

DEVELOPMENT REVIEW BOARD REGULARLY SCHEDULED MEETING

MONDAY, APRIL 15, 2019
Underhill Town Hall

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

Phone: (802) 899-4434, ext. 106
Fax: (802) 899-2123

Development Review Board NOTICE OF PUBLIC MEETING

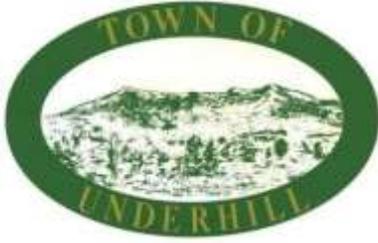
AGENDA

Monday, April 15, 2019 – Site Visit(s) & Public Hearing(s)
Underhill Town Hall, 12 Pleasant Valley Road, Underhill, VT

- 5:50 PM *Site Visit @ 270 Pleasant Valley Road, Underhill, VT (PV270)*
- 6:30 PM Open Meeting, Public Comment Period
- 6:35 PM Conditional Use Review – Construction of a Pool House & Pavilion on Steep Slopes
Applicant(s): Karla & William Russell
Docket #: DRB-19-03
Location: 270 Pleasant Valley Road (PV270)
- 8:00 PM Other Business
- Approve Previous Meeting Minutes
- 9:00 PM Adjourn

Additional information may be obtained at the Underhill Town Hall or the Town website. The meeting and hearing are open to the public. 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 cannot attend the hearing, comments may be made in writing prior to the meeting and mailed to: Planning & Zoning Administrator, P.O. Box 120 Underhill, VT 05489 or to astrniste@underhillvt.gov.

Note: The timing of agenda items is approximate and subject to change



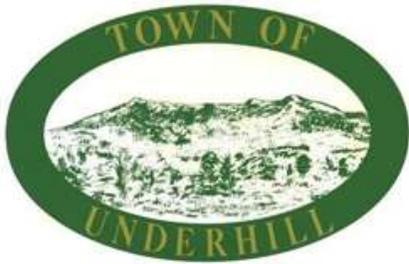
APPLICATION OVERVIEW

**CONDITIONAL USE REVIEW (§ 5.4)
& SITE PLAN REVIEW (§ 5.3)**

DRB DOCKET #:	DRB-19-03
APPLICANT(S):	Karla & William Russell
CONSULTANT(S):	Briana Cronin Justin Willis
PROPERTY ADDRESS (PARCEL ID CODE):	270 Pleasant Valley Road (PV270)
ZONING DISTRICT(S):	Mt. Mansfield Scenic Preservation District
INITIAL FILING DATE:	February 27, 2019
APPLICATION COMPLETION DATE:	March 29, 2019
SCHEDULED HEARING DATE:	April 15, 2019

PROJECT DESCRIPTION:	The Applicants are seeking to construct a pool, pavilion and deck on steep slopes and very steep slopes.
MOST RELEVANT ULUDR SECTIONS:	§ 3.18 (Steep Slopes); § 5.3 (Site Plan Review); and § 5.4 (Conditional Use Review).
REASON FOR CONDITIONAL USE REVIEW:	Any development occurring on steep slopes (15%-25%) and very steep slopes (>25%) requires conditional use review (§§ 3.18.D & 3.18.E).
APPLICABILITY OF ROAD ORDINANCE:	The 2015 Road Ordinance, as amended December 18, 2018 DOES NOT apply.
STATE PERMIT INFORMATION:	<ul style="list-style-type: none"> • Wastewater permit (WW-4-2076) <ul style="list-style-type: none"> ○ Unknown if a subsequent permit amendment is required.

COMMENTS/NOTABLE ISSUES:	<ol style="list-style-type: none"> 1. Section 3.18.E prohibits development on Very Steep Slopes; however, persuasive arguments/ documentation have been presented justifying waiving the prohibited (see Section 3.18.B.3.b and Section 3.18.E.c). 2. Staff defers to the analysis provided by the Applicant and Engineer as it relates to the impact on Steep Slopes (sediment, erosion and stormwater control measures).
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TOWN OF UNDERHILL

Development Review Board

KARLA & WILLIAM RUSSELL
CONDITIONAL USE REVIEW
Docket #: DRB-19-03

Applicant(s):	Karla & William Russell
Consultant/Representative:	Justin Willis & Briana Cornin
Property Location:	270 Pleasant Valley Road (PV270)
Acreage:	± 14.98 Acres
Zoning District(s):	Mt. Mansfield Scenic Preservation
Project Proposal:	Review of a Conditional Use Review application submitted by Karla & William Russell to building a pool and pavilion on steep slopes.

2018 UNDERHILL UNIFIED LAND USE & DEVELOPMENT REGULATIONS RELEVANT REGULATIONS:

- Article II, Table 2.6 – Mt. Mansfield Scenic Preservation (pg. 21)
- Article III, Section 3.2 – Access (pg. 30)
- Article III, Section 3.7 – Lot, Yard & Setback Requirements (pg. 38)
- Article III, Section 3.11 – Outdoor Lighting (pg. 41)
- Article III, Section 3.13 – Parking, Loading & Service Areas (pg. 44)
- Article III, Section 3.14 – Performance Standards (pg. 46)
- 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 V, Section 5.1 – Applicability (pg. 112)
- Article V, Section 5.3 – Site Plan Review (pg. 115)
- Article V, Section 5.4 – Conditional Use Review (pg. 120)
- Article V, Section 5.5 – Waivers & Variances (pg. 123)
- Article VI – Flood Hazard Area Review (pg. 127)

CONTENTS:

- a. Exhibit A - Russell Conditional Use Review Staff Report
- b. Exhibit B - Russell (PV270) Conditional Use Review Hearing Procedures
- c. Exhibit C - Development Review Application
- d. Exhibit D - Conditional Use & Site Plan Review Responses
- e. Exhibit E - Project Narrative
- f. Exhibit F - Zoning Permit Application (B-19-05)
- g. Exhibit G - Certificate of Service
- h. Exhibit H - BFP Notice

- i. Exhibit I - Soil Survey
- j. Exhibit J - Site Plan (Existing Conditions)
- k. Exhibit K - Site Plan with Original Building Envelope
- l. Exhibit L - Site Plan with Proposed Development
- m. Exhibit M - USGS Map
- n. Exhibit N - Project Parameters
- o. Exhibit O - ANR Source Protection Areas Map
- p. Exhibit P - ANR Surface Waters & Streams Map
- q. Exhibit Q - ANR Wetlands Map

COMMENTS/QUESTIONS

1. **TABLE 2.6 – MT. MANSFIELD SCENIC PRESERVATION DISTRICT:** The Board should take notice during the site visit regarding the scenic vistas.
 2. **SECTION 3.11 – OUTDOOR LIGHTING:** The Board should inquire about any proposed outdoor lighting.
 3. **SECTION 3.18 – STEEP SLOPES:** Staff defers to the engineer’s comments regarding the construction on steep slopes.
 4. **SECTION 3.18.C – APPLICATION REQUIREMENTS:** The Board may require additional materials noted in this Section that may not have been submitted should they feel more information is required.
 5. **SECTION 3.23 – WATER SUPPLY & WASTEWATER SYSTEMS:** The Board should inquire if modifications to the water/wastewater system are required.
 6. **SECTION 5.3.B.6 – LANDSCAPING & SCREENING:** The Board should take note of the landscaping & screening techniques of other properties in the areas to determine if any measures under this section should be taken.
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STAFF FINDINGS OF RELEVANT SECTIONS

ARTICLE II – ZONING DISTRICTS

	Rural Residential District Requirements	Existing Lot (Single-Family Dwelling)	Existing Lot (Proposed Development)
Lot Size:	3.0 Acres	±14.98 Acres	±14.98 Acres
Frontage:	250 Feet	990 Feet	990 Feet
Setbacks:		Source: ArcMAP	Source: ArcMAP
• Front West	30 Feet	±239 Feet	~296 Feet
• Side 1 North	50 Feet	±351 Feet	~309 Feet
• Side 2 South	50 Feet	±373 Feet	~368 Feet
• Rear East	50 Feet	±537 Feet	~447 Feet
Max. Building Coverage:	25%	Assumed Met	Assumed to be Met
Max. Lot Coverage:	50%	Assumed Met	Assumed to be Met
Maximum Height:	35 Feet	Assumed Met	Assumed to be Met

TABLE 2.6 – MT. MANSFIELD SCENIC PRESERVATION DISTRICT

PG. 21

Purpose Statement: To 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.

- Adverse impact to the scenic vistas along Pleasant Valley Road are not anticipated. The Board should take notice during the site visit regarding the scenic vistas.
- The proposed project will contain accessory structures to the principal dwelling, and will be in close proximity to the dwelling, thereby achieving a compact, cluster of structures.
- The proposed project will satisfy the setback requirements (see Table above and § 3.19).

ARTICLE III – GENERAL REGULATIONS

SECTION 3.2 – ACCESS

PG. 30

- The subject lot has access to Pleasant Valley Road, a Class I Highway.
- The subject lot conforms to the district requirements.
- This application has not been referred to the Road Foreman or VT AOT since the access way will remain unchanged
- Take note of § 3.2.C.3 – requiring an access permit for this project proposal is unnecessary.
- Since no modifications are being made to the existing driveway, review of § 3.2.D is not necessary.

SECTION 3.7 – LOT, YARD & SETBACK REQUIREMENTS

PG. 33

- The proposed structures will be accessory to the one principal structure – a single-family dwelling – on the lot.
- The proposed structures satisfy the dimensional requirements for the Mt. Mansfield Scenic Preservation District (see Table above).

- No dimensional waivers have been requested.

SECTION 3.11 – OUTDOOR LIGHTING **PG. 40**

- The Board should inquire about any proposed outdoor lighting.

SECTION 3.13 – PARKING, LOADING & SERVICE AREAS **PG. 41**

- The proposed structures: the outdoor pavilion, deck and pool, do not increase the number of parking spaces that are required for the existing use – a single-family dwelling.

SECTION 3.14 – PERFORMANCE STANDARDS **PG. 44**

- The proposed structures: the outdoor pavilion, deck and pool, is not anticipated to create any of the situations/circumstances enumerated within this Section (specifically § 3.14.B).

SECTION 3.17 – SOURCE PROTECTION AREAS **PG. 46**

- Almost all of the lot is within a Groundwater Source Protection Area (see Exhibit O).
- Associated accessory structures to single-family dwellings are exempt from the requirements under Section 3.17.B.

SECTION 3.18 – STEEP SLOPES

SECTION 3.18.A – PURPOSE **PG. 56**

- The Board should ensure the project conforms with the various purpose statements enumerated in this Section (see *Unified Land Use & Development Regulations*)

SECTION 3.18.B – APPLICABILITY **PG. 57**

- Review under this section applies since the Applicants are proposing development on steep slopes & very steep slope (see Exhibits J & L).
- None of the exemptions enumerated under Section 3.18.B.2 apply.
- Very Steep Slopes under Section 3.18.E have been identified by the applicant; however, when reviewed in conjunction with Section 3.18.B.3.b and Section 3.18.E.c, there are persuasive argument & documented presented that could justify waiving the Very Steep Slopes regulations.
 - The Applicants have advised that the proposed project will have minimal site disturbance, as well as pose a negligible threat to water quality, public roads and facilities, and to the adjoining properties.
 - The Applicants have indicated that prior to construction of the existing single-family dwelling, the subject lot contained natural slopes that had to be leveled in order to accommodate the then proposed construction (single-family dwelling).

SECTION 3.18.C – APPLICATION REQUIREMENTS **PG. 58**

- The applicant has provided various exhibits pertaining to the proposed project.
- The Board may require additional materials noted in this Section that may not have been submitted should they feel more information is required.

SECTION 3.18.D – STEEP SLOPES (15% TO 25%) **PG. 60**

- The proposed development is anticipated to impact steep slopes.
- The Board should assess the application as it relates to the various standards in this subsection (see § 3.18.D of the *Underhill Unified Land Use & Development Regulations*).
- Staff defers to the Applicants’ submitted materials (see Exhibit E) and the engineer’s testimony.

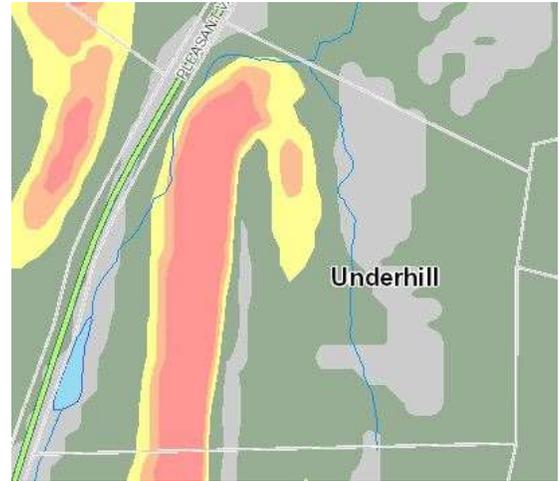
SECTION 3.18.E – VERY STEEP SLOPES (>25%)

PG. 62

- Typically, all development on Very Steep Slopes is prohibited; however, exempting c. could potentially apply (see Section 3.18.B, bullet point 3 above), which states:

“Development on a lot legally in existence as of March 2, 2011 for which the DRB determines that no portion of the lot has a slope of 25% or less and, as such, prohibiting development on very steep slopes would preclude any reasonable use of the property.”

- While the ANR Atlas Map (see directly to the right) illustrates areas under 15% slope, when reviewing the submitted site plan (see Exhibit J), areas less than 15%, at least in close proximity to the single-family residence, have not been identified. Therefore, the above exemption seems plausible, as the Applicants have communicated to Staff that the lot was largely slopes prior to creating a leveled area for the existing single-family dwelling.



SECTION 3.18.F – CONSIDERATIONS (>25%)

PG. 62

- The Board has the ability to incorporate as conditions of approval any of the conditions enumerated under this subsection (see § 3.18.F of the *Underhill Unified Land Use & Development Regulations*).

SECTION 3.18.G – LIABILITY WAIVER (>25%)

PG. 62

- The Applicants shall be advised of the following:

“The applicant and subsequent property owners shall assume all liability in the event that changes in topography and drainage result in damage to neighboring or downstream properties. The Town of Underhill shall be held harmless from any claims for damage for approved development on steep and very steep slopes under these regulations.”

SECTION 3.19 – SURFACE WATERS & WETLANDS

PG. 56

- The existing lot contains two existing unnamed streams that converge just north of the north property boundary.
- One unnamed stream is located to the west of the existing single-family dwelling and proposed structures, while the other unnamed stream is located to the east of the existing single-family dwelling and proposed structures.
 - The proposed development will be located ~111 ft. from the unnamed stream located to the east, as measured to the edge of the deck.
- The ANR Atlas depicts a Class II Wetland (see Exhibit Q); however, the submitted site plan (see Exhibits J & L) depicts a more accurate portrayal of the Class II Wetland.
 - The proposed development will be located ~97 ft. from the Class II Wetland located to the east, as measured to the edge of the deck, thus satisfying the 50 ft. Class II Wetland buffer.

SECTION 3.23 – WATER SUPPLY & WASTEWATER SYSTEMS

PG. 63

- Note, Justin Willis was commissioned early in the project design process and referred the Applicants to Staff. The Board should inquire if modifications to the water/wastewater system are required.
- *Current State Wastewater Permit: WW-4-2076*

ARTICLE V – DEVELOPMENT REVIEW

SECTION 5.1 – APPLICABILITY

SECTION 5.1.A – TYPE OF REVIEW REQUIRED

PG. 112

- Conditional use review is required per Section 3.18.D & 3.18.E, and is to be reviewed under §§ 3.18.B.2, 3.18.D and 3.18.E

SECTION 5.1.B – COORDINATION OF REVIEW

PG. 112

- Does not apply.

SECTION 5.3 – SITE PLAN REVIEW

SECTION 5.3.A – PURPOSE

PG. 115

- Site plan review is required per § 5.4.C when reviewing a conditional use review application.

SECTION 5.3.B – STANDARDS *(the Board may wish to consider and impose appropriate safeguards, modifications and conditions relating to any of the following standards:)*

SECTION 5.3.B.1 – EXISTING SITE FEATURES

PG. 115

- The proposed development will impact steep (15%-25%) and very steep slopes (>25%).
- The proposed development is anticipated to incorporate and avoid undue adverse impacts to known significant: natural, historic and scenic resources identified in the Underhill Town Plan, maps and related inventories, and the list enumerated under this subsection.
- See Exhibit D for more information.
- The Board has the ability to require one or more of the mitigation techniques:
 - Increased setback distances or undisturbed buffer areas between proposed development and identified resources.
 - The designation of building envelopes sited to exclude identified resource areas, and to limit the extent of site clearing and disturbance.
 - Permanent protection of identified resource areas as designated open space.
 - The screening of development as viewed from public vantage points.
 - The preparation and implementation of management plans for identified resources.

SECTION 5.3.B.2 – SITE LAYOUT & DESIGN

PG. 115

Mt. Mansfield Scenic Preservation and Soil & Water Conservation Districts. Site layout and design, to the extent physically feasible, shall avoid adverse impacts to natural and scenic resources and environmentally sensitive areas within these districts, include those resources listed under Subsection B.1. The applicant should consider, and the DRB may require one or more mitigation measures listed under Subsection B.1 as necessary to

- The proposed development will impact naturally occurring slopes; however, will avoid impacting the Class II Wetlands and the unnamed stream to the east.
- The applicants, and their representatives, have advised that prior to the construction of the single-family dwelling, the property contained naturally occurring slopes that had to be leveled to accommodate the single-family dwelling.

minimize adverse impacts to identified resources in the vicinity of the proposed development.

- To further develop the lot in the vicinity of the single-family dwelling, additional impact to the slopes will be required (see Exhibit L).

SECTION 5.3.B.3 – VEHICLE ACCESS

PG. 116

- The property is currently accessed by one curb-cut via Pleasant Valley Road.
 - No modifications to the existing curb-cut or driveway are anticipated.

SECTION 5.3.B.4 – PARKING, LOADING & SERVICE AREAS

PG. 117

- See Section 3.13 above.

SECTION 5.3.B.5 – SITE CIRCULATION

PG. 117

- Site circulation is anticipated to continue being consistent with site circulation patterns expected for a single-family dwelling.

SECTION 5.3.B.6 – LANDSCAPING & SCREENING

PG. 118

- Landscaping & screening is anticipated to continue being consistent with landscaping & screening techniques for a single-family dwelling.
- The Board should take note of the landscaping & screening techniques of other properties in the areas to determine if any measures under this section should be taken.

SECTION 5.3.B.7 – OUTDOOR LIGHTING

PG. 119

- See Section 3.11 above.

SECTION 5.3.B.8 – STORMWATER MANAGEMENT AND EROSION CONTROL

PG. 119

- Staff defers to information provided in Exhibit E.
- At minimum, Staff recommends that the Board require as a condition of approval that the Applicants adhere to the guidelines set out in the Vermont DEC Low Risk Site Handbook for Erosion Prevention and Sediment Control.

SECTION 5.4 – CONDITIONAL USE REVIEW

SECTION 5.4.A – PURPOSE (the standards and conditions should relate to the identification, avoidance and/or mitigation of potential impacts:)

PG. 120

- Board approval is required for development that occurs on steep and very steep slopes per Sections 3.18.B.2, 3.18.D and 3.18.E.

SECTION 5.4.B – GENERAL STANDARDS (Conditional Use Review shall be granted only if the Board finds that the proposed development will not result in an undue adverse effect on any of the following subsections:)

SECTION 5.4.B.1 – THE CAPACITY OF EXISTING OR PLANNING COMMUNITY SERVICES OR FACILITIES

PG. 121

- The construction of the proposed development is not anticipated to have an adverse impact on the existing or planning community services or facilities.
- Staff did not solicit input from UJFD or MMU.

SECTION 5.4.B.2 – THE CHARACTER OF THE AREA AFFECTED

PG. 121

- The construction of the proposed development is not anticipated to have an adverse impact on the character of the area, as the proposed development are accessory structures to the single-family dwelling.
 - **Location:** the property is located in the Mt. Mansfield Scenic Preservation District, which largely contains single-family dwellings and accessory structures.
 - **Scale:** the scale of the proposed construction is consistent with the development that currently exists on the property and surrounding properties.
 - **Type:** the proposed structures would be accessory structures to the single-family dwelling. Accessory structures are permitted within the Mt. Mansfield Scenic Preservation District.
 - **Density:** the proposed structures will not increase the density in the area affected.
 - **Intensity:** the proposed structures will negligibly change the intensity of the area affected.

SECTION 5.4.B.3 – TRAFFIC ON ROADS & HIGHWAYS IN THE VICINITY **PG. 121**

- The proposed structures are unlikely to increase the traffic on the roads and highways in the vicinity, thus not resulting in an adverse impact.

SECTION 5.4.B.4 – BYLAWS IN EFFECT **PG. 122**

- Staff is unaware of any violations pertaining to the property (270 Pleasant Valley Road).
- Should the Board approve the proposed project, the property will continue to be in conformance with the *Underhill Unified Land Use & Development Regulations*.

SECTION 5.4.B.5 – THE UTILIZATION OF RENEWABLE ENERGY RESOURCES **PG. 122**

- The proposed development is not anticipated to interfere with any sustainable use of renewable energy resources.

SECTION 5.4.C – SITE PLAN REVIEW STANDARDS **PG. 123**

- See analysis under Section 5.3 above.

SECTION 5.4.D – SPECIFIC STANDARDS *(The Board may consider the following subsections and impose conditions as necessary to reduce or mitigate any identified adverse impacts of a proposed development:)*

SECTION 5.4.D.1 – CONFORMANCE WITH THE TOWN PLAN **PG. 123**

- The proposed development is consistent with the Town Plan.

SECTION 5.4.D.2 – ZONING DISTRICT & USE STANDARDS **PG. 123**

- The proposed development will comply with the Mt. Mansfield Scenic Preservation district and use standards should the Board grant conditional use review under Section 3.18.B.2, 3.18.D, 3.18.E and 5.4 above.

SECTION 5.4.D.3 – PERFORMANCE STANDARDS **PG. 123**

- See Section 3.5 above.

SECTION 5.4.D.4 – LEGAL DOCUMENTATION **PG. 123**

- Does not apply.

SECTION 5.5 – WAIVERS & VARIANCES

SECTION 5.4.A – APPLICATION & REVIEW STANDARDS **PG. 123**

- The Applicants have asked the Board to waive two application requirements, as outlined below:
 - Construction on very steep slopes as outlined under Section 3.18.B; and
 - Since construction on steep slopes can only occur between mid-April to mid-October, the Applicants have asked to extend the zoning permit expiration date to accommodate any potential unforeseen scheduling issues.

SECTION 5.5.B – DIMENSIONAL WAIVERS

PG. 124

- The Applicants have not requested any dimensional waivers.

SECTION 5.5.C – VARIANCES

PG. 125

- The Applicants have not requested a variance.

ARTICLE VI – FLOOD HAZARD AREA REVIEW

- No Special Flood Hazard Areas are depicted on the existing lot (source: ANR Website); therefore, review under this Article is not required.

APPENDIX A – ROAD & DRIVEWAY STANDARDS

- Since no modifications to the existing driveway and curb cut are proposed, review under the Road Ordinance is unnecessary – an access permit is therefore not being sought at the direction of Staff.



UNDERHILL DEVELOPMENT REVIEW BOARD

**CONDITIONAL USE REVIEW
HEARING PROCEDURES
April 4, 2019**

Applicant(s): Karla & William Russell
Docket #: DRB-19-03

State the following:

1. This is a conditional use review hearing on the application of Karla & William Russell pertaining to the proposed construction of a pool, pavilion and deck 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.

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 to be imposed relate to the identification, avoidance and/or mitigation of potential impacts. Should additional information be required, the Board reserves the option to continue the hearing to a time and date certain in order for that information to be submitted and reviewed by this Board.

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. The order of speakers tonight will be:
 - a. We will hear from, and ask questions of, the applicant(s) and his or her representative(s);
 - b. Then we will hear and ask questions of the Planning & 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 five minutes; however, that time can be extended upon request to the Board and majority consent of the Board; then
 - d. The applicant(s) and/or their representative(s) will have an opportunity to respond; then;
 - e. Final comments will be solicited from all parties.

All speakers should address their comments to the Board, not to other parties present at the hearing. Board Members may feel free to ask questions of any speaker.

4. Are any state or municipal representatives present, and acting in their representative capacities?

5. An Interested Parties Info Sheet is available to all attendees at the front counter or from the Planning & Zoning Administrator. 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, representative of the applicant(s), 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 Planning & Zoning Administrator prior to the hearing. The information included in this package relevant to this hearing is:

Exhibit A - Russell Conditional Use Review Staff Report
Exhibit B - Russell (PV270) Conditional Use Review Hearing Procedures
Exhibit C - Development Review Application
Exhibit D - Conditional Use & Site Plan Review Responses
Exhibit E - Project Narrative
Exhibit F - Zoning Permit Application (B-19-05)
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Exhibit P - ANR Surface Waters & Streams Map
Exhibit Q - ANR Wetlands Map

These exhibits are available in the Russell conditional use review file (DRB-19-03) at the Underhill Zoning & Planning Office and on the Town's website.

10. We'll begin testimony, and hear from the applicant(s) and/or their representative(s).
11. Next we will hear from the Planning & Zoning Administrator.

12. Are there members of the public who would like to speak?
13. Any final comments from the Board or applicant(s) and/or their representative(s)?
14. Does the Board feel that they have enough information at this time to make a decision on the application?
 - a. *If more information is needed to make a decision on the application, continue the hearing to a date and time certain, and outline for the Applicant(s) what is required at that continued hearing; or*
 - b. *If, by consensus, enough information has been presented to make a decision on the application, ask for a motion to close the evidentiary portion of the hearing.*
15. Ask for a motion to approve 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 45 days from this hearing, the Planning & Zoning Administrator, on behalf of the Board, will send a copy of the decision to the Applicant(s), their representative(s), 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

DEVELOPMENT REVIEW (ART. V) APPLICATION

<p>OFFICE USE ONLY</p> <p>PROPERTY CODE: <u>PV270</u></p> <p>PROPERTY ADDRESS: <u>270 Pleasant Valley Road</u></p>	<p>ZONING DISTRICT(S):</p> <p><input type="checkbox"/> Underhill Flats Village Center</p> <p><input type="checkbox"/> Underhill Center Village</p> <p><input type="checkbox"/> Rural Residential</p> <p><input type="checkbox"/> Water Conservation</p> <p><input checked="" type="checkbox"/> Mt. Mansfield Scenic Preservation</p> <p><input type="checkbox"/> Soil & Water Conservation</p>	<p>DRB Docket #: <u>DRB-19-03</u></p> <p>Received Date: <u>2/27/2019</u></p> <p>Hearing Date: <u>4/15/2019</u></p> <p>Application Completion Date: <u>3/29/2019</u></p> <p style="text-align: right;"><small>(See Requirements Below)</small></p>
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SUBJECT PROPERTY ADDRESS:

Applicant Information	Landowner Information (if Different)
NAME(S): <u>Karla + Bill Russell</u>	NAME(S):
MAILING ADDRESS: <u>270 Pleasant Valley Rd, Underhill, VT 05489</u>	MAILING ADDRESS:
EMAIL ADDRESS: <u>Karla.Russell23@yahoo.com</u>	EMAIL ADDRESS:
PHONE NUMBER: <u>802-899-3312</u> 802-899-3312 or <u>802-598-9627</u>	PHONE NUMBER:

Description of Proposed Project	Contractor/Surveyor Information (if Applicable)
<p><u>Backyard project to include pad, spa Spa, Pavilion with bathroom, deck & stone patio around pool.</u></p>	<p>NAME(S): <u>Andy Cabrera</u> ^{Catamount North Con. Structures} <u>Justin Willis</u></p> <p>MAILING ADDRESS: <u>Po Box 255 Richmond VT 05477</u> <u>Willis Design Assoc. Po Box 1001, 336 Brans Trace Jericho, VT 05465-1001</u></p> <p>EMAIL ADDRESS: <u>Andy@catnorth.com</u> <u>willisdesignvt@gmail.com</u></p> <p>PHONE NUMBER: <u>802-434-7788</u> <u>802-858-9228</u></p>

APPLICANT SIGNATURE <u>Karla A. Russell</u>	DATE <u>2/27/19</u>	Conditional Use Review
--	------------------------	-------------------------------

Variance Request
<p>Applicable:</p> <p><input type="checkbox"/> Yes</p> <p style="margin-left: 20px;"><input type="checkbox"/> Concurrent with an Appeal Request</p> <p style="margin-left: 20px;"><input type="checkbox"/> Concurrent with a Site Plan Review or Conditional Use Review App.</p> <p><input type="checkbox"/> No</p> <p>Required Materials</p> <p><input type="checkbox"/> Application (incl. Zoning Permit App.)</p> <p><input type="checkbox"/> Application Fee (\$150.00)</p> <p><input type="checkbox"/> Copies of a Site Plan</p> <p><input type="checkbox"/> State Project Review Sheet</p> <p><input type="checkbox"/> Draft Legal Documents</p> <p><input type="checkbox"/> Other Information Identified by the Zoning Administrator or Checklists (see § 5.2.A.1.e)</p> <p><input type="checkbox"/> Written Waivers/Modifications Requests</p> <p><input type="checkbox"/> Written response to variance requirements (see Page 2)</p> <p><small>Please Checkoff All Submitted Materials</small></p>

Site Plan Review
<p>Applicable:</p> <p><input type="checkbox"/> Yes</p> <p style="margin-left: 20px;"><input type="checkbox"/> Standalone Site Plan Review App.</p> <p style="margin-left: 20px;"><input type="checkbox"/> Concurrent Conditional Use Review</p> <p><input type="checkbox"/> No</p> <p>Required Materials</p> <p><input type="checkbox"/> Application (incl. Zoning Permit App.)</p> <p><input type="checkbox"/> Application Fee (\$150.00)</p> <p><input type="checkbox"/> Copies of a Site Plan</p> <p><input type="checkbox"/> State Project Review Sheet</p> <p><input type="checkbox"/> Draft Legal Documents</p> <p><input type="checkbox"/> Other Information Identified by the Zoning Administrator or Checklists (see § 5.2.A.1.e)</p> <p><input type="checkbox"/> Written Waivers/Modifications Requests</p> <p><input type="checkbox"/> Written response to site plan review requirements (see Page 2)</p> <p><small>Please Checkoff All Submitted Materials</small></p>

Conditional Use Review
<p>Applicable:</p> <p><input type="checkbox"/> Yes</p> <p style="margin-left: 20px;"><input type="checkbox"/> Other: _____</p> <p><input type="checkbox"/> Floodplain Review</p> <p><input type="checkbox"/> Required for Proposed Use</p> <p><input type="checkbox"/> Steam/Wetland Encroachment</p> <p><input type="checkbox"/> Waiver Request</p> <p><input type="checkbox"/> No</p> <p>Required Materials</p> <p><input type="checkbox"/> Application (incl. Zoning Permit App.)</p> <p><input type="checkbox"/> Application Fee (\$150.00)</p> <p><input type="checkbox"/> Copies of a Site Plan</p> <p><input type="checkbox"/> State Project Review Sheet</p> <p><input type="checkbox"/> Draft Legal Documents</p> <p><input type="checkbox"/> Other Information Identified by the Zoning Administrator or Checklists (see § 5.2.A.1.e)</p> <p><input type="checkbox"/> Written Waivers/Modifications Requests</p> <p><input type="checkbox"/> Written response to conditional use & site plan review requirements (see Page 2)</p> <p><small>Please Checkoff All Submitted Materials</small></p>



TOWN OF UNDERHILL

DEVELOPMENT REVIEW (ART. V) APPLICATION

In submitting this application, please submit a copy of the zoning permit application (if applicable), two (2) to-scale site plans, twelve (12) 11" x 17" copies of the site plan, in addition to the other requirements provided on page one of this application. Please be advised that separate State permits, include but not limited to, water/wastewater, stormwater, Act 250, and Construction General permits may be required. The applicant bears the responsibility and obligation to contact the State Permit Specialist (802-477-2241) to obtain a Project Review Sheet. A hearing before the Development Review Board will be scheduled by the Zoning Administrator upon determining that the application is complete. Note, that Zoning Administrator may require additional information or supporting documentation in conformance with Section 5.2.A.1.e of *Underhill Unified Land Use & Development Regulations*.

Conditional Use Review Supplemental Questions (Please Answer on a Separate Sheet of Paper)

Applies: Yes or No

1. Please advise how the proposed project affects the demand for community services and facilities.
2. Please advise how the proposed project relates to the character of the area. Discuss how project's a) location, b) type, c) density, and d) intensity relate to the character of area. Should the project not conform with any of the abovementioned attributes (location, type, density and intensity), please explain what mitigation measures will be utilized to avoid any undue adverse (negative) impacts to the character of the area.
3. Please specify the projected impact on traffic patterns resulting from the proposed project. The explanation shall address impacts on the following: a) traffic conditions; b) capacity; c) safety; d) efficiency; and e) the use of existing and planning roads, bridges, intersections, and associated highway infrastructure, in the vicinity.
4. Please advise of any aspects of the proposed project that does not comply with any Town regulations or ordinances.
5. Please advise how the proposed will not interfere with the sustainable use of renewable energy resources, including access to, or the direct use or future availability of, such resources.

Site Plan Review Supplemental Questions (Please Answer on a Separate Sheet of Paper)

Applies: Yes or No

1. Please provide supporting information on how the proposed site layout and design avoids undue adverse impacts to significant natural, historic and scenic resources. These resources include, but are not limited to: a) existing topography and drainage patterns; b) land above 1500 ft. elevation; c) areas of steep and very steep slope; d) surface waters, wetlands, and associate buffers; e) special flood hazard areas; f) delineated source protection areas; g) significant wildlife habitat areas and travel corridors; and h) scenic resources (see § 5.3.B.1.a.viii).
2. Please advise how the proposed location and orientation of structures, and supporting infrastructure on the site, are compatible with their proposed setting and context, as provided by the Town's Plan, zoning district objects, existing site conditions and features, adjoining or facing structures in the vicinity, and other applicable provisions in the *Underhill Unified Land Use & Development Regulations*. See Section 5.3.B.2 for more details.
3. Please advise how the proposed use meets the Town and State access management and design standards. Include an explanation of how the curb cut (s)/access way(s) and road intersection(s) do not create hazards to vehicles, pedestrians or bicyclists onsite or on adjoining roads, sidewalks and pathways.
4. Please advise how the proposed project conforms to the parking, loading & service areas.
5. Please explain how the proposed project provides for adequate and safe onsite vehicular and pedestrian circulation. Site plans shall address the requirements under Sections 5.3.B.5.a & b.
6. Please advise any proposed landscaping and screening modifications anticipated to occur. Any reduction in landscaping or screening, or any significant proposed project shall address the requirements of Section 5.3.B.6.
7. Please advise if the proposed project requires outdoor lighting. If so, please explain how the proposed lighting conforms to the requirements of Section 3.11.
8. Please advise of the proposed temporary and permanent stormwater management and erosion control measures that will be undertaken as part of the proposed project.

Variance Request Supplemental Questions (Please Answer on a Separate Sheet of Paper)

Applies: Yes or No

1. Please Submit a to-scale drawing depicting the following: a) frontage on a public or private road or right-of-way; b) setbacks to the front, rear, and side property lines; c) location of the septic system and well; d) easements or covenants where appropriate to show on the plan; e) any watercourse on the property; and f) abutting neighbors.
2. Please submit a short statement explaining why a variance is being sought. Please address any easements or covenants that may be attached to the property if not shown on the site plan.
3. For a variance to be granted, the Board needs to find that the following conditions are met:
 - a. There are unique physical circumstances or conditions (e.g. lot irregularities, lot narrowness, shallowness of lot size and/or shape, exceptional topography, or other physical conditions peculiar to the particular property) and that an unnecessary hardship is due to these conditions, and not the circumstances or conditions generally created by the provisions of the bylaw in the neighborhood or district in which the property is location.
 - b. Because of the physical circumstances or conditions identified above, there is no possibility that the property can be developed in strict conformity with the provisions of the bylaw, and that the authorization of a variance is therefore a necessary to enable the reasonable use of the property.
 - c. The unnecessary hardship has not been created by the appellant.
 - d. The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially, or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare.
 - e. The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the bylaw and from the plan.

In the written statement, required under #2 above, please address each of the preceding conditions (a-e), specifically advising why the proposed project satisfies those conditions.

Russell Project - 270 Pleasant Valley Rd, Underhill, VT 05489



Wednesday, February 27, 2019 3:08 PM

Karla & Bill Russell
270 Pleasant Valley Rd, Underhill, VT 05489

Conditional Use Review Supplemental Questions (Please Answer on a Separate Sheet of Paper)

Applies: x Yes or • No

1. Please advise how the proposed project affects the demand for community services and facilities.
 - a. The projected doesn't affect the demand for community services or facilities. The property at 270 Pleasant Valley Road has its own well, waste water system and resides on 15 acres of land.
2. Please advise how the proposed project relates to the character of the area. Discuss how project's a) location, b) type, c) density, and d) intensity relate to the character of area. Should the project not conform with any of the abovementioned attributes (location, type, density and intensity), please explain what mitigation measures will be utilized to avoid any undue adverse (negative) impacts to the character of the area.
 - a. The project is intended as a family activity area to improve the use of the backyard. There is 15 acres of land and this project is within the established area in the land survey. The pavilion is not intended as addition living quarters. There isn't sleeping facilities in the building. There is food preparation and sanitary facilities in the building.
3. Please specify the projected impact on traffic patterns resulting from the proposed project. The explanation shall address impacts on the following: a) traffic conditions; b) capacity; c) safety; d) efficiency; and e) the use of existing and planning roads, bridges, intersections, and associated highway infrastructure, in the vicinity.
 - a. The project is intended for use by the Russell family. The volume of people traveling to and from 270 Pleasant Valley Rd will not change because of this project. Traffic conditions, capacity, safety, efficiency and use of infrastructure will remain the same.
4. Please advise of any aspects of the proposed project that does not comply with any Town regulations or ordinances.
 - a. I'm told the backyard requires conditional use review by the Board because there will be an impact to the slope of the yard when we build the pavilion and pool.
5. Please advise how the proposed will not interfere with the sustainable use of renewable energy resources, including access to, or the direct use or future availability of, such resources.
 - a. There is no plan to interfere with renewable energy resources. We plan to take advantage of the sunlight to heat the pool. Beyond that the wind, rain, tides and other renewable energy resources will continue to work as they do today.

Site Plan Review Supplemental Questions (Please Answer on a Separate Sheet of Paper)

Applies: x Yes or • No

1. Please provide supporting information on how the proposed site layout and design avoids undue adverse impacts to significant natural, historic and scenic resources. These resources include, but are not limited to: a) existing topography and drainage patterns; b) land above 1500 ft. elevation; c) areas of steep and very steep slope; d) surface waters, wetlands, and associate buffers; e) special flood hazard areas; f) delineated source protection areas; g) significant wildlife habitat areas and travel corridors; and h) scenic resources (see § 5.3.B.1.a.viii).
 - a. There will be an impact to the backyard which includes a slope. The slope that's being impacted was created during construction in 2008. The slope doesn't have a significant impact on natural, historic or scenic resources on the property. The pavilion and pool have been positioned to take advantage of the scenery and available resources.
2. Please advise how the proposed location and orientation of structures, and supporting infrastructure on the site, are compatible with their proposed setting and context, as provided by the Town's Plan, zoning district objects, existing site conditions and features, adjoining or facing structures in the vicinity, and other applicable provisions in the *Underhill Unified Land Use & Development Regulations*. See Section 5.3.B.2 for more details.
 - a. The project is not visible by neighbors or by the public traveling on Pleasant Valley Rd. The project is within the identified area in the Master Plan. The survey and Master Plan show the project within the required setback and wetland delineation.
3. Please advise how the proposed use meets the Town and State access management and design standards. Include an explanation of how the curb cut(s)/access way(s) and road intersection(s) do not create hazards to vehicles, pedestrians or bicyclists onsite or on adjoining roads, sidewalks and path-ways.
 - a. The project will not impact the access way and road intersection. The project will utilize the existing driveway. The driveway was created to meet the Town and State standards when it was created during the original construction of the house in 2008.
4. Please advise how the proposed project conforms to the parking, loading & service areas.
 - a. This project is in the backyard of a residential building. The parking, loading and service areas will remain the same and will not be impacted by the project. The existing parking is on side of the house and will be positioned to the rear of the pavilion and appropriately landscaped with grass and walkways leading from the driveway. The parking area isn't visible from Pleasant Valley Road.
5. Please explain how the proposed project provides for adequate and safe onsite vehicular and pedestrian circulation. Site plans shall address the requirements under Sections 5.3.B.5.a & b.
 - a. The project is utilizing the existing driveway which includes adequate parking, area to turnaround and walkways from parking area to project

area.

6. Please advise any proposed landscaping and screening modifications anticipated to occur. Any reduction in landscaping or screening, or any significant proposed project shall address the requirements of Section 5.3.B.6.
 - a. The project includes the addition of local trees and planting areas along walkways, the driveway and pavilion and hillside to improve "curb appeal" and screening.
7. Please advise if the proposed project requires outdoor lighting. If so, please explain how the proposed lighting conforms to the requirements of Section 3.11.
 - a. Outdoor lighting will be included in the pool, along the walkways and around the landscape for safety and design. The use of existing lighting will also be leveraged. We'll be working with our contractor to select lighting that adheres to the regulations, is energy efficient and provides safety and security.
8. Please advise of the proposed temporary and permanent stormwater management and erosion control measures that will be undertaken as part of the proposed project.
 - a. Gutters and drainage will be included in the excavation and pavilion to manage stormwater. Grass, plantings and trees will be included in the project to control erosion and to enhance the curb appeal of the property.

This application is looking for the DRB to waive section 3.18.E based on section 3.18.B.3. b) which states that it is evident, based on submitted information and site inspection, that the proposed development involves minimal site disturbance and poses a negligible threat to water quality, public roads and facilities, and to adjoining properties.

We are also looking to get an extended permit in order to finish the building pieces of the project. The slope and earth work should be constructed by october 15th 2019 but to finish all the other building pieces of the project we are requesting an additional year so a completion year if 2021 depending on what month authorization is given for the project to proceed.

Exhibits for this application also include:

Exhibit A is a USGS topo map showing area topography

Exhibit B is a plan of the project site including survey contours from post construction of the house site, also includes wetland and stream located within the project area, and construction stormwater control measures.

Exhibit C is a Soils Survey Map including soils types and erosion (k) values for soils on the site and surrounding area.

Exhibit D is Stormwater management narrative

Exhibit D

The project is anticipated to last one construction season April 15th - October 15th for slope impacts. It may be required to extend the construction to a second construction season to complete all building components involved in the project.

Surface runoff from the lot will remain the same pre and post project the slope will not cause a change in velocity or volume of runoff. The slope will be constructed such that the slope will match that of the surrounding slope.

Soils within the project area are Lyman-Marlow complex, 5 to 30 percent slopes, very rocky whole soil erosion value = 0.37 and Scarboro loam whole soil erosion value = 0.28 as seen in exhibit C. These soils are moderate to high risk of erosion. The original build project of the house had ledge blasting which resulted in some side slopes being built up with this blast material with topsoil and seed. This is similar to how this project will be constructed. The originally constructed slopes from the house build have not shown any signs of erosion and has had vegetation growing healthily. The fill material will have a considerable less erosion value than that of the in-situ soil and may even be more stable than the slope existing today.

Ledge is very near the surface near the house site so in order to fit in the pool area it had to be located near the slope so that more blasting isn't required. Blast material left over from the original house build project or similar material will be used to fill in the slope for this project. There will be approximately 3 ft of fill in the deepest area of the slope. This slope will be covered with topsoil and seeded and erosion matting added for stability which is standard for 3 foot horizontal to 1 ft vertical slopes. Silt fence will be installed at the toe of the slope at the beginning of the project and remain in place and maintained until the slope is considered to have sufficient vegetative cover.

All erosion control measures will meet the industry standard for construction on low risk project and follow the Low Risk Site Handbook. This project is considered a non-reporting project as the disturbance is less than one acre of disturbance but the same stormwater protection measures will be followed for the project.

All areas of disturbance will be outside of all setbacks to waterways and wetlands as shown in Exhibit B.



TOWN OF UNDERHILL

ZONING PERMIT APPLICATION

<p>OFFICE USE ONLY</p> <p>APPLICATION #: <u>B-19-05</u></p> <p>PROPERTY CODE: <u>PV270</u></p>	<p style="text-align: center;">Section A</p>
<p>ZONING DISTRICT(S):</p> <p><input type="checkbox"/> Underhill Flats Village Center</p> <p><input type="checkbox"/> Underhill Center Village</p> <p><input type="checkbox"/> Rural Residential</p> <p><input type="checkbox"/> Water Conservation</p> <p><input checked="" type="checkbox"/> Mt. Mansfield Scenic Preservation</p> <p><input type="checkbox"/> Soil & Water Conservation</p>	<p>Zoning Permit Application Type:</p> <p><input type="checkbox"/> Agricultural Exemption (Requires VT Review)</p> <p><input type="checkbox"/> Boundary Line Adjustment Permit (see Supp. Form)</p> <p><input checked="" type="checkbox"/> Building Permit (see Section B)</p> <p><input type="checkbox"/> After-the-Fact Building Permit (see Section B)</p> <p><input type="checkbox"/> Conversion/Change of Use Permit (see Section C)</p> <p><input type="checkbox"/> Home Occupation Permit (see Supplemental Form)</p> <p><input type="checkbox"/> Sign Permit (see Supplement Form)</p> <p><input type="checkbox"/> Temporary Structure Permit</p> <p><input type="checkbox"/> Temporary Use Permit</p> <p><input type="checkbox"/> General/Other: _____</p>
<p>APPLICANT: <u>Karla Russell + Bill Russell</u></p>	<p style="text-align: center;">Section B</p>
<p>PROPERTY LOCATION: <u>270 Pleasant Valley</u></p>	<p>Building Permit Application Information:</p> <p><input type="checkbox"/> Accessory Dwelling (see Section D)</p> <p><input checked="" type="checkbox"/> Accessory Structure(s) (e.g. barn, garage, shed, etc.)</p> <p><input type="checkbox"/> Addition: Number of Bedrooms (if applicable): _____ Number of Bathrooms (if applicable): _____</p> <p><input type="checkbox"/> Single-Family Dwelling: Number of Bedrooms: _____ Number of Bathrooms: _____</p> <p><input type="checkbox"/> Two-Family Dwelling: Dwelling 1 - Number of Bedrooms: _____ Dwelling 1 - Number of Bathrooms: _____ Dwelling 2 - Number of Bedrooms: _____ Dwelling 2 - Number of Bathrooms: _____</p> <p><input type="checkbox"/> Multi-Family Dwelling: Number of Units: _____ Total Number of Bedrooms: _____ Total Number of Bathrooms: _____</p> <p><input type="checkbox"/> Commercial/Industry</p> <p><input type="checkbox"/> Carport</p> <p><input checked="" type="checkbox"/> Porch/Deck/Fence</p> <p><input checked="" type="checkbox"/> In-Ground Pool</p>
<p>MAILING ADDRESS: <u>270 Pleasant Valley Rd, Underhill, VT 05489</u></p>	<p style="text-align: center;">Section D</p>
<p>EMAIL ADDRESS: <u>Karla.russell123@yahoo.com</u></p>	<p style="text-align: center;">Section C*</p>
<p>PHONE NUMBER: <u>802-598-9627 or 802-899-3312</u></p>	<p>Accessory Dwelling Application Information:</p> <p><input type="checkbox"/> Attached Accessory Dwelling, or</p> <p><input checked="" type="checkbox"/> Detached Accessory Dwelling</p> <p>Square Footage of Principal Dwelling: _____ sq. ft.</p> <p>Square Footage of Proposed Accessory Dwelling: <u>840</u> sq. ft.</p> <p>Number of Bedrooms (in Accessory Dwelling): <u>0</u></p> <p>Number of Bathrooms (in Accessory Dwelling): <u>1</u></p>
<p>LANDOWNER (IF DIFFERENT FROM APPLICANT):</p>	<p>Conversion/Change of Use Application Information:</p> <p>Existing Use: _____</p> <p>Proposed Use: _____</p> <p># of Bedrooms Added (if applicable): _____</p> <p># of Bathrooms Added (if applicable): _____</p> <p>*Please fill out this section if the project includes the conversion of unfinished living space to living space.</p>
<p>LANDOWNER'S CONTACT INFORMATION:</p>	<p><small>All construction is to be completed in accordance with the Town of Underhill Unified Land Use & Development Regulations, as amended, and any & all federal and/or State regulations currently in effect. Once approved, notice of the permit is required to be posted in a conspicuous location on the property during the appeal period. The Town recommends that that notice be posted during the duration of the construction period. The applicant and/or landowner is required to contact the necessary State agencies to obtain permits: (802) 477-2241 (permit specialist). Interest persons have the right to appeal the approval of a permit to the Development Review Board within fifteen days (15) from the date of issuance.</small></p>
<p>CONTRACTOR: <u>Andy Cabrara Cotamant North Construction</u></p>	<p>Mailing Address: Planning & Zoning, P.O. Box 120, Underhill, VT 05489 Phone: (802) 899-4434, ext. 106 Fax: (802) 899-2137 Last Updated: 01/02/2019 Page 1</p>
<p>CONTRACTOR'S CONTACT INFORMATION: <u>802-434-7788</u></p>	
<p>PROJECT DESCRIPTION: <u>Backyard Project</u> <u>Pool, pavilion, spa, deck, patio around the pool</u> <u>with bathroom</u> <u>area.</u></p>	



TOWN OF UNDERHILL

ZONING PERMIT APPLICATION

Dimensions of ALL Proposed Construction

Proposed Structure(s)	Front	Side	Side	Rear	Height (Max. 35 ft.)	Square Feet Added
Deck	8	40	40	8		
Pool Pavilion	42	20	20	42		
Pool in-ground	16	40		'	36'-8"	

➔
 Acreage: _____ Frontage: _____ Estimated Value/Cost of Construction: \$ _____
 ➔

FOR OFFICE USE ONLY

Setbacks: To be measured as the closest part of ALL NEW CONSTRUCTION to the subject lot line and natural features.

Proposed Structure(s)	Front	Side	Side	Rear	River, Stream, or Ponds	Wetland

Site Constraints

- Class II Wetland
- Class III Wetland
- Wetland Buffers
- Deer Wintering Yard
- Floodplain: Zone _____
- Named River(s)
 Named River 1: _____
 Named River 2: _____
- Prime Agricultural Soils
- Unnamed Stream
- Source Protection Area
- Steep Slopes
- Very Steep Slopes

Building & Lot Coverage Information

- a. Total # of Acres: _____ acre(s)
- b. Total Lot Area (1 Acre = 43,560 sq. ft.): _____ sq. ft.
- c. Footprint of Proposed Project (sq. ft.): _____ sq. ft.
- d. Footprint of Existing Buildings (sq. ft.): _____ sq. ft.
- e. Footprint of Proposed & Existing Buildings (sq. ft.): _____ sq. ft.
- f. Total Building Coverage (line e / line b * 100): _____ %
- g. Total Impervious Service (sq. ft.): _____ sq. ft.
- h. Total Lot Coverage (lines e + g / line b * 100): _____ %

All construction is to be completed in accordance with the Town of Underhill Unified Land Use & Development Regulations, as amended, and any & all federal and/or State regulations currently in effect. Once approved, notice of the permit is required to be posted in a conspicuous location on the property during the appeal period. The Town recommends that that notice be posted during the duration of the construction period. The applicant and/or landowner is required to contact the necessary State agencies to obtain permits: (802) 477-2241 (permit specialist). Interest persons have the right to appeal the approval of a permit to the Development Review Board within fifteen days (15) from the date of issuance.



TOWN OF UNDERHILL

ZONING PERMIT APPLICATION

INSTRUCTIONS: Provide a sketch showing dimensions of the proposed construction. You may use another sheet, or the space below.

Attached

Please Accurately Depict the Following (Checklist):

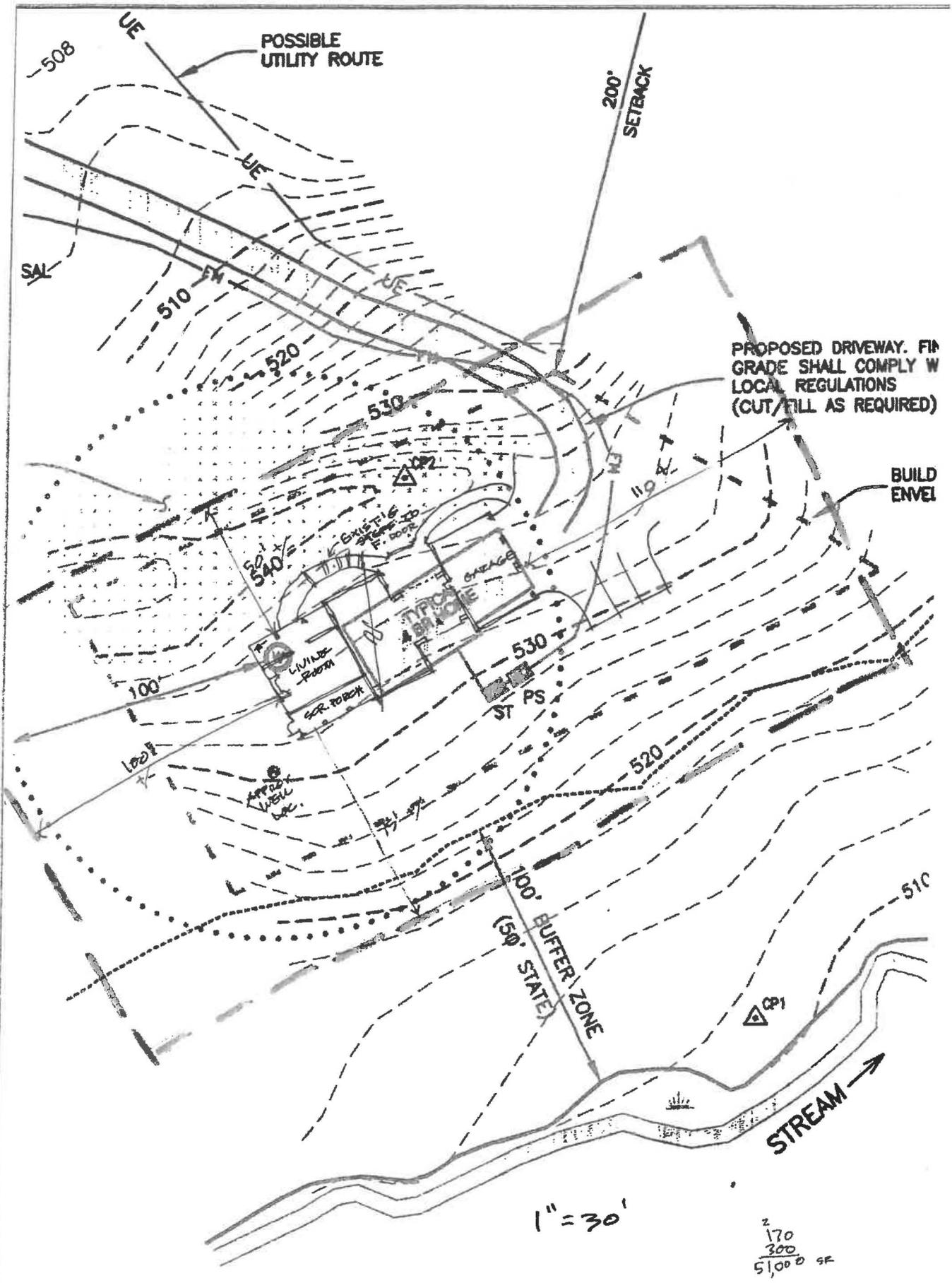
Required Features to Depict

- Location of Existing Property Boundaries
- Dimensions of Property's Boundaries
- Location & Footprints of Existing Structure(s)
- Location & Footprints of Proposed Structure(s)
- Location & Footprints of Existing Access Ways
- Location & Footprints of Proposed Access Ways
- Dimensions of Existing/Proposed Access Ways
- Setbacks from Property Boundaries
- Floor Plan of Proposed Structure(s)
- Height of Proposed Structure(s)

Required Features to Depict if Applicable

- Location of Existing/Proposed Easements
- Location of Existing/Proposed Rights-of-Way
- Location of Existing/Proposed Utilities
- Setbacks from Road Rights-of-Way
- Setbacks from Surface Waters & Wetlands
- Location of Existing/Proposed Water System (Well)
- Location of Existing/Proposed Wastewater Systems
- Other: _____

All construction is to be completed in accordance with the Town of Underhill Unified Land Use & Development Regulations, as amended, and any & all federal and/or State regulations currently in effect. Once approved, notice of the permit is required to be posted in a conspicuous location on the property during the appeal period. The Town recommends that that notice be posted during the duration of the construction period. The applicant and/or landowner is required to contact the necessary State agencies to obtain permits: (802) 477-2241 (permit specialist). Interest persons have the right to appeal the approval of a permit to the Development Review Board within fifteen days (15) from the date of issuance.



1" = 30'

$$\begin{array}{r} 2 \\ 170 \\ 300 \\ \hline 51,000 \text{ SF} \end{array}$$

LOT 2
15.2± ACRES



TOWN OF UNDERHILL

ZONING PERMIT APPLICATION

The undersigned hereby requests a Zoning Permit for the construction project described in this application. By signing below, Applicant acknowledges that he/she/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. The applicant bares the responsibility and obligation to contact the State Permit Specialist at 802-477-2241 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. Upon approval, a Permit Notice sign will be supplied to the Applicant 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).

Karla Russell
Applicant Signature

2/27/19
Date

Karla Russell
Landowner Signature

2/27/19
Date

OFFICE USE ONLY

RECEIVED: Date 2/27/2019

DEVELOPMENT REVIEW BOARD REVIEW (IF APPLICABLE):

Required Not Required

Date: 3/25/2019

Conditional Use Review

Site Plan Review

Variance Request

APPROVED: Date _____

Effective Date _____

Expiration Date _____

REJECTED: Date _____

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

REFERRED (IF APPLICABLE):

To: _____

Date: _____

To: _____

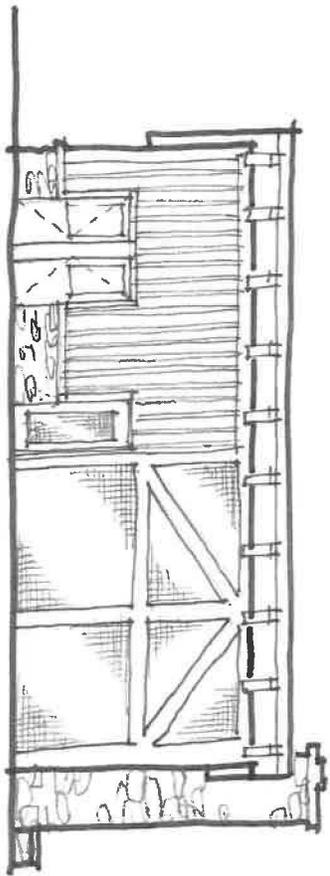
Date: _____

Comments/Conditions:

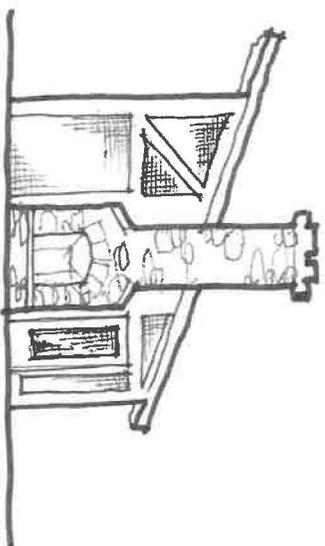
Zoning Administrator

Date

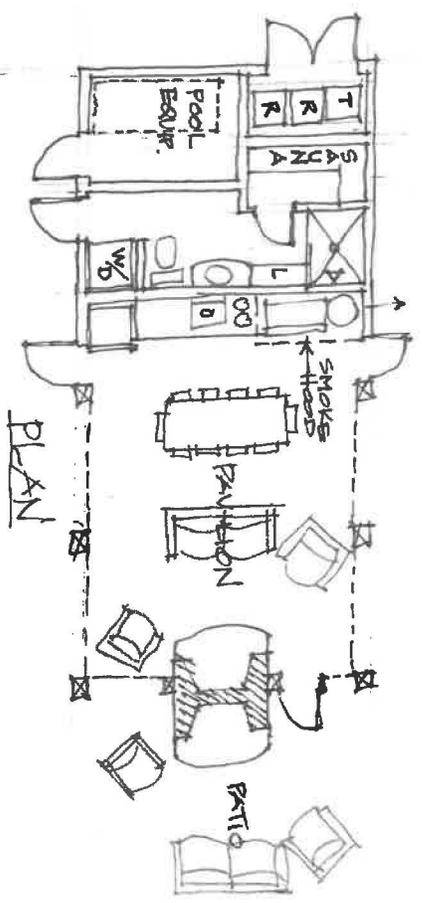
All construction is to be completed in accordance with the Town of Underhill Unified Land Use & Development Regulations, as amended, and any & all federal and/or State regulations currently in effect. Once approved, notice of the permit is required to be posted in a conspicuous location on the property during the appeal period. The Town recommends that that notice be posted during the duration of the construction period. The applicant and/or landowner is required to contact the necessary State agencies to obtain permits: (802) 477-2241 (permit specialist). Interest persons have the right to appeal the approval of a permit to the Development Review Board within fifteen days (15) from the date of issuance.



POOLSIDE ELEVATION

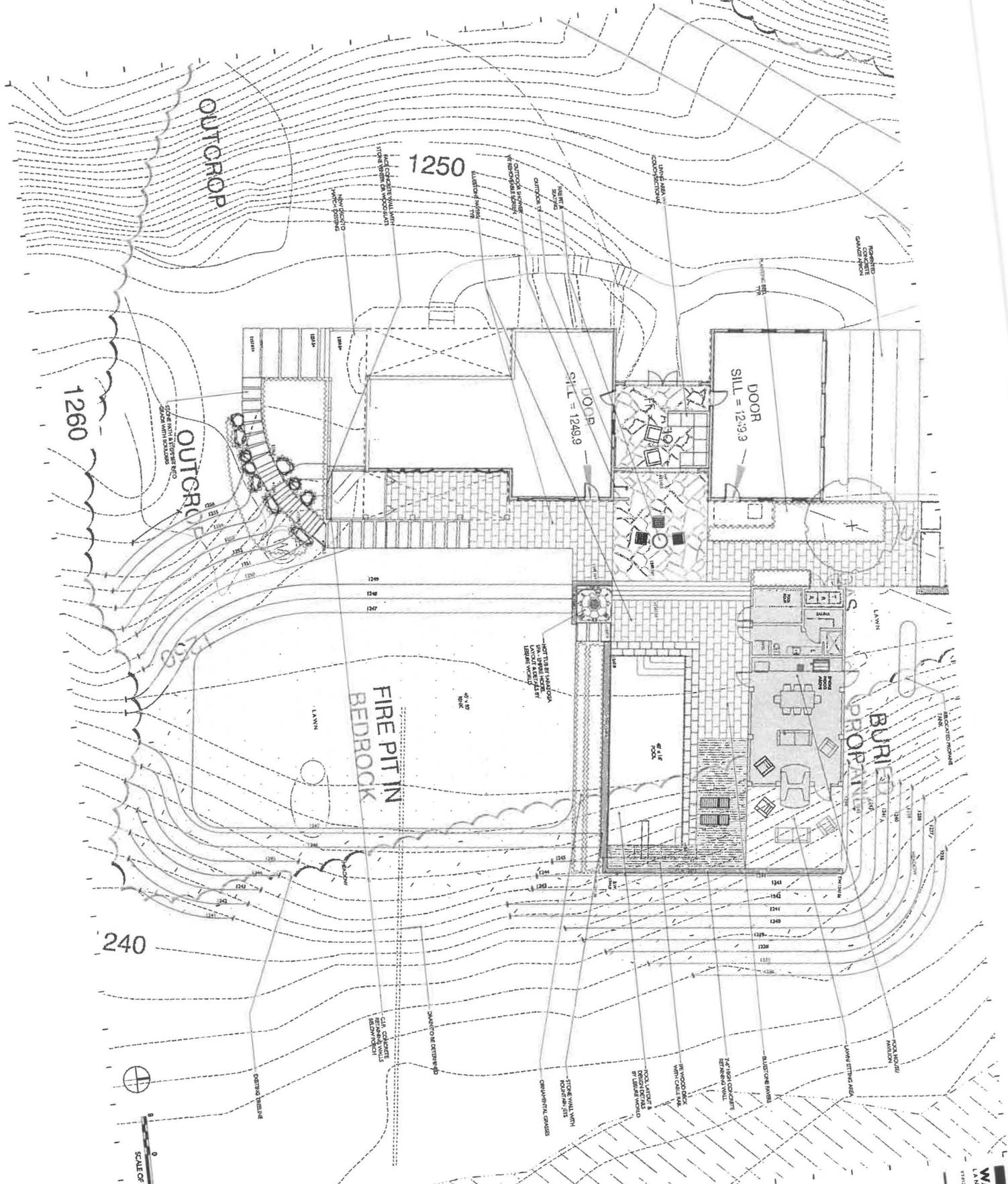


END ELEV



PLAN

Russell Property
 Poolside Pavilion
 11/14/18
 Scheme 4
 Plan &
 Elevations
 1/8"=1'-0"
 architects



SCALE OF FEET

DRAWN BY: M.A. HODGSON
 SCALE: 1/8" = 1'-0"
 CHECKED BY: M.A. HODGSON
 DATE: 08/20/19

L101

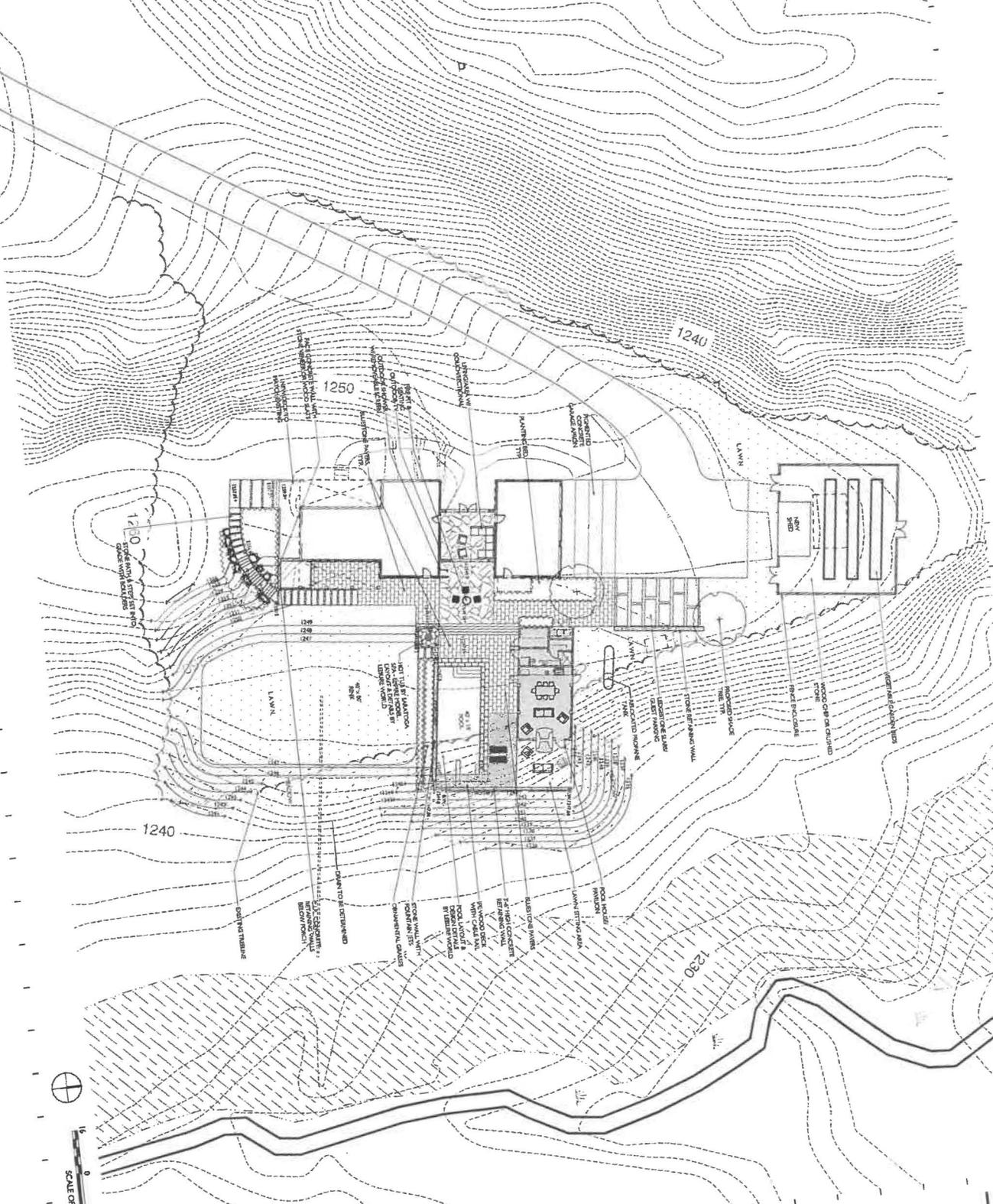
ENLARGED MASTER PLAN

200 RUSSELL VALLEY ROAD
UNDERHILL, VERMONT

RUSSELL RESIDENCE

NO.	DESCRIPTION	DATE

WAGNERHODGSON
 LANDSCAPE ARCHITECTURE
 100 RUSSELL VALLEY ROAD
 UNDERHILL, VERMONT 05781



NO.	DESCRIPTION	DATE

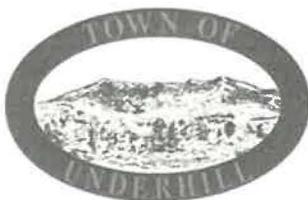
**RUSSELL
 RESIDENCE**

700 RESIDENT VALLEY ROAD
 LINDENHILL, VERMONT

**OVERALL MASTER
 PLAN**

ISSUED FOR PERMIT
 DATE: 02/28/19
 DRAWN BY: [Name]
 CHECKED BY: [Name]





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 29 day of March, 2019, a copy of the following documents were delivered to the below recipients and corresponding addresses by United certified mail, return receipt requested.

Documents:

Notice to abutting neighbors regarding a Conditional Use Review hearing pertaining to the construction of a pool and pavilion on steep slopes pertaining to property located at 270 Pleasant Valley Road (PV270) in Underhill, Vermont, which is owned by Karla & William Russell.

Recipients and Corresponding Address:

\$6.85

270 PLEASANT VALLEY ROAD (PV270)

William E. & Karla A. Russell
P.O. Box 218
Jericho, VT 05465

William E. & Karla A. Russell
270 Pleasant Valley Road
Underhill, VT 05489

145 MOOSE RUN (MO145)

[Previously 27 Moose Run (MO027)]

Timothy & Theresa Potvin Trustees
P.O. Box 135
Underhill Center, VT 05490

151 MOOSE RUN (MO151)

[Previously 14 Moose Run (MO014)]

Paul & Julie Dragon
P.O. Box 104
Underhill Center, VT 05490

229 MOOSE RUN (MO229)

[Previously 12 Moose Run (MO012)]

David B. & Janet R. Ely
P.O. Box 235
Underhill Center, VT 05490

265 PLEASANT VALLEY ROAD (PV265)

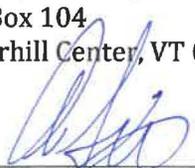
Paul M. & Roberta A. Gillespie
265 Pleasant Valley Road
Underhill, VT 05489

268 PLEASANT VALLEY ROAD (PV268)

Shane W. & Maria K. McCormack
268 Pleasant Valley Road
Underhill, VT 05489

285 PLEASANT VALLEY ROAD (PV285)

Reginald Potvin
285 Pleasant Valley Road
Underhill, VT 05489


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

Date: 3/29/2019



To: Burlington Free Press
Classifieds/Legals
legals@bfp.burlingtonfreepress.com
860-5329

From: Town of Underhill
Zoning & Planning
P.O. Box 120
Underhill, VT 05489

LEGAL AD

Please e-mail to confirm receipt of this ad.



Release Date: NO LATER THAN 03/30/2019

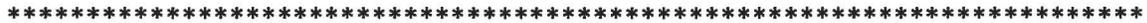


NOTICE OF PUBLIC MEETING

Town of Underhill Development Review Board (DRB)
Monday, April 15, 2019
At the Underhill Town Hall, 12 Pleasant Valley Road, Underhill, VT

The DRB will hold a hearing on the Conditional Use Review application submitted by Karla & William Russell for proposed construction and impact on steep slopes on property they owned located at 270 Pleasant Valley Road (PV270). This property is located in the Mt. Mansfield Scenic Preservation zoning district. A site visit will commence at the property's location at 5:50 PM on Monday, April 15, 2019, and the hearing will begin at 6:35 PM on Monday, April 15, 2019 at Underhill Town Hall.

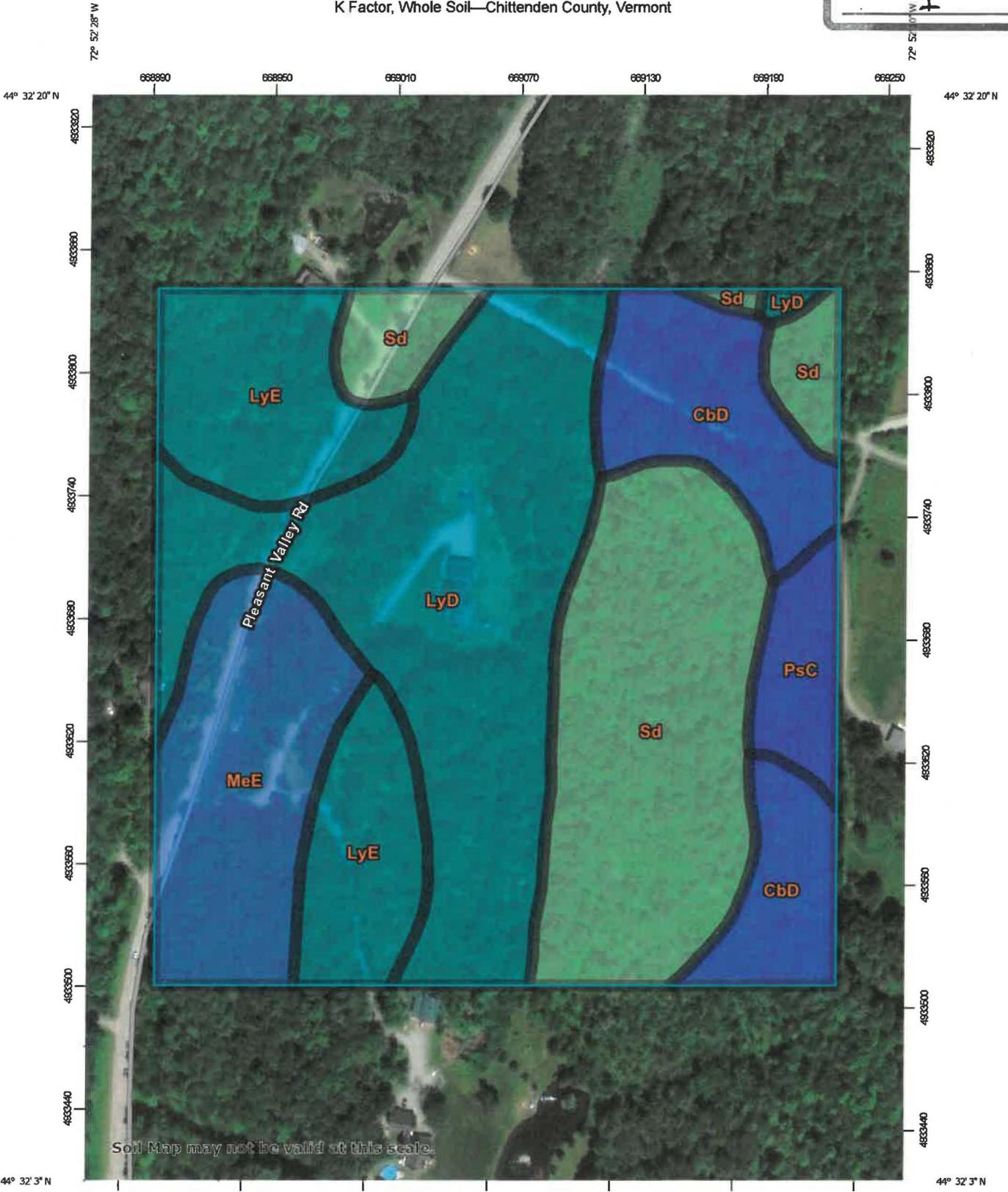
Additional information may be obtained at the Underhill Town Hall. The hearing(s) are open to the public. Pursuant to 24 VSA §§4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal. If you cannot attend the hearing(s), comments 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.



Please call Andrew Strniste at the Planning & Zoning Administrator's office at 899-4434 x106 with any questions concerning this ad and to confirm receipt. Please remit bill to: Town of Underhill, RE: 04-15-19 DRB Hearing, P.O. Box 120, Underhill, VT 05489. Thank you.

EXHIBIT

K Factor, Whole Soil—Chittenden County, Vermont



Soil Map may not be valid at this scale.

Map Scale: 1:2,580 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  .02
-  .05
-  .10
-  .15
-  .17
-  .20
-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Soil Rating Lines

-  .02
-  .05
-  .10
-  .15
-  .17
-  .20

-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Soil Rating Points

-  .02
-  .05
-  .10
-  .15
-  .17
-  .20
-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Water Features

-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chittenden County, Vermont
 Survey Area Data: Version 21, Sep 17, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 17, 2012—Mar 29, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

K Factor, Whole Soil

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CbD	Cabot silt loam, 3 to 25 percent slopes, very stony	.55	3.6	12.7%
LyD	Lyman-Marlow complex, 5 to 30 percent slopes, very rocky	.37	8.4	29.8%
LyE	Lyman-Marlow complex, 30 to 60 percent slopes, very rocky	.37	4.3	15.1%
MeE	Marlow fine sandy loam, 20 to 60 percent slopes, very stony	.49	3.7	13.2%
PsC	Peru fine sandy loam, 0 to 20 percent slopes, very stony	.64	1.0	3.6%
Sd	Scarboro loam	.28	7.2	25.5%
Totals for Area of Interest			28.2	100.0%

Description

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

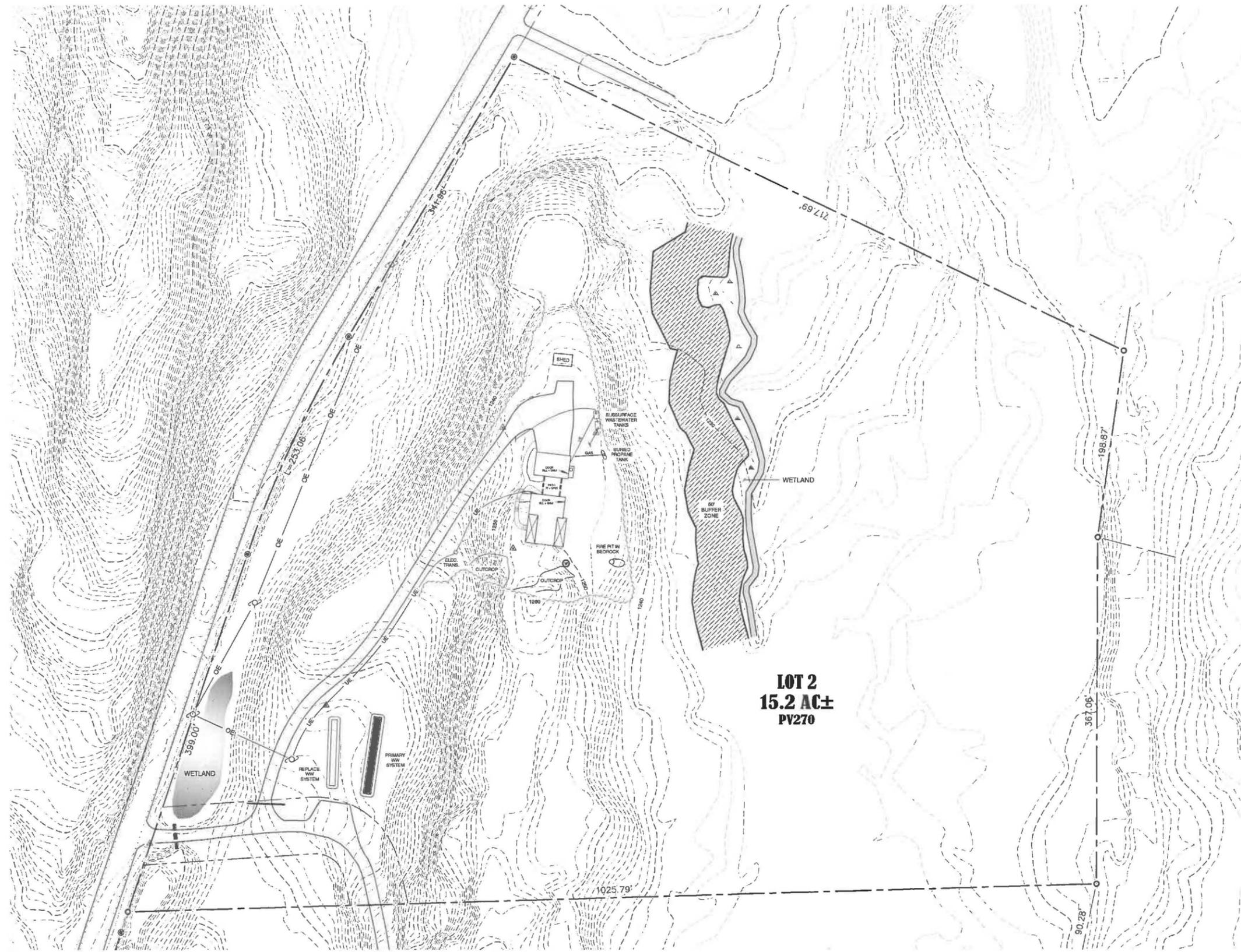
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

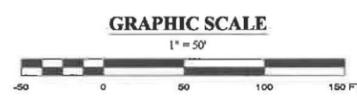
Tie-break Rule: Higher

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)



LOT 2
15.2 AC±
PV270

LEGEND	
	BOUNDARY CORNER (OR CALCULATED POINT)
	UTILITY POLE
	DRILLED WELL
	EXISTING CONTOURS
	APPROX. BOUNDARY
	EASEMENT
	BUFFER ZONE
	EDGE OF WETLAND
	WETLAND
	TREE LINE
	STREAM
	WATER LINE
	GAS UTILITIES
	ELECTRIC UTILITIES
	LIQUID UTILITIES



NO.	DATE	REVISION	BY

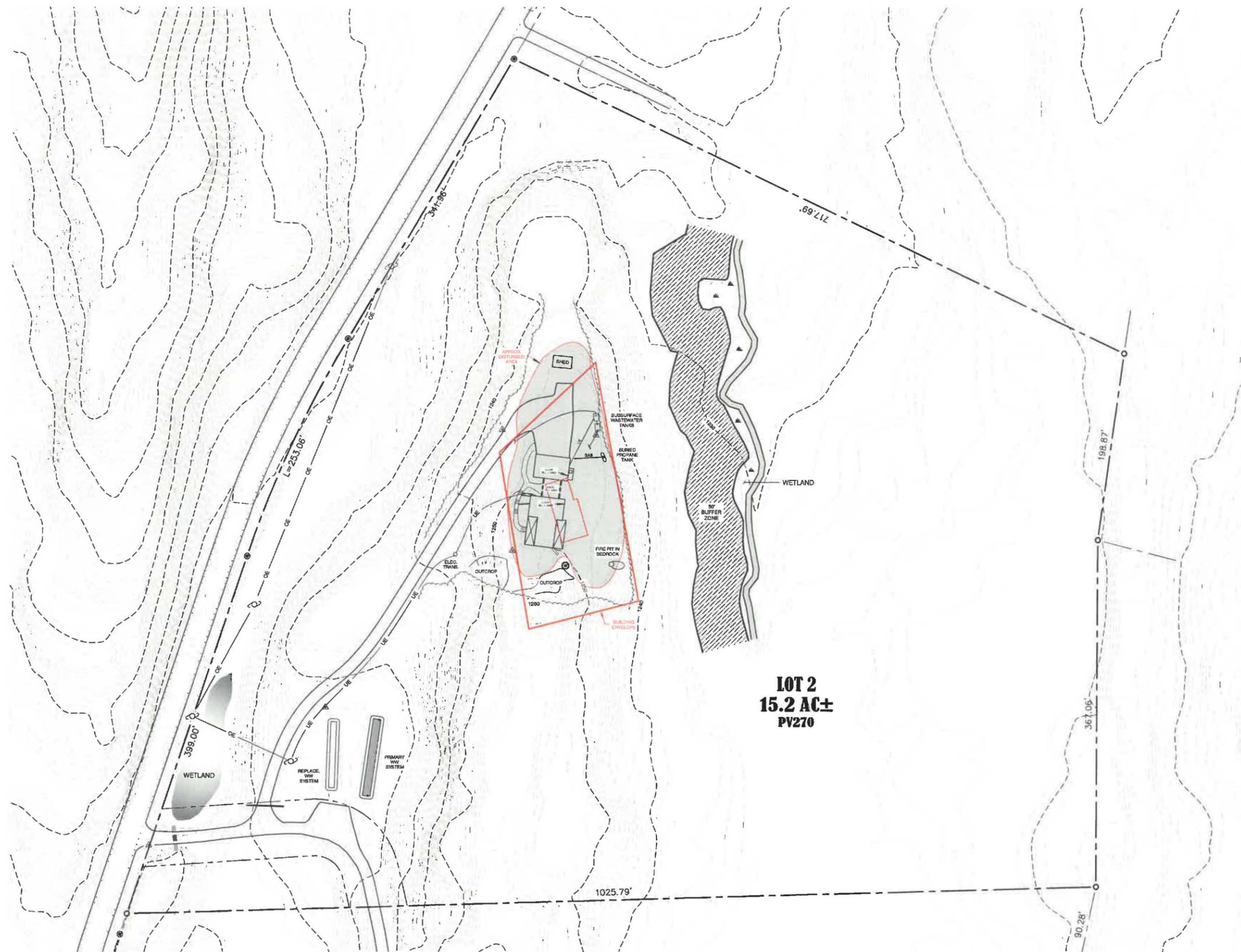
WILLIS DESIGN ASSOC., INC.
P.O. BOX 1001, JERICHO, VERMONT 05465 (802) 858-9228

SITE PLAN

BILL & CARLA RUSSELL
270 PLEASANT VALLEY ROAD
UNDERHILL - VERMONT

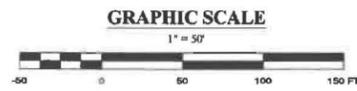
SCALE:	NOTED
DRAWN: JTW	
DESIGN: JTW	
DATE: 5/30/17	
PROJECT: 17-024	
DRAWING: 17024-1	

S1



LOT 2
15.2 AC±
PV270

LEGEND	
	CONTROL POINT (SPIKE IN GROUND)
	BOUNDARY CORNER (OR CALCULATED POINT)
	UTILITY POLE
	DRILLED WELL
	EXISTING CONTOURS
	APPROX. BOUNDARY
	EASEMENT
	BUFFER ZONE
	EDGE OF WETLAND
	WETLAND
	TREE LINE
	STREAM
	WATER LINE
	OH UTILITIES
	UG UTILITIES



NO.	DATE	REVISION	BY

WILLIS DESIGN ASSOC., INC.
P.O. BOX 1001, JERICHO, VERMONT 05465 (802) 858-4228

SITE PLAN
BILL & CARLA RUSSELL
270 PLEASANT VALLEY ROAD
UNDERHILL - VERMONT

DRAWN:	SCALE:
JTW	NOTED
DESIGN:	JTW
DATE:	8/14/19
PROJECT:	17-024
DRAWING:	17024-1

S1

EXHIBIT
L

SYMBOL
NOT TO SCALE

DETAIL 1 TERMINAL FOLD
4" MIN STAPLE, TAMP SOIL FIRMLY, 3" MIN STAPLE, 6"-12" STAPLE, 1" MIN STAPLE DETAIL, JUTE MESH, EXCELSIOR BLANKET EROSION CONTROL MATTING

DETAIL 2 JUNCTION SLOT
12" STAPLES, 6" STAPLES, JUTE MESH, EXCELSIOR BLANKET EROSION CONTROL MATTING

DETAIL 3 ANCHOR SLOT
12" STAPLES, TAMP SOIL FIRMLY, 6"-12" STAPLES, JUTE MESH, EXCELSIOR BLANKET EROSION CONTROL MATTING

DETAIL 4 LAP JOINT
4" MIN STAPLE, JUTE MESH, EXCELSIOR BLANKET EROSION CONTROL MATTING

CONSTRUCTION SPECIFICATIONS

1. APPLY TO SLOPES GREATER THAN 3H:1V OR WHERE NECESSARY TO AID IN ESTABLISHING VEGETATION.
2. APPLY FERTILIZER, LIME SEED PRIOR TO PLACING MATTING.
3. STAPLES ARE TO BE PLACED ALTERNATELY, IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4' X 225' ROLL OF MATERIAL AND 125 STAPLES ARE REQUIRED PER 4' X 150' ROLL OF MATERIAL.
4. DISTURBED AREAS SHALL BE SMOOTHLY GRADED. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
5. ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

ADAPTED FROM DETAILS PROVIDED BY NEW YORK STATE DEC ORIGINALLY DEVELOPED BY USDA-NRCS VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION

ROLLED EROSION CONTROL PRODUCT (RECP) SIDE SLOPE

SYMBOL
NOT TO SCALE

SILT FENCE
WOVEN WIRE FENCE (SEE NOTE #1), SEE NOTE #3 FOR POST SPACING, FILTER CLOTH 16" MIN, EMBED 6" MIN

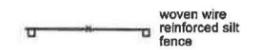
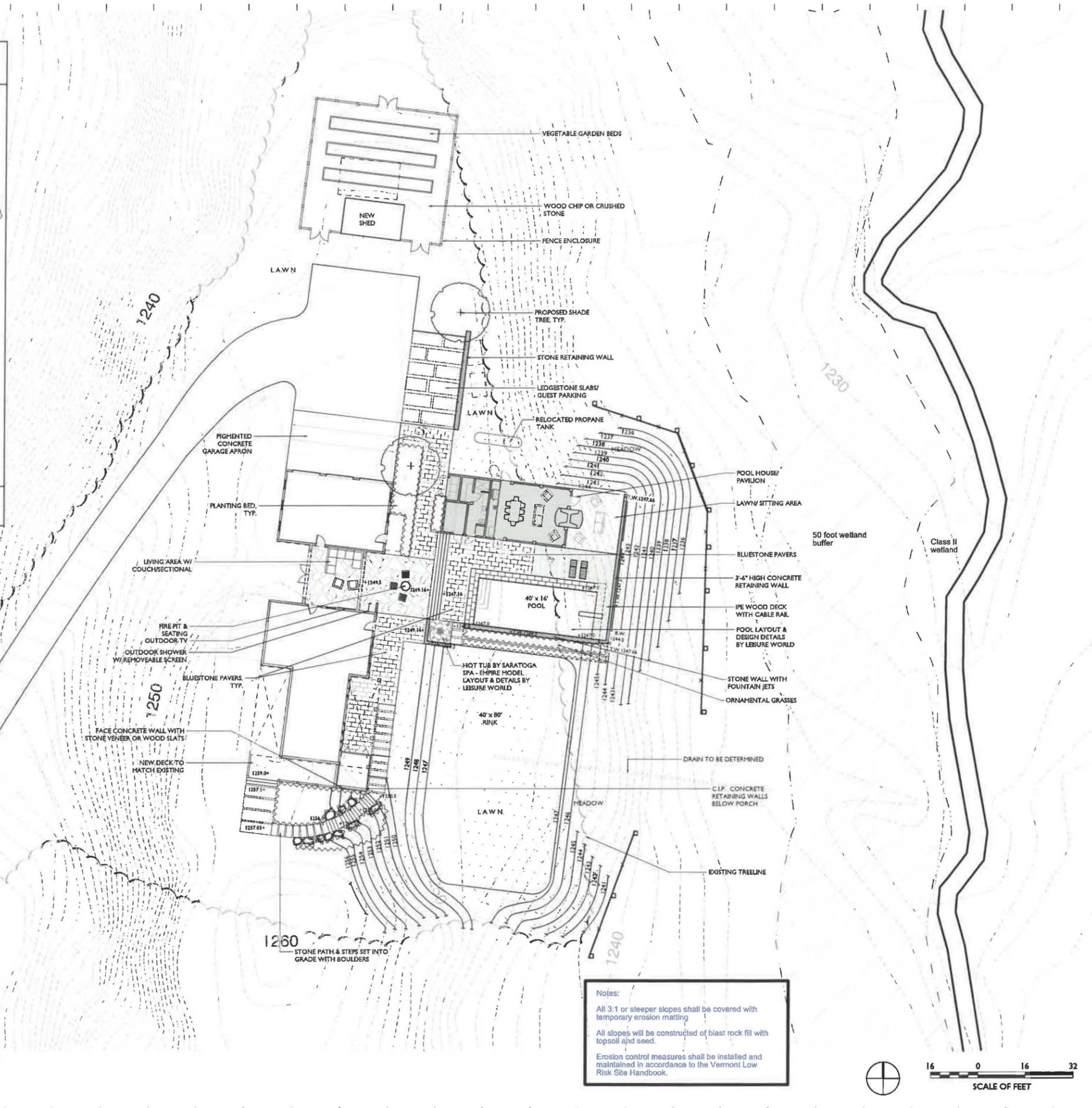
POST DETAIL
EMBED FILTER CLOTH 6" MIN, 4" POST DETAIL

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE REINFORCED FENCE IS REQUIRED WITHIN 100' UPSLOPE OF RECEIVING WATERS WHEN THE PROJECT FALLS UNDER A CONSTRUCTION STORMWATER PERMIT. WOVEN WIRE SHALL BE A MIN. 14 GAUGE WITH A 6" MAX. MESH OPENING.
2. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAF1100X, STABILINKA T140N OR APPROVED EQUIVALENT.
3. POST SPACING FOR WIRE-BACKED FENCE SHALL BE 10' MAXIMUM. FOR FILTER-CLOTH FENCE, WHEN ELONGATION IS >50%, POST SPACING SHALL NOT EXCEED 4' AND WHEN ELONGATION IS <50%, POST SPACING SHALL NOT EXCEED 6'.
4. WOVEN WIRE FENCE IS TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES. FILTER CLOTH IS TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY 6" AND FOLDED.
6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN SEDIMENT REACHES HALF OF FABRIC HEIGHT.

ADAPTED FROM DETAILS PROVIDED BY NEW YORK STATE DEC ORIGINALLY DEVELOPED BY USDA-NRCS VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SILT FENCE



NO.	DESCRIPTION	DATE
	Erosion Control measures added by Briana O. Cronin P.E.	3/27/2019

RUSSELL RESIDENCE

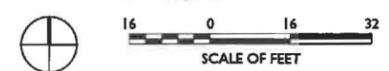
270 PLEASANT VALLEY ROAD
UNDERHILL, VERMONT

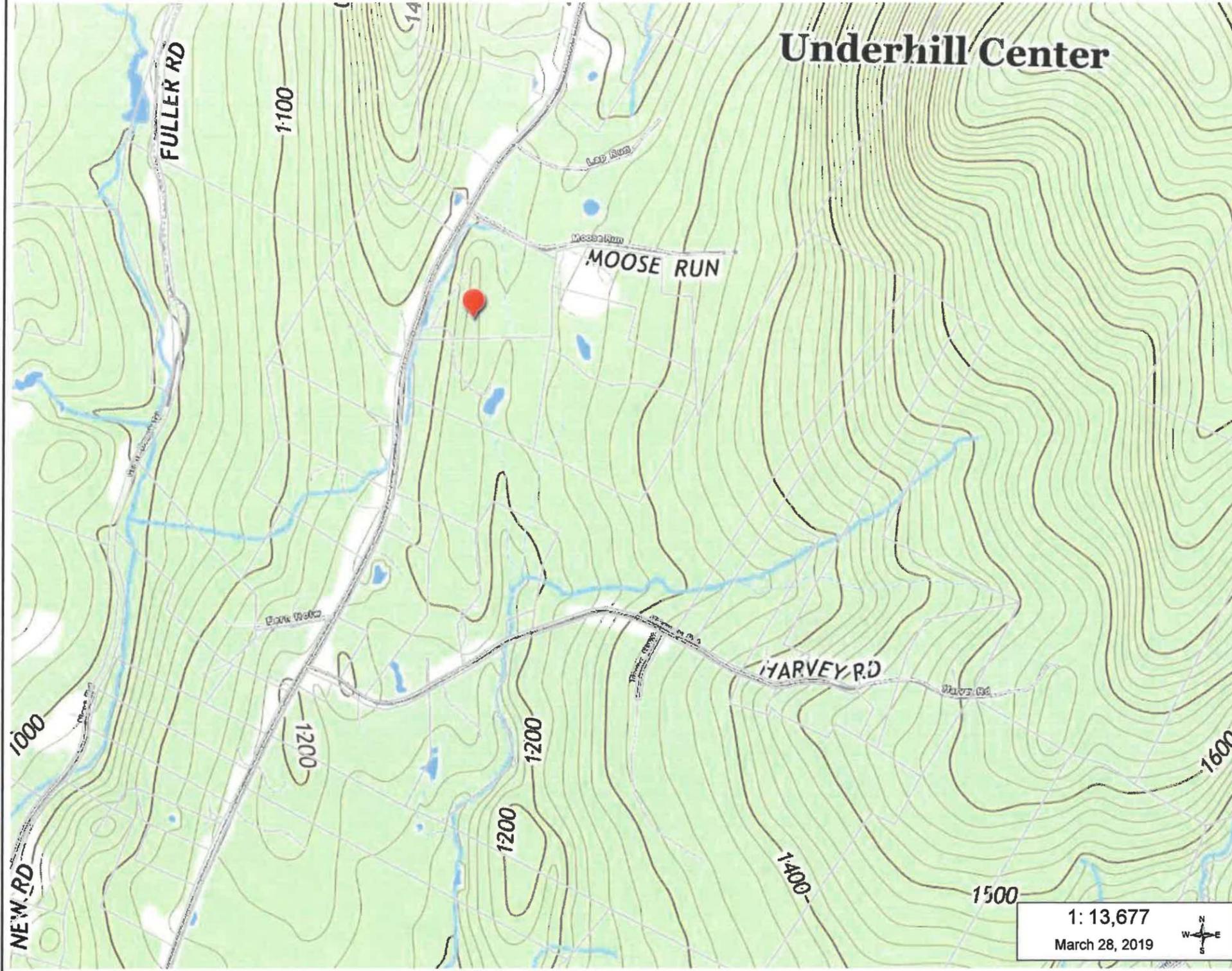
OVERALL MASTER PLAN

JOB NO. 862
SCALE: 1/16" = 1'-0"
DRAWN BY: CO
DATE: 02.28.2019

L100

Notes:
All 3:1 or sleeper slopes shall be covered with temporary erosion matting.
All slopes will be constructed of blast rock fill with topsoil and seed.
Erosion control measures shall be installed and maintained in accordance to the Vermont Low Risk Site Handbook.

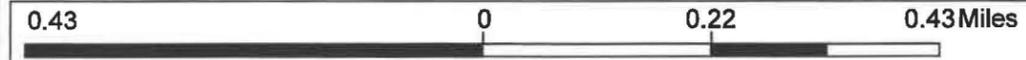




- LEGEND**
- Parcel polygons
 - Parcels (non-standardized)
 - Buildings
 - Airports
 - Rail Lines
 - Town Boundaries
 - County Boundaries
 - Buildings
 - Village Boundaries
 - VT State Boundary



1: 13,677
March 28, 2019



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Center For Geographic Information

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. VCGI 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

This map was created with the VT Interactive Map Viewer.

**RUSSELL
 RESIDENCE**

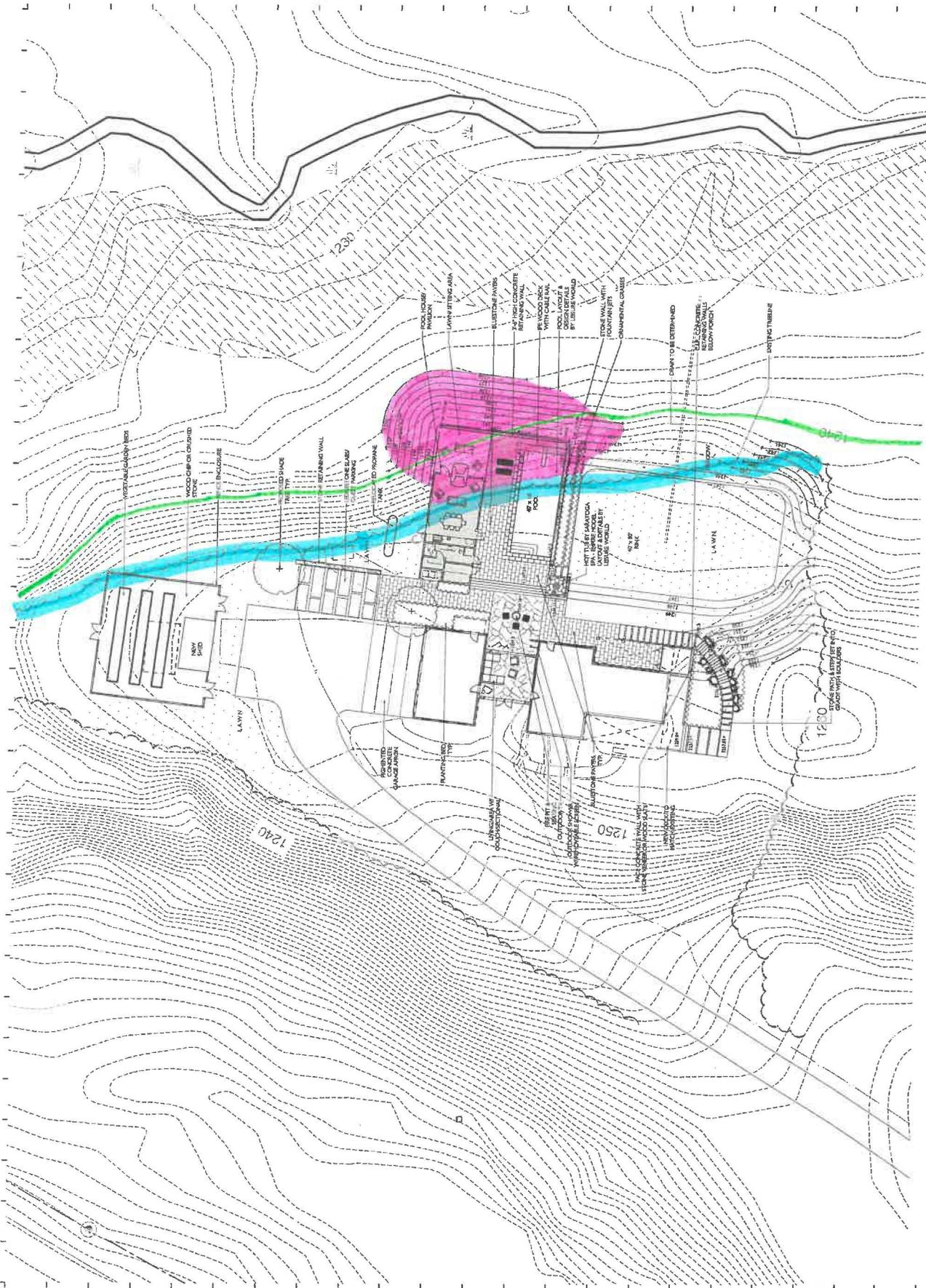
270 PLEASANT VALLEY ROAD
 UNDERHILL, VERMONT

**OVERALL MASTER
 PLAN**

EXHIBIT
 2

NO. AND DATE
 1100 03/23/2019

L100





LEGEND

Ground Water SPA

- Active
- Proposed
- Inactive

**Parcels (standardized)
Parcels (non-standardized)**

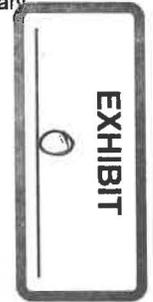
Roads

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

Waterbody

Stream

Town Boundary



1: 3,251
April 3, 2019

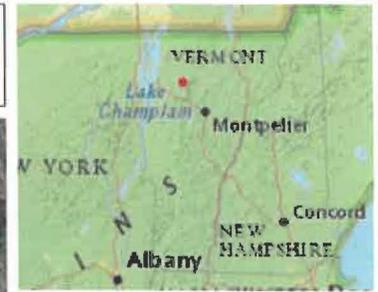
165.0 0 82.00 165.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 271 Ft. 1cm = 33 Meters
© Vermont Agency of Natural Resources 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

EXHIBIT

P

1: 3,251
April 3, 2019

165.0 0 82.00 165.0 Meters

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

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NOTES

Map created using ANR's Natural Resources Atlas



LEGEND

Wetland - VSWI

- Class 1 Wetland
- Class 2 Wetland
- Buffer

Flood Hazard Areas (Only FEMA)

- AE (1-percent annual chance flood)
- A (1-percent annual chance floodpl.)
- AO (1-percent annual chance zone feet)
- 0.2-percent annual chance flood ha

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

EXHIBIT

1: 3,251
April 3, 2019

165.0 0 82.00 165.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 271 Ft. 1cm = 33 Meters
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NOTES

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