

Town of Underhill
Development Review Board Minutes
February 16, 2015

Board Members Present:

Charles Van Winkle
Penny Miller
Jim Gilmartin
Karen McKnight
Matt Chapek
Will Towle

Others Present:

Carolyn Gregson (Abutter- PV099)
John Angelino (Abutter- PV139)
Seth Freidman (Resident- PV144)
Peter Duvall (Resident- PR025)
Jen Desautels (Consultant- Trudell Engineering)

Staff/ Municipal Representatives Present:

Sarah McShane, PZA

6:30 PM- 2/16/2015 DRB Public Hearing

- DRB members convened at Town Hall at 6:30 PM. Chair Van Winkle called the meeting to order at 6:30 PM.
- Chair Van Winkle asked for public comment. Peter Duvall (Resident- 25 Pine Ridge Rd.) commended the posting of DRB packets online for public review.

6:35 PM- (DRB 15-01) Albertini-Sketch Plan Review (109 Pleasant Valley Road)

- Chair Van Winkle began the hearing by explaining the procedure for sketch plan review.
- Jen Desautels introduced herself as a Civil Engineer for Trudell Consulting. She provided an overview of the proposal which includes a 5 lot subdivision of property located at 109 Pleasant Valley Road. She stated that the proposal also includes a boundary line adjustment with the adjacent property owner (PV139) in order to obtain the necessary acreage for 5 lots (25 acres).
- J.Desautels discussed the proposed curb cut on Pleasant Valley Road and the layout of the development road. She stated that she had measured the sight distances and stopping distances for several possible access points. Access to the subdivision opposite of Mountain Road was considered but found to be inadequate for stopping and sight distances. She stated that the preferred and most sensible access point is along the southern boundary line of the property.
- Board member M.Chapek stated that the board typically asks the applicant to provide a conventional subdivision design along with the PRD proposal and indicate why the PRD layout is better for the community.
- Board member W.Towle stated that the applicant should indicate that the proposal could be accomplished conventionally. He also stated that the applicant should consider the board's two previous decisions regarding home businesses on the Angelino property and ensure that the boundary line adjustment will not conflict with any required setbacks.
- Board members discussed the existing trails on the property.
- Board member W.Towle stated that the Board would likely request a traffic study.

- Board member K.McKnight inquired about the amount of site clearing that was proposed for Lot 1. J.Desautels stated that some clearing would be required for the access and development road.
- S.McShane (PZA) provided comments including subsequent application requirements. She stated that the applicant should provide additional information in subsequent applications including density calculations as required by Section 9.5; the location of building envelopes, roads/driveways, site improvements, etc.; draft legal documents for shared maintenance and the utility and access easement over Lot 3; the location of steep slopes, riparian buffers, and mapped floodplains; comments from the fire department, school district, and Conservation Commission; as well as erosion control and stormwater management measures. S.McShane also stated that the project area is within the Source Protection Area and there are specific findings that would need to be included in the decision.
- Carolyn Gregson (Abutter- PV099) stated that she supports the PRD proposal but does not like the location of the proposed road. She stated that she would prefer for the access to be across Mountain Road and for there to be a 4-way stop at the intersection. She also stated there are existing issues with noise and speeding.
- John Angelino (Abutter- PV139) stated that he was also in favor of the project but was concerned with the possible size and placement of building envelopes and residential lighting. He would like to see a vegetative buffer between his property and the building envelopes.
- Seth Friedman (Resident- PV144) stated that he was attending the meeting as a neighbor, not as a member of the Selectboard. He stated that the property has a long history and wondered how the community could be assured that the property won't be used as a gravel pit during subdivision construction.
- Chair Van Winkle stated that the board can require a cut and fill analysis of how much sediment will be removed. He stated that earthwork and erosion control are part of the regular DRB review.
- Peter Duvall (Resident- 25 Pine Ridge Road) stated that the property is a treasured area behind the school and that children often use the property for recreation. He stated that he felt the property would be best used as a park or town forest and that it would be unfortunate to see it subdivided for housing. He also suggested for the access point to be directly across Mountain Road and recommended that a mini roundabout be installed rather than a four way stop. He suggested for the project to include more clustering closer to Pleasant Valley Road in order to reduce the amount of utilities and improvement required and for the rear of the property to be designated open space. He also stated that the applicant should consider attached housing and high efficiency home standards.
- Board members and residents discussed the existing trails and past problems with trail users on private property.
- J.Desautels stated that it is not the applicant's intent to use the property as a gravel pit.
- Board member K.McKnight asked if the houses would impact the scenic corridor of Pleasant Valley Road. J.Desautels stated that the houses on Lots 1 and 2 may be visible but the others will not be in obvious locations.
- Chair Van Winkle asked if the board felt they had enough information.
- Board members agreed that they would like to compare the conventional layout with the proposed PRD layout, as well as see the cut calculations that would be required in order to meet sight distances. The board also recommended that the applicant consider speaking with the Selectboard in regards to the proposed access point and that a future requirement will likely be to address some of the traffic concerns.

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- Board members asked J.Desautels if the applicant had considered reducing the density to 2 or 3 lots in order to meet driveway standards rather than development road standards. J.Desautels will discuss it with the applicants.
- Members agreed to continue the sketch plan meeting after the applicant meets with the Selectboard to discuss proposed access points.
- The meeting concluded at approximately 8:15 PM.

8:15 PM- Old Business

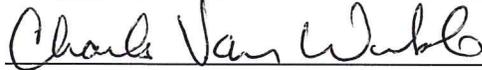
- Board members reviewed the minutes from 1-5-2015. Board member M.Chapek made a motion, seconded by P.Miller to approve the minutes of 1-5-2015 as submitted. The motion passed.
- The next DRB meeting will be Monday March 2nd at 6:30 PM.

Meeting adjourned at 8:30 PM.

Submitted by:
Sarah McShane

These minutes of the 2/16/2015 meeting of the DRB were accepted

This 2 day of MARCH, 2015.



Charles Van Winkle, Chairperson

These minutes are subject to correction by the Underhill Development Review Board. Changes, if any, will be recorded in the minutes of the meeting of the DRB.