkbox"/> Outdoor Lighting Plan <input type="checkbox"/> Landscaping and Screening Plan <input type="checkbox"/> Temporary & Permanent Stormwater Management Plans <input type="checkbox"/> Temporary & Permanent Erosion Control Measures/Plans (including Areas Impacted by Downstream Runoff) <input type="checkbox"/> Significant Wildlife Habitat Areas & Corridors (including Areas Impacted by Downstream Runoff) <input type="checkbox"/> Areas of Rare, Threatened and Endangered Plant and Animal Communities (and Associated Buffers) <input type="checkbox"/> Master Plan (if Applicable-see § 8.1.B.1.a)</p>

<p>APPLICANT SIGNATURE </p>	<p>DATE 2/19/19</p>
<p>RECEIVED </p>	<p>DATE 2/19/2019</p>



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 certify that on this 4 day of March, 2019, a copy of the following documents were delivered to the below recipients and corresponding addresses by United States first class mail.

Documents:

Notice to abutting neighbors regarding a Sketch Plan Review meeting for a proposed 2-lot subdivision of land located at 144 Pleasant Valley Road (PV144), Underhill, Vermont, owned by Seth & Alison Friedman Trustees.

Recipients and Corresponding Address:

144 PLEASANT VALLEY ROAD (PV144)

Seth & Alison Friedman Trustees
144 Pleasant Valley Road
Underhill, VT 05489

47 JACKSON HILL ROAD (JH047)

David Lee & Misak Pak Weaver
47 Jackson Hill Road
Underhill, VT 05489

13 JACKSON HILL ROAD (JH013)

Philip C. & Linda L. Lewellen
P.O. Box 202
Underhill Center, VT 05490

9 PINNACLE RIDGE (PN009)

Andrew Fitzgerald
9 Pinnacle Ridge
Underhill, VT 05489

24 JACKSON HILL ROAD (JH024)

Clark & Lee Orsky
24 Jackson Hill Road
Underhill, VT 05489

11 PINNACLE RIDGE (PN011)

David A. & Mary C. Wright
11 Pinnacle Ridge
Underhill, VT 05489

24 JACKSON HILL ROAD (JH024)

Clark & Lee Orsky
P.O. Box 192
Underhill Center, VT 05490

139 PLEASANT VALLEY ROAD (PV139-A)

The Farm VT, LLC
144 Pleasant Valley Road
Underhill, VT 05489

3 NEW ROAD (NR003)

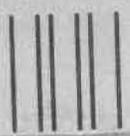
John & Denise Angelino
3 New Road
Underhill, VT 05489



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

Date: 3/4/2019

555 JUN 798 JUN 798 JUN 798



SENDER INSTRUCTIONS
OFFICIAL BUSINESS
UNITED STATES POSTAL SERVICE

EXHIBIT
E
1991

Mr. Randall Munson
Munson Earth Moving
366 Dorset Street
South Burlington, VT 05403

Cert P409464626
10/10/91

Re: Final Subdivision Approval

Dear Randy:

On September 24, 1991, the Underhill Planning Commission continued the final hearing on your subdivision application for Munson Farm off Pleasant Valley Road. The approved plans are printed Oct 10 1991 and are on file in the Town Clerk's Office. Mr. John Jaeger and adjoining landowners were present to offer additional information pertaining to your proposed development for consideration by the planning commission.

We concluded the final hearing that night and voted to give conditional final approval to your 8-lot subdivision subject to the following:

1 - This subdivision shall be developed with a phased schedule as per Section 110.3 of the Underhill Subdivision Regulations. Specifically, Section 110.3 states: "Although a subdivision plat may be approved for multiple lots, only two lots may be separated and sold in any one year. That year shall be defined by the current building permit year." At the present time, the "current building permit year" will continue until April 14, 1992. The next year, for the separation of two additional lots, is April 15, 1992 through April 14, 1993. After April 14, 1993, the town voters may decide to continue the April to April permit year or change to some other schedule, most likely a calendar year time frame. The separation of the 5th, 6th, 7th and 8th lots shall be determined by the building permit year in effect at that time.

APPROVED PHASING SCHEDULE

<u>Building Permit Years</u>	<u>Lots Approved for Separation and Sale</u>
1 - October 08, 1991 - April 14, 1992	2
2 - April 15, 1992 - April 14, 1993	2
3 - April 15, 1993 - *End Current Permit Year	2
4 - Beginning of Current - End of Current Permit Year Permit Year	2

* End of Current Permit Year to be determined by revisions, if any, which are made to the zoning regulations at or near Town Meeting Day 1993.

The existing house site must be included in the phasing schedule if it is to be sold and not held in your ownership. Underhill Subdivision Regulations define "subdivision" by stating that, "...the remainder of the original tract shall count as one lot." If the existing house lot (Lot #1 on the subdivision plans) is not sold, but retained by you, then the fourth year shall recognize one lot for separation and sale. Otherwise, the existing house lot shall be included in the phasing schedule as is the newly created lots.

If the number of lots allowed for separation and sale during any permit year, are not separated and sold, they may be carried over for sale into subsequent permit years. For example, only one lot sold between October 8, 1991 and April 14, 1992, then 3 lots may be sold between April 15, 1992 and April 14, 1993.

2 - The names of two adjoining landowners, Wolcott and Wadhams must be added to the final plat.

3 - Before the commencement of any construction or site modifications, a performance bond must be submitted to and approved by the Underhill Board of Selectmen for any improvements to the property required by this subdivision (See Section 510.2(1)). We expect the bond to address two main items, the retention pond and the development road. However, the Board of Selectmen will have the final decision on the extent of the bond requirement necessary for their approval.

4 - Within 60 days of receipt of this decision, an agreement on the proposed easement deed must be executed between yourself and the Town for the proposed recreation path through the property. If no decision can be reached within 60 days, you must request in writing, before expiration of the 60 days, that an extension be granted, in writing, by the planning commission, for a specified length of time so that an agreement can be reached. No construction or site modifications shall be allowed until said easement deed is recorded in the Underhill town land records.

5 - Final approval of the plat for recording shall not be granted until the approved plat, with the missing adjacent landowner's names, is submitted to the Chairman of the Underhill Planning Commission for review, signing and recording. This must be done within 30 days of receipt this decision (See Section 840, Filing of Final Plat, Underhill Subdivision Regulations). The recording fee, payable to Underhill Town Clerk, is \$10.00, and may be attached to the final mylar plat for recording. The mylar must meet the requirements for recording of plats found in the Vermont State Statutes.

Munson Final Approval
October 16, 1991

PAGE 3

6 - Two copies of the enclosed "Agreement and Waiver" for the private road must be signed and returned to the Underhill Board of Selectmen within 30 days of the date of this letter. Once received and reviewed by the Board of Selectmen, the document will be signed and recorded in the Underhill land records and also must be recorded as part of all deeds for Lots #1 to #7.

7 - Dog covenants outlined in John Jaeger's memo of September 13, 1991 must be included as part of deeds.

8 - The general terms and conditions upon which final subdivision approval is granted by the Commission extend for a period of three (3) years from the end of the fourth building permit year. During that period minor changes may be approved by a majority of the Commission. The expiration of the general terms and conditions has been modified from Section 870, Expiration of Approval of the Underhill Subdivision Regulations, to recognize the required phasing schedule.

9 - No changes, erasures, modifications, or revisions shall be made on the approved subdivision plat after final approval, unless plat is first submitted to the Commission and the Commission approves the modifications (See Section 850, Revisions).

10 - Final approval for the separation and sale of any lot shall not be granted until the conditions of this approval are met, the plat has been signed by the Chair of the Underhill Planning Commission and the plat is recorded in the Underhill land records.

Please Note: You, or any interested party may appeal this decision to Chittenden County Superior Court within 30 days of the date of this decision, in accordance with V.S.A. Title 24, Section 4475, Appeals; planning commission decisions.

Finally, the Underhill Planning Commission would like to bring to your attention our appreciation of the competence and cooperative spirit of Charles Van Winkle, Skip McClellan and John Jaeger. We also would like to thank you for being patient and understanding during this subdivision review process.

Sincerely,

Margaret Parmelee Hummel, Chair
Underhill Planning Commission

cc: Mr. John Jaeger, South Burlington Realty
Charlie Van Winkle, Fitzpatrick and Llewellyn
Underhill Board of Selectmen
Adjacent Landowners
Underhill Conservation Commission
Underhill Road Foreman

JULY 23, 1996

2. The Maeder sketch plan was discussed. The site is wet. Plant life and thin soil cover suggests a ten-lot subdivision cannot be supported. The sketch plan is incomplete.
3. Minutes of the July 9th meeting were read and approved on a motion by Betty & second by Phil.

The meeting was adjourned at 8:47 pm on a motion by Betty & second by John.

Submitted by Robert Lorenz

AUGUST 13, 1996

Present: Phil Halsey, Betty Moore, John Finlay, Irene Linde, Jim Farrington, & Robert Lorenz, chair. Brian Bigelow.

1. Berwede subdivision: The motion to deny approval on 7/23 was discussed. A motion to deny the waiver request was passed (motion by Betty, second by Irene).
2. Maeder subdivision: A motion to deny the sketch plan by Betty & seconded by Irene passed.
3. Brian informed the P.C. that Mike Conner, owner of the Horizon Subdivision on English Settlement Rd was proposing a 2-lot building envelope waiver to the ZBA on 8/26.
4. Update: Two houses in the Russin subdivision are up: the bridge is not.
5. Munson subdivision: John Jaeger of South Burlington Realty proposes boundary line changes for

ruined in year 4 rather than
of housing permits being
& Mr. Audette having
the subdivision permit, a
de by Jim Farrington &
The motion passed.

ing Administration for a
Betty Moore & seconded
kin passed.

July in Atlanta during July.
submitted by Robert Lorenz

Judy Bond, Betty Moore,
chair.

- dated May 25th was
the requirement was discussed.
building envelopes, a
"for sale" sign were
cluded that the ridge
old life presence. The
may be vulnerable to

d.
set back provisions.
over the culvert may
act scale.

1:1 slope seems high.
a road.

made by Irene & seconded

Aug 13, 1996 (cont)

lots 5/6, 6/7, & 8. A motion to accept the change was passed on a motion by Betty & seconded by John.

The meeting adjourned at 7:55

Submitted by Robert Lorenz

AUGUST 27, 1996

Present: Brian Bigelow, Irene Lrude, Phil Halsey, John Finlay, Judy Bond, John Connell, Betty Moore, Robert Lorenz, chair, with guests Elizabeth & Nathan Beckwith, and Laura Weed.

- 1 Update. Ross Haverstick has poured a slab for his house on Irish Settlement Rd but neighbors have denied a power ROW.
- 2 The need for a capital plan and a new town shed were discussed.
- 3 Dates of future meetings of interest to PC members were announced. Site tech Justin Willis is working on the Maeder subdivision.
- 4 Beckwith subdivision. Elizabeth Beckwith presented a sketch plan for a proposed subdivision on Irish Settlement Road to transfer 11 acres to Nathan. The Beckwith application was reviewed under section 500. The road & septic areas were not shown. A site visit was scheduled for Sunday, 9/15 @ 6:30pm.
- 5 The 10 Sept meeting was postponed to accommodate the primary election.

The meeting adjourned at 7:58P

Submitted by Robert Lorenz

SECTION

Present: Bigelow, chair

1 Beckwith preliminary details available

and the region very close on a map Pat has

the exact site to locate second plat will

The committee review

Meeting

July 9

Present: Betty

Met with Bigelow. ROW has been moved next lot will be shared for lot 2: we own with land surround parcel 20' setback. B have reviewed culm



LEGEND

Habitat Blocks

- 10 - Higher Priority
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1 - Lower Priority
- 0

Parcels (standardized)

Parcels (non-standardized)

Roads

- Interstate
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Not part of function Classification

Waterbody

Stream

Town Boundary

EXHIBIT

G

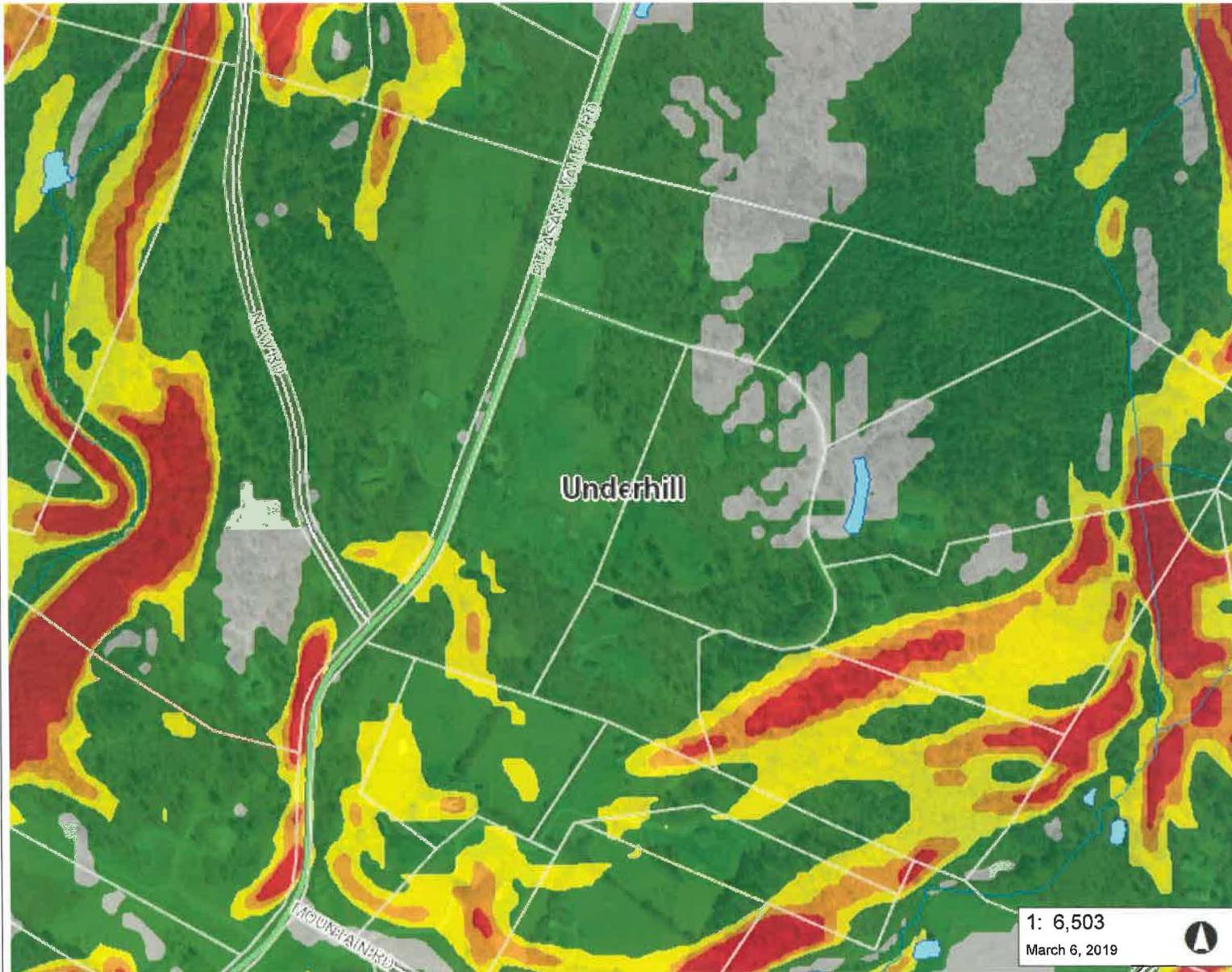
1: 3,251
March 6, 2019

165.0 0 82.00 165.0 Meters
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources
1" = 271 Ft. 1cm = 33 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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.

NOTES

Map created using ANR's Natural Resources Atlas



LEGEND

- Parcels (standardized)
- Parcels (non-standardized)
- Roads
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
 - Not part of function Classification S
- Waterbody
- Stream
- Town Boundary
- Slope
 - <5%
 - 5-15%
 - 15-20%
 - 20-25%
 - >25%

EXHIBIT
H

1: 6,503
March 6, 2019

NOTES

Map created using ANR's Natural Resources Atlas

330.0 0 165.00 330.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 542 Ft. 1cm = 65 Meters

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LEGEND

Soils - Prime Agricultural

- Local
- Local (b)
- Not rated
- Prime
- Prime (b)
- Prime (f)
- Statewide
- Statewide (a)
- Statewide (b)
- Statewide (c)

Parcels (standardized)

Parcels (non-standardized)

Roads

- Interstate
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Not part of functional Classification

Waterbody

Stream

Town Boundary

EXHIBIT

1: 3,251
March 6, 2019

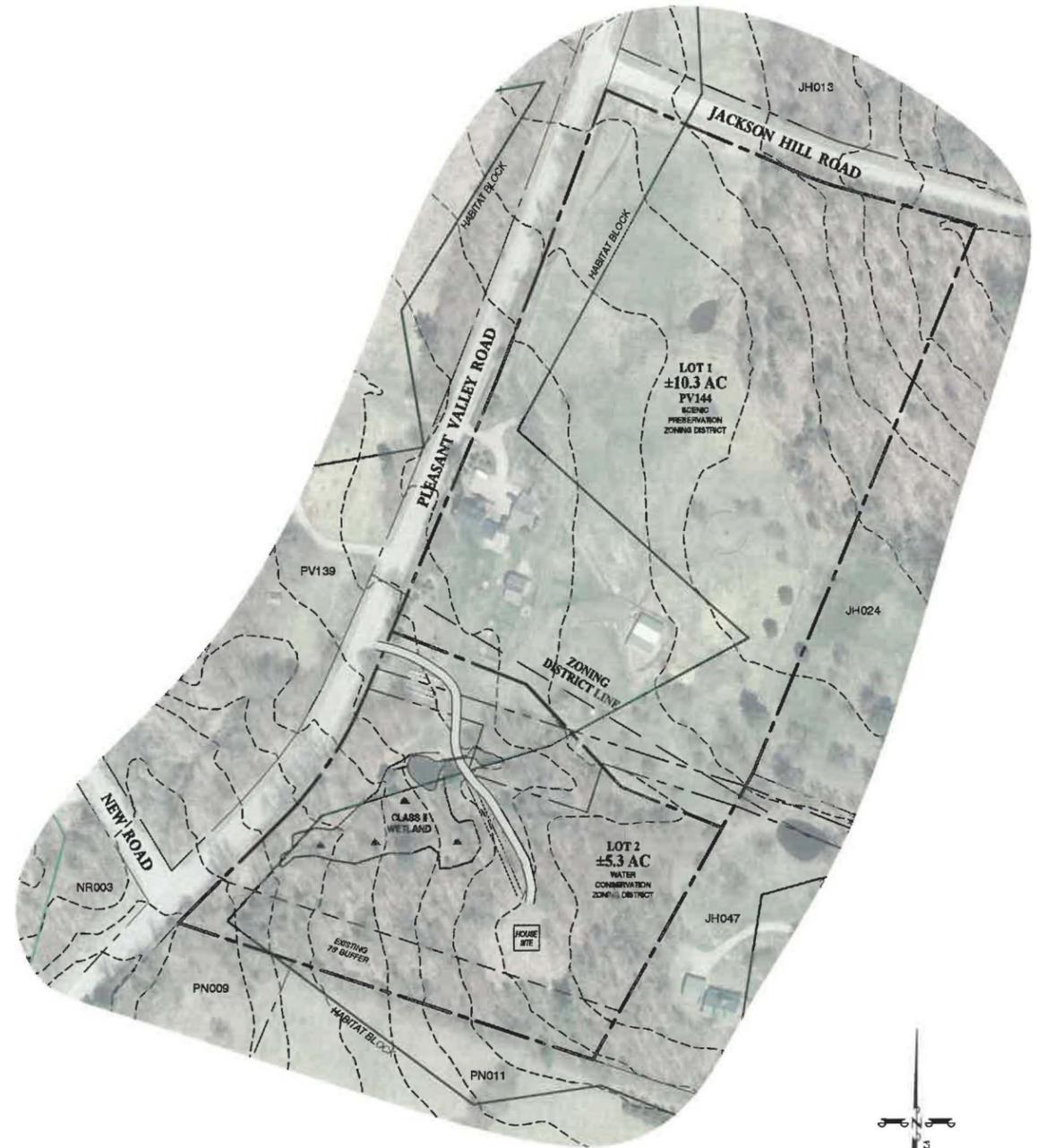
165.0 0 82.00 165.0 Meters
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NOTES
 Map created using ANR's Natural Resources Atlas



PARTIAL PLAN
1" = 50'



OVERALL PLAN
1" = 100'



-PRELIMINARY-
NOT FOR SUBMITTAL
TO STATE

NO.	DATE	REVISION	BY	SCALE:	SHEET:
				NOTED	
WILLIS DESIGN ASSOC., INC. P.O. BOX 1001, JIMKES, VERMONT 05446 (802) 851-9228				DATE:	2/19
				PROJECT:	18-000
SKETCH PLAN 2 LOT SUBDIVISION SETH FRIEDMAN FAMILY TRUST ALISON FRIEDMAN FAMILY TRUST 144 PLEASANT VALLEY ROAD UNDERHILL - VERMONT				DRAWN:	JTW
				DESIGN:	JTW
				SCALE:	S1