



# APPLICATION OVERVIEW

## SITE PLAN REVIEW (§ 5.3)

<b>DRB DOCKET #:</b>	DRB-20-07
<b>APPLICANT(S):</b>	Ross Brewer
<b>CONSULTANT(S):</b>	Jay Meadows, Exemplars Peter Mazurak, TCE Engineering Scott Pike, Larson Construction
<b>PROPERTY ADDRESS (PARCEL ID CODE):</b>	413 Vermont Route 15 (VT413)
<b>ZONING DISTRICT(S):</b>	Underhill Flats Village Center District
<b>INITIAL FILING DATE:</b>	Monday, June 15, 2020
<b>APPLICATION COMPLETION DATE:</b>	Monday, June 15, 2020
<b>SCHEDULED HEARING DATE:</b>	July 20, 2020

<b>PROJECT DESCRIPTION:</b>	The Applicants are seeking approval to construct an office building mostly within the previous nonconforming structure's footprint.
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<b>MOST RELEVANT ULUDR SECTIONS:</b>	§ 5.3 (Site Plan Review)
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<b>REASON FOR SITE PLAN REVIEW:</b>	<ul style="list-style-type: none"> <li>• The construction of an office building is a permitted use requiring site plan review (Table 2.2.B.14).</li> <li>• Since the Applicant is seeking to largely place the new structure in the previous nonconforming structure's footprint, a dimensional waiver is not required since the degree of nonconformance is not being increased (see § 3.9).</li> <li>• The Applicant is seeking to construct the building within two years from when the notable damage was discovered (see § 3.1).</li> </ul>
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<b>APPLICABILITY OF ROAD ORDINANCE:</b>	The 2015 Road Ordinance, as amended December 18, 2018 <b>APPLIES</b> .
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<b>STATE PERMIT INFORMATION:</b>	<ul style="list-style-type: none"> <li>• A Wastewater System &amp; Potable Water Supply Permit is required.</li> <li>• An AOT Access Permit is required.</li> <li>• A State Wetlands Permit <b>MAY</b> be required.</li> </ul>
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<b>COMMENTS/NOTABLE ISSUES:</b>	<ul style="list-style-type: none"> <li>• The Board should evaluate the proposed parking lot as it relates to the Road Ordinance and setback requirements.</li> <li>• The Board should obtain clarity relating to the State permits.</li> </ul>
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