

TOWN OF UNDERHILL, VT
Planning & Zoning Administration

P.O. Box 120, Underhill, VT 05489
E-mail: rfifield@underhillvt.gov

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

Supplemental Report

To: DRB, SB, UJFD, UCC
From: Rachel Fifield, Planning & Zoning Administrator
Date: 10/13/2015
Re: Agenda and Information for 10/19/2015

NOTICE OF PUBLIC MEETING

Town of Underhill Development Review Board (DRB)

Monday, October 19, 2015

6:35 PM Public Hearing

Underhill Town Hall, 12 Pleasant Valley Rd. Underhill, VT

The DRB will hold a Preliminary Subdivision Review hearing on the application of Richard Albertini for a proposed 5-lot PRD and boundary line adjustment of property located at 109 Pleasant Valley Road (PV109). This property is located in the Water Conservation and Rural Residential zoning districts. A site visit will be held on the property at 6:00 PM preceding the public hearing. The hearing will be held at Town Hall at 6:35 PM.

Contents of the Supplemental Report (PV109- Albertini):

- a) Copy of the applicant's request for comment from the UJFD (7/30/2015)
- b) A copy of the applicant's request for comment from the MMUSD (7/30/2015)
- c) A copy of the applicant's request for comment from the Underhill Road Foreman (dated 7/30/2015)
- d) A copy of the applicant's request for comment from the Underhill Conservation Commission (7/30/2015)
- e) A copy of the letter from concerned citizen Steve Abair (10/14/2015)
- f) A copy of the preliminary access permit from the Underhill Selectboard
- g) This memo

Clarifying Notes

- In the primary staff report, the “in light of the independent traffic review” refers to questions taken directly from that document.
- The flood hazard concerns are mooted by the proposed location of the building envelopes, which are not in the area.
- The applicants have received a preliminary access permit from the Selectboard, and it is attached here.



July 30, 2015

Underhill-Jericho Fire Department
Harry Schoppmann
Duty Officer
P.O. Box 150
Underhill, Vermont 05489-0150

Subject: *Ability to Serve Letter*
Project # 14-136 Albertini Subdivision

Dear Harry:

On behalf of Richard and Barbara Albertini, Trudell Consulting Engineers, Inc. (TCE) is preparing a preliminary sketch plan application for a proposed residential development on Pleasant Valley Road in Underhill. This project includes the construction of a 5 lot PRD (Planned Residential Development) Subdivision located on Pleasant Valley Road, across from Mountain Road, on an existing 24.64 acre lot. Each lot will include one single family 4 bedroom house.

Pursuant to the Town of Underhill Development Review Board's Criterion #2, we are asking for your review of the property shown on the attached site plan and requesting a letter from your office regarding your ability to service this project.

Please contact me by phone or email (jennifer.desautels@tcevt.com) if you have any questions.

Regards,

A handwritten signature in blue ink that reads "Jennifer A. Desautels". The signature is written in a cursive, flowing style.

Jennifer A. Desautels, P.E.
Project Engineer

Enclosed: Site Plan, C10-01



July 30, 2015

Chittenden East Supervisory Union
John Alberghini
Superintendent
P.O. Box 282
Richmond, Vermont 05477

Subject: *Ability to Serve Letter*
Project # 14-136 Albertini Subdivision

Dear John:

On behalf of Richard and Barbara Albertini, Trudell Consulting Engineers, Inc. (TCE) is preparing a preliminary sketch plan application for a proposed residential development on Pleasant Valley Road in Underhill. This project includes the construction of a 5 lot PRD (Planned Residential Development) Subdivision located on Pleasant Valley Road, across from Mountain Road, on an existing 24.64 acre lot. Each lot will include one single family 4 bedroom house.

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Regards,

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Jennifer A. Desautels, P.E.
Project Engineer

Enclosed: Site Plan, C10-01



July 30, 2015

Town of Underhill
Nate Sullivan
Highway Foreman
P.O. Box 120
Underhill, VT 05489

Subject: *Ability to Serve Letter*
Project # 14-136 Albertini Subdivision

Dear Nate:

On behalf of Richard and Barbara Albertini, Trudell Consulting Engineers, Inc. (TCE) is preparing a preliminary sketch plan application for a proposed residential development on Pleasant Valley Road in Underhill. This project includes the construction of a 5 lot PRD (Planned Residential Development) Subdivision located on Pleasant Valley Road, across from Mountain Road, on an existing 24.64 acre lot. Each lot will include one single family 4 bedroom house.

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Regards,

A handwritten signature in blue ink that reads "Jennifer A. Desautels". The signature is fluid and cursive, with the first name being the most prominent.

Jennifer A. Desautels, P.E.
Project Engineer

Enclosed: Site Plan, C10-01



July 30, 2015

Town of Underhill
Conservation Commission
P.O. Box 120
Underhill, VT 05489

Subject: *Impact Letter*
Project # 14-136 Albertini Subdivision

To whom it may concern:

On behalf of Richard and Barbara Albertini, TruDELL Consulting Engineers, Inc. (TCE) is preparing a sketch plan application for a proposed residential development on Pleasant Valley Road in Underhill. This project includes the construction of a 5 lot PRD (Planned Residential Development) Subdivision located on Pleasant Valley Road, across from Mountain Road, on an existing 24.64 acre lot. Each lot will include one single family 4 bedroom house.

Pursuant to the Town of Underhill Development Review Board's Criterion #2, we are asking for your review of the property shown on the attached site plan.

Please contact me by phone or email (jennifer.desautels@tcevt.com) if you have any questions.

Regards,

A handwritten signature in blue ink that reads "Jennifer A. Desautels". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Jennifer A. Desautels, P.E.
Project Engineer

Enclosed: Site Plan, C10-01

Rachel Fifield

From: Steve Abair <sabair@nas-hvac.com>
Sent: Wednesday, October 14, 2015 11:08 AM
To: Rachel Fifield
Subject: Re: Albertini Preliminary Hearing

RACHEL THANKS FOR THE HEADS UP. I WILL BE OUT OF TOWN THAT DAY SO I CAN'T MAKE THE MEETING. I JUST WANT TO EXPRESS MY CONCERN THAT THE TOWN WOULD EVEN CONSIDER SUCH A DANGEROUS PROPOSAL. I HAVE NO PROBLEM WITH THE DEVELOPMENT BUT THE LOCATION OF THE CURB CUT IS ABSOLUTELY LUDICROUS. WE'VE LIVED ON MOUNTAIN ROAD SINCE 1984 AND HAVE SEEN OR HEARD OF SEVERAL ACCIDENTS ON THE SECTION OF ROAD FROM NEW ROAD TO PAST CAROLYN GREGSON'S RESIDENCE. JUST A FEW YEARS AGO WE SPENT HOW MUCH TO STRAIGHTEN AND LEVEL THE ROAD TO IMPROVE THE SITUATION SOMEWHAT. NOW AFTER WAITING ALL THE YEARS AND SPENDING THE MONEY TO DO THAT ITS GOING TO BE ALL FOR NOTHING. THERE'S NO WAY THAT CURB CUT IS GOING TO BE SAFE. THE LINE OF SITE EVEN WITH PROPOSED IMPROVEMENTS IS NOT GOING TO SLOW PEOPLE DOWN. THE SPEED LIMIT WAS ALSO REDUCED IN THAT AREA FOR OBVIOUS REASONS AND

THIS CURB CUT IS RIGHT IN THE CENTER OF THE DANGEROUS CURVE. MOST BICYCLE RIDER COMING DOWN THE VALLEY ROAD ARE GOING FASTER THAN THE POSTED SPEED LIMIT TO SAY NOTHING ABOUT VEHICLES. IT SEEMED TO ME THE MAJORITY OF THE PEOPLE THAT ATTENDED THE LAST MEETING WERE AGAINST IT AND THE PEOPLE ON THE BOARD SEEMED ONLY INTERESTED IN WHAT A WELL PAID ENGINEERING FIRM IS GOING TO PROMISE AND THEN CARE LESS WHEN THE PROPOSAL GOES THROUGH. LISTEN TO THE RESIDENTS THE PEOPLE THAT TRAVEL THAT SECTION, LISTEN TO THE ROAD CREW THAT TRAVELS THAT SECTION IN THE WINTER WITH A FULL LOAD OF SAND OR SALT AND THEY WILL TELL YOU HOW DANGEROUS IT IS. HAS ANYONE FROM THESE TOWN BOARDS SAT IN THE SLIDING HILL PARKING LOT ON A HOT SUMMER WEEKEND AND WATCHED THE MOTORCYCLES GO AROUND THAT CURVE? YOU CAN DO ALL THE STUDIES AND SURVEYS YOU WANT BUT ARE YOU BEING REALISTIC,. PLEASE

TOWN OF UNDERHILL

P.O. Box 120
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Phone: (802) 899-4434

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PRELIMINARY ACCESS PERMIT APPLICATION

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

ZONING DISTRICT(S):

PROPERTY CODE: PV109

FEES: \$50+ recording fees

UFVC
 Rural Residential
 Water Conservation
 Scenic Preservation
 Soil & Water Conservation

NAME: <u>Richard & Barbara Albertini and Albertini Revocable Trust</u>	PROPERTY LOCATION: <u>Pleasant Valley Rd.</u>
MAILING ADDRESS: <u>P.O. Box 168 Underhill, VT 05490</u>	ACREAGE: <u>24.64 +/- ac.</u>
PHONE: <u>(802) 899-4294</u>	E-MAIL: <u>jj.albertini@suddenlink.net</u>
CONSULTANT(S): <u>Trudell Consulting Engineers Jennifer Desautels, P.E.</u>	CONSULTANT CONTACT INFORMATION: <u>478 Blair Park Rd, Williston, VT 05495 jern-desautels@tcevt.com</u>
PLAN REQUIREMENTS (Attach plan to application) All driveways and private roads must conform to the standards in the Underhill Road Policy. Waiver requests must be submitted at time of application. The plan must include accurate measurements of the following requirements:	
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Proposed access on public or private road <input checked="" type="checkbox"/> Property boundaries with measurements to proposed curb cut <input checked="" type="checkbox"/> Landmarks sufficient to determine access point and path of traveled way <input checked="" type="checkbox"/> Distance from all waterways <input checked="" type="checkbox"/> All easements, covenants, and abutting property owners 	
APPLICANT SIGNATURE: <u><i>John Albertini</i></u>	DATE: <u>3-11-15</u>

Received by Sarah McShane, PZA FOR OFFICE USE ONLY Date 3-19-2015

Road Foreman Inspection
 Site Plan Date: _____ Road Classification (if applicable): II
 Speed Limit/Average Running Speed (if applicable): 30 MPH
 Sight Distances: Left No Right IAW local ordinance and condition 5b
 Culvert Required? No 18" x 75"
 Comments, Restrictions, Conditions: _____

Conditions per attached

To be reviewed by the Selectboard (Date): May 12, 2015

3-19-2015

Need to invoice applicant for Access fee (\$50) and recording (\$10-per page)