

**APPLICATION OVERVIEW**  
**PRELIMINARY SUBDIVISION REVIEW (§ 7.5)**  
**& FINAL SUBDIVISION REVIEW (§ 7.6)**

<b>DRB DOCKET #:</b>	DRB-19-10
<b>APPLICANT(S):</b>	Marty Baslow
<b>CONSULTANT(S):</b>	Richard F. Hamlin (Designer/Engineer) Michael M. Magoon (Surveyor)
<b>PROPERTY ADDRESS (PARCEL ID CODE):</b>	37 Warner Creek (WC037)
<b>ZONING DISTRICT(S):</b>	Rural Residential District Soil & Water Conservation District
<b>INITIAL FILING DATE:</b>	Thursday, August 20, 2020
<b>APPLICATION COMPLETION DATE:</b>	Wednesday, September 2, 2020
<b>SCHEDULED MEETING DATE:</b>	Monday, September 21, 2020
<b>PROJECT DESCRIPTION:</b>	The Applicant is seeking a 2-lot subdivision of land at 37 Warner Creek (WC037).
<b>MOST RELEVANT ULUDR SECTIONS:</b>	§ 3.2 (Access); § 3.7 (Lot, Yard & Setback Requirements); § 7.5 (Preliminary Subdivision Review); and § 7.6 (Final Subdivision Review); Appendix A – Road, Driveway & Trail Ordinance.
<b>REASON FOR CONDITIONAL USE REVIEW:</b>	Proposed subdivisions are required to be reviewed by the Development Review Board per Article VII. The Preliminary & Final Subdivision Review Hearing is meant to be a formal process to review the proposed project while providing the opportunity for public comment.
<b>APPLICABILITY OF ROAD ORDINANCE:</b>	The 2015 Road Ordinance, as amended thru December 18, 2018 applies.
<b>STATE PERMIT INFORMATION:</b>	<ul style="list-style-type: none"> <li>• Wastewater Permit #: WW-4-5450</li> <li>• AOT Permit could potentially be required.</li> </ul>
<b>COMMENTS/NOTABLE ISSUES:</b>	<ul style="list-style-type: none"> <li>• The proposed subdivision will result in irregular lots.</li> <li>• Information relating to the Warner Creek Extension and Baslow Lane (should it exist) Homeowners' Association and Road Maintenance Agreement should be inquired about.</li> <li>• More information relating to the driveway designs is required prior to approving the access permit.</li> <li>• More information relating to steep slopes may be required.</li> <li>• More information relating to stormwater &amp; erosion control may be required.</li> </ul>



# TOWN OF UNDERHILL

## Development Review Board

MARTY BASLOW

PRELIMINARY & FINAL SUBDIVISION REVIEW

Docket #: DRB-19-10

---

**Applicant(s):** Marty Baslow  
**Consultant(s):** Donald L. Hamlin Consulting Engineers, Inc.  
**Property Location:** 37 Warner Creek, Underhill, VT 05489 (WC037)  
**Acreage:** ±30.61 Acres  
**Zoning District(s):** Rural Residential and Soil & Water Conservation

---

**Project Proposal:** Preliminary & Final Subdivision Review of Marty Baslow for a proposed 2-Lot subdivision of property located at the aforementioned address.

---

### 2020 UNDERHILL UNIFIED LAND USE & DEVELOPMENT REGULATIONS RELEVANT REGULATIONS:

- Article II, Table 2.4 – Rural Residential (pg. 15)
- Article II, Table 2.7 – Soil & Water Conservation District (pg. 24)
- Article III, Section 3.2 – Access (pg. 30)
- Article III, Section 3.7 – Lot, Yard & Setback Requirements (pg. 36)
- Article III, Section 3.8 – Nonconforming Lots (pg. 37)
- Article III, Section 3.13 – Parking, Loading & Service Areas (pg. 42)
- Article III, Section 3.17 – Source Protection Areas (pg. 53)
- Article III, Section 3.18 – Steep Slopes (pg. 55)
- Article III, Section 3.19 – Surface Waters & Wetlands (pg. 62)
- Article III, Section 3.23 – Water Supply & Wastewater Systems (pg. 66)
- Article VI – Flood Hazard Area Review (pg. 125)
- Article VII, Section 7.2 – Applicability (pg. 137)
- Article VII, Section 7.3 – Sketch Plan Review (pg. 139)
- Article VII, Section 7.5 – Preliminary Subdivision Review (pg. 142)
- Article VII, Section 7.6 – Final Subdivision Review (pg. 144)
- Article VIII – Subdivision Standards (pg. 148)
- Appendix A – Underhill Road, Driveway & Trail Ordinance

---

### CONTENTS:

Preliminary & Final Subdivision Review Exhibits

- a. Exhibit A - Baslow Preliminary & Final Subdivision Review Staff Report
- b. Exhibit B - WC037 Preliminary & Final Subdivision Review Hearing Procedures

- c. Exhibit C - Application for Subdivision
- d. Exhibit D - Access Permit Application (A-20-04)
- e. Exhibit E - Project Narrative
- f. Exhibit F - BFP Notice
- g. Exhibit G - WC037 Certificate of Service
- h. Exhibit H - Baslow Sketch Plan Review Letter
- i. Exhibit I - Draft Lot 5A Deed
- j. Exhibit J - Subdivision Plan
- k. Exhibit K - Overall Site Plan
- l. Exhibit L - Lot 5A Site Plan
- m. Exhibit M - Lot 5B Site Plan
- n. Exhibit N - Lot 5A Wastewater Design
- o. Exhibit O - Lot 5B Wastewater Design
- p. Exhibit P - Lot 5B Driveway Profile

Relevant Sketch Plan Review Exhibits – None

---

## COMMENTS/QUESTIONS

1. **TABLE 2.7 – SOIL & WATER CONSERVATION:** The parent lot, addressed as 37 Warner Creek (WC037), includes land across Vermont Route 15, which is located in both the Rural Residential and Soil & Water Conservation zoning districts; however, is potentially considered its own lot since the parent lot is bisected by Vermont Route 15 – a public highway.
2. **SECTION 3.2 – ACCESS:** The Applicant should confer with the Agency of Transportation to determine if any State permitting is required.
3. **SECTION 3.7 – LOT, YARD & SETBACK REQUIREMENTS:** Depending how the Board applies the frontage standards, frontage may or may not be an issue, as a large portion of the frontage for Lot 5B could potentially be considered measured along a shared driveway, and not a development road.
4. **SECTION 3.18 – STEEP SLOPES:**
  - a. While the proposed dwelling site on Lot 5B is not in very steep slopes, the Board should ascertain if the site contains steep slopes (15%-25%). If so, the Board should determine whether to perform a more detailed analysis at this time under this Section, or defer that review to a later time when a more formal proposal is envisioned.
  - b. The Applicant should be prepared to discuss the driveway as it relates to this section, especially in regards to drainage and stormwater runoff.
5. **SECTION 7.3 – SKETCH PLAN REVIEW:**
  - a. The Applicant should elaborate how Lot 5B integrates with the Baslow Lane road maintenance agreement and/or homeowners’ association, should they exist. *(Also relevant to Section 8.8 Legal Requirements)*
  - b. The Applicant has not submitted the relevant documentation pertaining to the Warner Creek Extension Homeowners Association and Road Maintenance Agreement and how the creation of a new lot affects that Association. *(Also relevant to Section 8.8 Legal Requirements)*

- c. The Applicant has failed to depict the turnaround area at the terminus of the driveway for Lot 5B; the turnaround relating to the driveway on Lot 5A does not meet the dimensional requirements of 12.5 ft. x 37.5 ft. as measured from edge of the driveway to ensure the proper length to facilitate the turnaround of emergency services. *(Also relevant to Appendix A – Road & Driveway Standards, Section 4.C.12.c)*
  - d. The Applicant should confirm the turning radii is satisfactory to the Underhill-Jericho Fire Department.
  - e. The Applicant should be prepared to discuss the width requirements relating to the driveways, Baslow Lane and the southern branch of Warner Creek Extension. *(Also relevant to Appendix A – Road & Driveway Standards, Section 5.A; see Below)*
    - i. The Applicant failed to submit engineering depicting the south branch of Warner Creek Extension, which would either illustrate conformance with the current Road Ordinance or illustrate the necessary modifications with the current Road Ordinance.
  - f. While the Applicant has depicted building envelopes for both lots, they include areas identified as constraints (e.g. wetlands, surface waters and very steep slopes). *(Also relevant to Section 8.2.G – Building Envelopes)*
6. **SECTION 8.2.C – EXISTING SITE CONDITIONS:**
- a. The Applicant should be prepared to discuss the impacts relating to the natural topography and resulting drainage patterns (§ 8.2.C.1).
  - b. In regards to natural vegetative cover, the Applicant should confirm that there will not be excessive clear-cutting (§ 8.2.C.4).
7. **SECTION 8.2.F – LAYOUT:** The proposed subdivision will result in irregular-shape lots, especially Lot 5B, which will contain a jog to accommodate the wastewater system; the Board should explore with the Applicant if there are any alternative layouts that would minimize the irregular-ness of Lot 5B.
8. **SECTION 8.2.I – LANDSCAPING & SCREENING:** Regarding Lot 5A, should the proposed location of the dwelling be in the area as depicted, maintaining a screening buffer between the proposed lot and 24 Warner Creek (WC024) may be challenging, if not impractical.
9. **SECTION 8.5 – STORMWATER MANAGEMENT & EROSION CONTROL:** The Board should consider requiring additional information relating to stormwater management and erosion control impact regarding the driveway and proposed dwelling unit on Lot 5A and the driveway on Lot 5B.
10. **APPENDIX A – ROAD & DRIVEWAYS STANDARDS, SECTION 4.C.1 – GRADES:** The submitted driveway profile does not illustrate the final grade of the driveway, but rather a 10% grade reference line, which grades should not exceed. Should the driveway contain the same profile as what is currently existing, the driveway will more than certainly exceed a 10% grade in some areas.
11. **APPENDIX A – ROAD & DRIVEWAYS STANDARDS, SECTION 4.C.2 – TOPOGRAPHY:** Further confirmation of the degree of slopes impacted (similar to the analysis in Exhibit M) may be required by the Board to make a more informative decision.
12. **APPENDIX A – ROAD & DRIVEWAYS STANDARDS, SECTION 4.C.6 – DRAINAGE:** The Applicant should provide more information relating to drainage (especially since drainage was an issued relating to an appeal in 2017 (DRB-17-01)) for both lots during the hearing, and if necessary, the Board should consider requesting additional information.

13. **APPENDIX A – ROAD & DRIVEWAYS STANDARDS, SECTION 4.C.9 – CULVERTS:** The Applicant has not provided any information relating to culverts, which may be required depending on the additional information relating to drainage patterns.
14. **APPENDIX A – ROAD & DRIVEWAYS STANDARDS, SECTION 5.A.3 – WIDTHS:** *See this section below regarding road width requirements.* The Applicant should consider providing additional plans depicting the existing conditions of the identified widths, as well as any proposed modifications.

---

## RECOMMENDATIONS

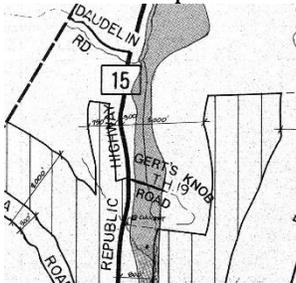
- Staff Recommends that the Board pursue some of the outstanding issues relating to the Warner Creek Extension Homeowners' Association, road maintenance agreement for both lots (assuming there is one for Baslow Lane), and driveway designs for both lots noted throughout this Staff Report (§ 7.6 – *Final Subdivision Review*).
-

# STAFF FINDINGS OF RELEVANT SECTIONS

## ARTICLE II – ZONING DISTRICTS

Zoning Districts	
<span style="color: red;">■</span>	Underhill Flats Village Center (1.0 Acre)
<span style="color: green;">■</span>	Underhill Center Village (1.5 Acres)
<span style="color: yellow;">■</span>	Rural Residential (3 Acres)
<span style="color: blue;">■</span>	Water Conservation (5.0 Acres)
<span style="color: purple;">■</span>	Scenic Preservation (10 Acres)
<span style="color: brown;">■</span>	Soil and Water Conservation (15 Acres)

Official Zoning Map Excerpt



	Rural Residential	Soil & Water Conservation	Proposed Lot 5A	Proposed Lot 5B
<b>Lot Size:</b>	3.0 Acres	15.0 Acres	±17.77 Acres.	±12.86 Acres
<b>Frontage:</b>	250 ft.	400 ft.	±469 ft. (via Warner Creek)	±878 ft. (via Baslow Lane)
<b>Setbacks:</b>				
• Front	30 ft.	30 ft.	±43 ft. (North)	±576 ft. (South)
• Side 1	50 ft.	75 ft.	±233 ft. (West)	±356 ft. (West)
• Side 2	50 ft.	75 ft.	±185 ft. (East)	±175 ft. (East)
• Rear	50 ft.	75 ft.	±162 ft. (South)	±120 ft. (North)
<b>Max. Building Coverage:</b>	25%	7%	Presumably Met	Presumably Met
<b>Max. Lot Coverage:</b>	50%	10%	Presumably Met	Presumably Met
<b>Maximum Height:</b>	35 ft.	35 ft.	TBD	TBD

TABLE 2.4 – RURAL RESIDENTIAL

**Purpose Statement:** Accommodate medium density development on land that has access to public roads where traditional development has taken place, where soil cover is thicker than on the hillside. The Rural Residential district allows for the continuation of existing commercial, residential, and public uses and to encourage future development, particularly along Route 15, Poker Hill Road and Irish Settlement Road that is compatible with these historic uses.

- The proposed project involves the subdivision of a ±30.63 Acre parcel of land into two lots: Lot 5A (±17.77 Acres) and Lot 5B (±12.86 Acres).
- Lot 5B will be accessed via Baslow Lane, a private road, which connects to Gert's Knob, a Class III Town Highway, that connects to Vermont Route 15, a State Highway.
  - There are currently 3 residences being served by Baslow Lane
  - The proposed lot will allow for a fourth residence, which will be the second curb cut on the private road (see Page 7 of this Staff Report).
- Lot 5A will be accessed via Warner Creek Extension, a private road, which connects to Vermont Route 15, a State Highway.
  - There are currently 4 residences being served by Warner Creek Extension; however, there are only two residences being served by the southern branch of the extension.
  - The proposed lot will allow for a third residence, which will be the last curb cut on that branch of the extension (see Page 7 of this Staff Report).
- Lot 5A is anticipated to contain a single-family dwelling, while Lot 5B is not expected to contain anything in the immediate future, but is designed for a residence (assumedly a single-family dwelling).

**TABLE 2.7 – SOIL & WATER CONSERVATION**

**PG. 24**

**Purpose Statement:** The Soil and Water Conservation District includes significant headwater and aquifer recharge areas, unique and fragile natural areas, critical wildlife habitat and mountainsides and ridges characterized by steep slopes and shallow soils. The purpose of this district is to protect Underhill's more remote and inaccessible forested upland areas from fragmentation, development, and undue environmental disturbance, while allowing for the continuation of traditional uses such as forestry, outdoor recreation, and compatible development.

- While the digital zoning map (see Page 5 of this Staff Report) depicts areas of the Soil & Water Conservation District on the proposed Lot 5B, the Applicant has submitted supporting documentation depicting that the proposed Lot is entirely within the Rural Residential District, and therefore, the standards relating to the Soil & Water Conservation District do not apply.
  - *Note: The official zoning map is the hand drawn 1985 map (see Page 5 of this Staff Report), and therefore, is the controlling document when applying the zoning district boundaries.*
- The parent lot, addressed as 37 Warner Creek (WC037) includes land across Vermont Route 15; this land is located in both the Rural Residential and Soil & Water Conservation zoning districts; however, is potentially considered its own lot since Vermont Route 15 bisect the property.

---

**ARTICLE III – GENERAL REGULATIONS**

---

**SECTION 3.2 – ACCESS**

**PG. 30**

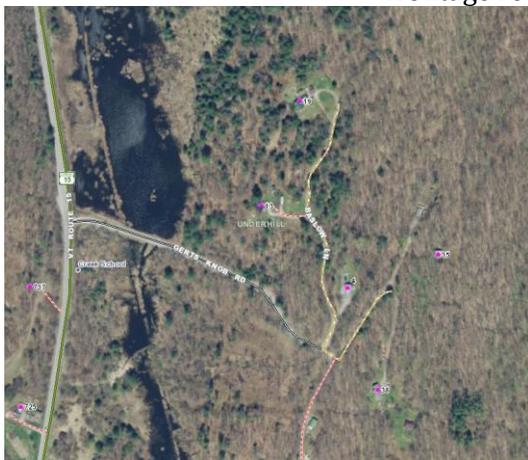
- The Applicant should confer with the Agency of Transportation to determine if any State permitting is required.
- The Applicant has submitted an access permit application (see Exhibit D), which approval will permit access for Lot 5A from Warner Creek Extension and access for Lot 5B from Baslow Lane.
  - Both lots will access private development roads (§3.2.B.2) via shared driveways (§ 3.2.B.6) rather than directly accessing a public Town or State highway.
- The proposed driveways serving Lots 5A & 5B satisfies the 12 ft. property line setback, noting that the proposed setback of the driveway serving Lot 5B is exactly 12 ft.
- The Selectboard has delegated authority to approve access permits to the Development Review Board when reviewing applications involving access-related components.

- For further review, see review relating to *Appendix A – Road, Driveway and Trail Ordinance*.

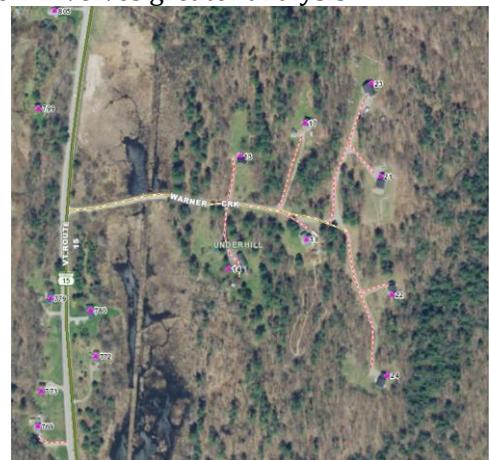
**SECTION 3.7 – LOT, YARD & SETBACK REQUIREMENTS**

**PG. 36**

- One principal use/structure is anticipated for each lot – single-family dwellings.
  - While Lot 5B is not anticipated to be developed in the near future, it is designed to support a residence (assumedly a single-family dwelling).
  - Though for representation purposes only, the proposed structures depicted on the plans satisfy the Rural Residential District’s dimensional standards.
  - The Applicant has depicted building envelopes illustrating the ability to satisfy the district’s dimensional standards.
- Both lots satisfy the minimum three (3) acre requirement (see Chart on Page 5 of this Staff Report).
- Lot 5A has ±469 ft. of frontage facing Warner Creek Extension to the North, thus satisfying the frontage requirement of the Rural Residential District – ±250 ft.
- Lot 5B has ±878 ft. of frontage along Baslow Lane (as identified by the E911 Website); however, Baslow Lane, the development road would technically ends after the driveway to the first residence – 4 Baslow Lane, which would be approximately 120 feet of frontage.
  - Depending how the Board applies the frontage standards, frontage may or may not be an issue, as a large portion of the frontage for Lot 5B could potentially be considered measured along a shared driveway and not along a development road.
    - If the Board interprets frontage along the entire right-of-way, the subject property has ±878 ft. of frontage, satisfying the requirement of 250 ft. for the Rural Residential District.
    - If the Board interprets frontage along only the portion of Baslow Lane from Gerts Knob to 4 Baslow Lane, the subject property will fail to satisfy the 250 ft. requirement, as the lot will only contain ±120 ft. of frontage.
      - Should the Board adopt this interpretation, and Lot 5B fails to satisfy the frontage requirement; the lack of frontage is largely attributed to the odd shape configuration of the property from previous subdivisions (Potvin rationale).
      - Lot frontage can be waived in accordance with §§ 3.7.F.3.a and 8.6.A.2.a if the lot is accessed by a shared driveway – in this case, while the road is identified as Baslow Lane, the shared driveway would commence after the driveway for 4 Baslow Lane.
      - This Staff report will review the application as if it fails to satisfy the frontage requirement since that review involves greater analysis.



-Baslow Lane-



-Warner Creek-

### SECTION 3.8 – NONCONFORMING LOTS

PG. 37

- In the event that the Board finds that Lot 5B does not satisfy the frontage requirements, then the lot will be considered nonconforming, and therefore, fails to meet the dimensional standards of the Rural Residential District.
  - Frontage may be waived in accordance with §§ 3.7.F.3.a and 8.6.A.2.a.
- If the Board disagrees with Staff’s analysis and finds the Lot to be nonconforming, the Board shall **NOT** grant approval of a nonconforming lot unless the lot is part a of Planned Residential Development (Article IX).

### SECTION 3.13 – PARKING, LOADING & SERVICE AREAS

PG. 42

- Lot 5A is anticipated to contain a single-family dwelling, and is likely to satisfy the parking requirement – 2 parking spaces per dwelling.
  - Parking is typically confirmed during the zoning permit application review process.
- Lot 5B is not anticipated to be developed at this time; however, is designed to contain a residence (assumedly a single-family dwelling), which would also be required to contain 2 parking spaces per dwelling.
  - Parking is typically confirmed during the zoning permit application review process.

### SECTION 3.17 – SOURCE PROTECTION AREAS

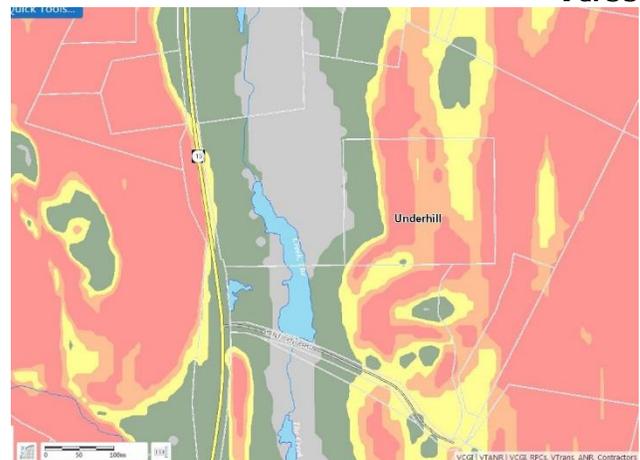
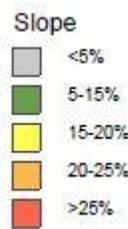
PG. 53

- The subject lot is not located within a Groundwater Source Protection Area, nor is the lot in the vicinity of a public water source.

### SECTION 3.18 – STEEP SLOPES

PG. 55

- Areas of steep slopes (15-25%) are present on the existing lot (see directly to the right).
- Based on the site plan relating to Lot 5A (see Exhibit L), in relation to the ANR Atlas Steep Slopes map (directly to the right), the site for the single-family dwelling (though for representation purposes) appears to be situated in an area that is less than 15%.
- The proposed site plan relating to Lot 5B (see Exhibit M), depicts areas of very steep slopes (>25%); however, the proposed single-family dwelling is not located in one of these areas.
  - While the proposed dwelling site is not in very steep slopes, the Board should ask the Applicant if the site contains steep slopes (15%-25%). If so, then the Board should determine whether to perform a more detailed analysis at this time



- The driveway serving Lot 5A does not appear to impact steep slopes (15%-25%) or very steep slopes (>25%), and should be verify during the site visit on September 19, 2020.
- The driveway serving Lot 5B, which will utilize an existing wood’s road, appears to impact steep slopes and very steep slopes.
  - The Applicant has provided a driveway profile (see Exhibit P); however, the Site plan does not depict a final grade of the driveway.

under this Section, or defer that review to a later time when a more formal proposal is envisioned.

- The Applicant should be prepared to discuss the driveway as it relates to this Section (§ 3.18), especially in regards to drainage and stormwater runoff (see Veve d/b/a application for similar review).

**SECTION 3.19 – SURFACE WATERS & WETLANDS**

**PG. 62**

- The Creek bisects the western portion of the subject property in a south to north direction. Since the waterbody is a named surface water with an associated floodplain, there is a 100 ft. setback requirement.
  - The proposed house location for Lot B, while depicted for representation purposes, is ±762 ft. to the east, satisfying the 100 ft. setback requirement (see Exhibits K & L and directly to the right).
  - Lot 5B will not contain any surface waters (see Exhibits K & M).
- Lot 5A will contain a Class II Wetland, which encompasses the Creek, and also bisects the property (the subject property) in a south to north direction.
- Class II Wetlands have a 50 ft. setback requirement.
  - The proposed house location for Lot 5A, while depicted for representation purposes is ±726 ft. to the east, satisfying the 50 ft. setback requirement (see Exhibits K & L).
  - Lot 5B will not contain any wetlands, as depicted on the submitted site plans (see Exhibits K & M).



**SECTION 3.23 – WATER SUPPLY & WASTEWATER SYSTEMS**

**PG. 66**

- Based on the ANR Website, the Applicant appears to have submitted an application for a Wastewater System & Potable Water Supply Permit Application (WW-4-5450), but at this time, a permit has not been issued.
- The Applicant has submitted wastewater water and potable water supply design plans:
  - Lot 5A will contain a drilled well and an inground wastewater system for a four-bedroom single-family dwelling.
  - Lot 5B will contain a drilled well and at-grade wastewater system for a two-bedroom camp/residence (assuming residence could be a single-family dwelling)

**ARTICLE VI – FLOOD HAZARD AREA REVIEW**

- A Special Flood Hazard Area (Zone A) is located on the subject lot (and the proposed Lot 5A) in the same vicinity as the Creek and Class II Wetlands – bisecting the property in a north to south direction.
  - Development in the flood hazard area is extremely unlikely due to the property’s other constraints.
  - The proposed house locations on the proposed Lot 5A & Lot 5B, while for representation purposes, is located outside of this area.



## ARTICLE VII – SUBDIVISION REVIEW

### SECTION 7.2 – APPLICABILITY

PG. 137

- The Applicant is proposing a 2-Lot subdivision that meets the requirements of Section 7.2.E.1.a.
- The Board classified this project as a minor subdivision during the sketch plan review meeting on September 16, 2019 (see Exhibit H).

### SECTION 7.3 – SKETCH PLAN REVIEW

PG. 139

- The Board accepted the proposed subdivision during the Sketch Plan Review meeting on September 16, 2019, noting several items to be address.
  - Typically, Staff transcribes the considerations within the Staff Report itself; however, in the interest of saving paper Staff will only provide comments and reference the consideration in the Sketch Plan Review letter, which has been submitted as Exhibit H.
- In regards to Lot 5B (Identified in the Sketch Plan as Parcel A, but **became Lot 5B**)
  1. The Applicant has elected to not defer review as it relates to potential development on the proposed Lot 5B; however, there are components that could potentially be deferred to a later date such as the impact to steep slopes by the residence.
  2. The Applicant submitted documentation (Exhibit J) depicting that the subject lot east of Vermont Route 15 is not located within the Soil & Water Conservation District.
  3. The Applicant should elaborate how the new lot (Lot 5B) integrates with the Baslow Lane road maintenance agreement and/or homeowners’ association, if should they exist.
    - a. If a road maintenance agreement does not exist, the Board should encourage the Applicant to develop one, though not required.
  4. The Applicant has decided to pursue review of Lot 5B and has submitted the materials requested under this consideration and “regulation conformance” (see Exhibits J, K & M).
    - a. In regards to Lot 5B, many of the identified issues below for Lot 5A, also apply.
  5. The Applicant has failed to depict the turnaround area for emergency services at the termination of the driveway.
- In regards to Lot 5A (Identified in the Sketch Plan as Parcel B, but **became Lot 5A**)
  1. The Applicant has submitted a site plan depicting wetlands and, assumedly, surface waters (see Exhibits K & L).
    - a. The Special Flood Hazard Area does not appear to be delineated on the site plan.
  2. The Applicant has submitted site plans depicting well shields and isolation distances (see Exhibits K, L & M).

3. The Applicant has submitted a project narrative (see Exhibit E).
  4. The Applicant has identified a proposed building envelope; though the envelope includes areas where there are constraints (see Exhibits K, L & M).
  5. The Applicant has submitted engineering drawings illustrating many of the noted features.
    - a. The Applicant has not identified the special flood hazard area.
    - b. No culverts have been identified (for either Lot 5A or Lot 5B)
  6. The Applicant has submitting engineering depicted the proposed driveway; however:
    - a. The Applicant should be prepared to confirm that the Warner Creek Extension (south) already satisfies the width requirements discussed under Appendix A below, or be prepared to provide the engineering depicting those upgrades.
    - b. Confirm the turnaround area is 12.5 ft. by 37.5 ft. as measured from the edges of the driveway to ensure the proper length to facilitate the turnaround of emergency vehicles.
    - c. Confirm that the turning radii satisfies the Underhill-Jericho Fire Department.
  7. The Applicant has not submitted the engineering depicting the south branch of Warner Creek Extension, which would either illustrate conformance with the current Road Ordinance or illustrate the necessary modifications required by the current Road Ordinance.
  8. The Applicant has not submitted the relevant documentation pertaining to the Warner Creek Extension Homeowners Association and Road Maintenance Agreement and how the creation of a new lot affects the Association.
- In regards to both parcels:
    1. The Applicant has submitted a survey plat (see Exhibit J).
    2. A site visit has been scheduled for 8:30 AM on Saturday, September 19, 2020.
    3. The Applicant has submitted an application largely adhering to the criteria listed in the sketch plan review letter and the checklist.
    4. The Applicant has submitted a draft deed relating to Lot 5A with reference to associated easements, but with no reference to the Warner Creek Extension Homeowners' Association or Road Maintenance Agreement.

**SECTION 7.5 – PRELIMINARY SUBDIVISION REVIEW**

**PG. 142**

- The Board waived preliminary subdivision review during their Sketch Plan Review Meeting (see Exhibit H).
- Staff has advised the Applicant to submit a project narrative (see Exhibit E), which will substitute for, and allow him to forgo the submission of, the findings checklist for Preliminary Subdivision Review.

**SECTION 7.6 – FINAL SUBDIVISION REVIEW**

**PG. 144**

- The Applicant has submitted a lot of the necessary materials to make a decision regarding the final subdivision review application; however, Staff recommends that the Board pursue some of the outstanding issues relating to the Warner Creek Extension Homeowners' Association, road maintenance agreement for both lots (assuming there is one for Baslow Lane), and driveway designs for both lots noted throughout this Staff Report.

---

**ARTICLE VIII – SUBDIVISION STANDARDS**

---

**SECTION 8.1 – APPLICABILITY**

SECTION 8.1.B – REQUEST FOR MORE INFORMATION

**PG. 148**

- Technical review does not appear to be required; however, is an option should the Board feel that it is necessary.

SECTION 8.1.C – FINDINGS OF FACT

PG. 148

- Staff advised the Applicant to submit a project narrative (see Exhibit E) in place of the Findings of Facts.

SECTION 8.1.D – MODIFICATIONS & WAIVERS

PG. 148

- The Applicant has not requested any additional modifications.
- Should the Board find that Lot 5B does not satisfy the frontage requirement, as outlined under Section 3.7, that requirement may be waived in accordance with §§ 3.7.F.3.a and 8.6.A.2.a.
  - Lot 5B will be accessed by a shared driveway with 13 and 19 Baslow Lane.

**SECTION 8.2 – GENERAL STANDARDS**

SECTION 8.2.A – DEVELOPMENT SUITABILITY

PG. 149

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

SECTION 8.2.B – DEVELOPMENT DENSITY

PG. 149

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

SECTION 8.2.C – EXISTING SITE CONDITIONS

PG. 149

- The proposed subdivision layout and design appears to take into consideration many of the existing site features and natural amenities list in this Section:
  - Areas of naturally occurring surface waters, wetlands and vernal pools appear to be avoided (§ 8.2.C.2);
  - Mapped flood plains (Special Flood Hazards) appear to be avoided (§ 8.2.C.3);
  - Unique topographic or geologic features appear to be avoided (§8.2.C.5)
  - Primary agricultural soils appear to be avoided (§ 8.2.C.6); and
  - Historic sites and structure appear to be avoided (§ 8.2.C.7).
- Natural topography and drainage patterns (§ 8.2.C.1) will be impacted, largely on Lot 5B.
  - The Applicant should be prepared to discuss the impacts relating to these features.
- Natural vegetative cover (§ 8.2.C.4) is likely to be impacted as a result of clearing necessary for the construction of the driveway improvements and the dwelling units; however, this clearing will likely be consistent with similar residential projects of this nature.
  - The Applicant should confirm that there will not be excessive clear-cutting.

SECTION 8.2.D – UNDERHILL TOWN PLAN & REGULATIONS

PG. 150

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

SECTION 8.2.E – DISTRICT SETTLEMENT PATTERNS

PG. 150

**Rural Districts.** Subdivisions within the Rural Residential, Water Conservation and Scenic Preservation Districts shall be designed and

- The proposed project appears to conform with the Rural Districts settlement patterns

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

**Soil and Water Conservation District.**

Subdivisions within the Soil and Water Conservation Districts shall be designed and configured to avoid undue adverse impacts to existing forest resources and environmentally sensitive upland areas, including watershed and significant wildlife habitat and travel corridors, and to maintain traditional land uses including forestry and outdoor recreation. To the extent physically feasible, fragmentation of productive forest lands and significant wildlife habitat shall be avoided, and lots shall be configured to maintain contiguous tracts of open land between adjoining parcels. Lots created for the purpose of constructing dwellings or other structures in this district shall not result in the development of environmentally sensitive areas identified in the town plan or through site investigation, as specified in Section 8.3.

outlined in Section 8.2.E.1 (see directly to the left).

- The Applicant confirmed that the subject parcel east of Vermont Route 15 does not contain areas of the Soil & Water Conservation District, and therefore, review under this subsection appears to be unnecessary.
- While the land associated with 37 Warner Creek (WC037) on the western side of Vermont Route 15 contains areas of the Soil and Water Conservation District, the application of this subsection appears to be unnecessary since the proposed development is not occurring on that side of Vermont Route 15.

SECTION 8.2.F - LAYOUT

**PG. 151**

- The proposed subdivision conforms with the Subsections 8.2.F.1 – 8.2F.4 for this Section.
- The irregularity of the proposed lots appears to be unavoidable due to how the parent lot is currently configured, which resulted from previous subdivisions.
  - The extension of Lot 5B into Lot 5A for the septic system does contribute to Lot 5B being more irregular than regular.
    - The Board should explore with the Applicant if there are any alternative layouts that would minimize the irregular-ness of Lot 5B.
  - While both proposed lots are irregular in nature, the subsequent subdivision of the land could make the proposed lots less irregular depending how those lots are configured.

SECTION 8.2.G – BUILDING ENVELOPES

**PG. 151**

- The Applicant has identified a proposed building envelope for both lots.
  - While both lots have identified building envelopes, they still contain site restrictions such as wetlands, surface waters and very steep slopes.

SECTION 8.2.H – SURVEY MONUMENTS

**PG. 151**

- No findings.

SECTION 8.2.I – LANDSCAPING & SCREENING

**PG. 151**

- In regards to Lot 5A, should the proposed location of the dwelling be in the area as depicted, maintaining a screening buffer between the lot and 24 Warner Creek may be challenging, if not impractical.
- In regards to Lot 5B, Staff assumes that the project will easily satisfy the requirements of this section due to aerial photograph confirming dense vegetation in the location of the proposed dwelling location.
- The Board should take note of the existing landscaping and screening currently in place during the scheduled site visit – 8:30 AM on Saturday, September 19, 2020.

**SECTION 8.2.J – ENERGY CONSERVATION**

**PG. 152**

- No findings by Staff.

**SECTION 8.3 – NATURAL CULTURAL RESOURCES**

**SECTION 8.3.A – RESOURCE IDENTIFICATION & PROTECTION**

**PG. 152**

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

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

**PG. 153**

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

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

**PG. 153**

- See Section 3.18 above for more information.

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

**PG. 154**

- A priority level 5 habitat block that is located on the existing lot will be impacted (see directly to the right).
  - Note: A priority level 9 habitat block is located on the existing part of the lot on the west side of Vermont Route 15.
- The priority level 5 habitat block will inevitably be impacted when development is proposed & constructed on Lots 5A & 5B.
- No Deer Wintering Yards have been identified on the lot.
- The ANR Biofinder has identified the following priority characteristics:
  - Highest Priority Community & Species (along the Creek; in a similar area as the identified Class II Wetlands);
  - Highest Priority Landscape Scale (in a similar area as the priority 5 habitat block);
  - Class II Wetlands (see § 3.19 above);
  - Highest Priority Wildlife Crossing (along Vermont Route 15);
  - Riparian Wildlife Connectivity (in a similar area as the identified Class II Wetlands);



- Priority Surface Waters & Riparian Areas (along Vermont Route 15);
- Highest Priority Interior Forest Block (on the portion of the lot west of Vermont Route 15);
- Priority Interior Forest Block (in a similar area as the identified priority level 5 habitat block);
- Highest priority connectivity block (in a similar areas as the identified habitat blocks);

- Highest Priority Surface Water and Riparian Areas (in a similar area as the identified Class II Wetlands);

- Representative and Responsibility Physical Landscapes (in a similar areas as the identified habitat blocks).

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

**PG. 155**

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

**SECTION 8.3.F – FARMLAND**

**PG. 155**

- Development is unlikely to occur in the areas of Statewide Agricultural Soils that have been identified along Vermont Route 15.



**SECTION 8.3.G - FORESTLAND**

**PG. 156**

- The proposed property line will bisect an area of forestland, which comprises a large portion of the property.
- Future development on either lot will likely result in the inevitable clearing of the forest.

**SECTION 8.4 – OPEN SPACE & COMMON LAND**

**SECTION 8.4.A – OPEN SPACE**

**PG. 157**

- The Applicant is not proposing to designate any land as open space.

**SECTION 8.4.B – COMMON LAND**

**PG. 158**

- The Applicant is not proposing to designate any land as common land.

**SECTION 8.4.C – LEGAL REQUIREMENTS**

**PG. 158**

- No findings.

**SECTION 8.5 – STORMWATER MANAGEMENT & EROSION CONTROL**

**PG. 158**

- The Board should consider requiring additional information relating to stormwater management and erosion control impact regarding the driveway and proposing dwelling unit on Lot 5A and the driveway on Lot 5B, especially since stormwater was an issue relating to the Warner Creek Subdivision.

**SECTION 8.6 – TRANSPORTATION FACILITIES**

**SECTION 8.6.A – ACCESS & DRIVEWAY**

**PG. 160**

- Both lots will be served by their own driveways:
  - Lot 5A will be accessed via Warner Creek Extension, a private road, via Warner Creek, also a private road, which connects to Vermont Route 15 – a State Highway; and

- Lot 5B will be accessed via Baslow Lane, a private drive, via Gert’s Knob, a Class III Town highway, which connects to Vermont Route 15 – a State Highway.
- Since the Applicant is not proposing a subdivision involving the construction of a development road, only the requirements from Sections 3.2 & 8.6.A apply (see above for more information as it relates to the *Underhill Unified Land Use & Development Regulations*). See Appendix A below for more information as it relates to the *Underhill Road, Driveway & Trail Ordinance*.

**SECTION 8.6.B – DEVELOPMENT ROADS** **PG. 161**

- This subsection does not apply.

**SECTION 8.6.C – PARKING FACILITIES** **PG. 162**

- This subsection does not apply.

**SECTION 8.6.D – TRANSIT FACILITIES** **PG. 162**

- This subsection does not apply.

**SECTION 8.6.E – PEDESTRIAN ACCESS** **PG. 162**

- This subsection does not apply.

**SECTION 8.7 – PUBLIC FACILITIES & UTILITIES**

**SECTION 8.7.A – PUBLIC FACILITIES** **PG. 162**

- An undue burden on existing and/or planned public facilities is not anticipated.
- Staff has solicited an ability to serve letter from the MMU School District, and will supplement this Staff Report upon receipt of their correspondence.
- Comments have been requested from the Underhill Road Foreman regarding the driveways and will be subsequently submitted into the record.

**SECTION 8.7.B – FIRE PROTECTION** **PG. 163**

- An undue burden on the Underhill-Jericho Fire Department is not anticipated.
- Comments from the Underhill-Jericho Fire Department have been solicited; however, no comments have been provided at this time.
  - If comments are received prior to the hearing, they will be submitted into the record.

**SECTION 8.7.C – WATER SYSTEMS** **PG. 163**

- The Applicant has submitted a Wastewater System & Potable Water Supply Permit application (WW-4-5450) to the Vermont Department of Environmental Conservation.
- The Applicant is proposing the following water systems for the proposed lots:
  - A drilled well serving a four bedroom single-family dwelling is proposed for Lot 5A.
  - A drilled well serving a two-bedroom residence is proposed for Lot 5B (Staff assumes residence includes single-family dwellings).

**SECTION 8.7.D – WASTEWATER SYSTEMS** **PG. 163**

- The Applicant has submitted a Wastewater System & Potable Water Supply Permit application (WW-4-5450) to the Vermont Department of Environmental Conservation.
- The Applicant is proposing the following water systems for the proposed lots:
  - An in-ground wastewater system serving a four-bedroom single-family dwelling is proposed for Lot 5A; and
  - An at-grade wastewater system serving a two-bedroom residence is proposed for Lot 5B (Staff assumes residence includes single-family dwelling).

SECTION 8.7.D – UTILITIES

PG. 164

- No findings.

**SECTION 8.8 – LEGAL REQUIREMENTS**

PG. 165

- The Applicant has submitted a draft deed for Lot 5A making reference to applicable easements (see Exhibit I).
- A draft deed relating to Lot 5B does not appear to have been submitted.
- Documentation relating to road maintenance agreements and homeowner associations have not been submitted.
  - Staff is unaware of all of the implications relating to established road maintenance agreements and established homeowner associations.

---

**APPENDIX A – ROAD & DRIVEWAY STANDARDS**

---

**SECTION 4 – GENERAL PROVISIONS RELATING TO ACCESSWAYS**

SECTION 4.B – REASONABLE ACCESS

PG. 8

- Lot 5A is proposed to be accessed from the south branch of the Warner Creek Extension.
- Lot 5B is proposed to be accessed from Baslow Lane.

SECTION 4.C – DEVELOPMENT ROAD & DRIVEWAY STANDARDS

PG. 8

1. GRADES

- Lot 5A – the driveway that will serve Lot 5A does not appear to exceed a 10% grade.
- Lot 5B – the Applicant has submitted a driveway profile (Exhibit P) illustrating the grade of the existing Woods Road.
  - The submitted driveway profile does not illustrate the final grade of the driveway, which should not exceed 10% grade. Should the driveway contain the same profile as what is existing, the driveway will more than certainly exceed a 10% grade in some areas.

2. TOPOGRAPHY

- Lot 5A – the proposed driveway will seemingly avoid all of the features noted in this subsection.
- Lot 5B – the proposed driveway does not appear to avoid steep slopes, which seems to be confirmed by the submission of the existing driveway profile (see Exhibit P).
  - Further confirmation of the degree of slopes impacted (similar to the analysis in Exhibit M) may be required by the Board to make a more informative decision.

3. RADII

- The Board should take note of any topography concerns during the site visit on Saturday, September 19, 2020 @ 8:30 AM.
- The Applicant shall ensure that all turning radii are satisfactory to the Underhill-Jericho Fire Department.
- In regards to this particular project, turning radii appear to only be applicable for the turnaround areas at the terminus of the driveways.
  - *Note: the turnaround area for Lot 5A may not be long enough as measured from the edges of the driveway, while a turnaround area for Lot 5B has not been depicted.*

- 4. *CURBS*
  - 5. *GEOTEXTILES*
  - 6. *DRAINAGE*
  - 7. *SLOPES, BANKS & DITCHES*
  - 8. *WET AREAS*
  - 9. *CULVERS*
  - 10. *STREAM CROSSINGS*
  - 11. *BRIDGES*
  - 12. *DESIGN*
- The Board should determine if the proposed turning radii is satisfactory should the Underhill-Jericho Fire Department not reply.
  - Does not apply.
  - Does not apply.
  - The Applicant should provide more information relating to drainage for both lots during the hearing, and if necessary, the Board should consider requesting additional information.
    - *Drainage in the vicinity of Lot 5A was partially the center of an Appeal application in 2017 (DRB-17-01); the creation of an additional lot and additional impervious surface should be addressed.*
    - *The Board should inquire about the drainage patterns relating to the Lot 5B upgraded driveway.*
  - The Applicant shall ensure that ditches will be provided where necessary to prevent infiltration of water into the gravel subbase, and to conduct storm drainage to waterways and absorption areas.
  - Staff makes no findings.
  - The Applicant has not provided any information relating to culverts, which may be required depending on the additional information relating to drainage patterns.
  - Comments from the Road Foreman have been solicited and will be subsequently entered into the record.
  - This section does not apply.
  - This section does not apply.
  - Lot 5A depicts a turnaround area; however, the turnaround area does not appear to conform to the 12.5 ft. x 37.5 ft. requirement.
  - Lot 5B does not depict a turnaround.

**SECTION 5 – SPECIFIC PROVISIONS: DRIVEWAYS & DEVELOPMENT ROADS**

SECTION 5.A - DRIVEWAYS

**PG. 11**

- 1. *CONSTRUCTION & DESIGN REQUIREMENTS*
  - 2. *LOCATION*
  - 3. *WIDTHS*
- The proposed driveway and driveway improvements shall comply with the AOT B-71 Standards.
  - Both proposed Lots will be accessed by one curb cut on private roads – Warner Creek and Baslow Lane.
  - The following width requirements are required:
    - Lot 5A
      - From Warner Creek to WC022 → 20 ft. (B-71)
      - From WC022 to WC04 → 14 ft. (B-71)
      - Lot 5A Driveway → 12 ft. (B-71)
    - Lot 5B
      - From Gert’s Knob to BS004 → 20 ft. (A-76)
      - From BS004 to Lot 5B → 20 ft. (B-71)
      - Lot 5B Driveway → 12 ft. (B-71)

*WC022 = 22 Warner Creek*  
*WC04 = 24 Warner Creek*  
*BS004 = 4 Baslow Lane*  
*A-76 = AOT A-76 Standards*  
*B-71 = AOT B-71 Standards*

4. *NONCONFORMING LOTS*

- The Applicant should consider providing additional plans depicting the existing conditions of the identified widths, as well as any proposed modifications.
- Does not apply.



## UNDERHILL DEVELOPMENT REVIEW BOARD

### PRELIMINARY & FINAL SUBDIVISION REVIEW HEARING PROCEDURES

Monday, September 21, 2020

**Applicant(s):** Marty Baslow  
**Docket #:** DRB-19-10

1. **State the following (Intro):** "This is a combined preliminary subdivision & final subdivision review hearing on the application of Marty Baslow for a proposed 2-lot subdivision of the land he owns at 37 Warner Creek in Underhill, Vermont.

This application is subject to review under the 2011 *Unified Land Use & Development Regulations*, as amended thru March 3, 2020 and the 2015 *Road, Driveway and Trail Ordinance*, as amended December 18, 2018, and was classified as a minor subdivision during the sketch plan review meeting on Monday, October 7, 2020.

While preliminary subdivision review has been waived, the Board still reviews the draft subdivision plat and supporting documentation to determine that the proposed subdivision conforms with the municipal plan, these regulations and other municipal ordinances in effect at the time of application; to identify particular issues or concerns associated with a proposed subdivision; to recommend modifications necessary to achieve conformance; and to identify any additional information prior to the final subdivision plans, engineering plans and legal documents for the subdivision and related site improvements are finalized. 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. **Identify those DRB Members who are present on the Go-To-Meeting hearing.**
3. **Ask the following (Public in Attendance):** "Are there any members of the public in attendance to comment about the application, and if so, can you please identify yourself and state your address for the record? If your mailing address differs from your physical address and wish to receive a copy of the decision, please provide that address as well."
4. **Ask the following (Officials in Attendance):** "Are there any state or municipal representatives present, other than the Planning & Zoning Administrator, and acting in their representative capacities."
5. **State the following (Rules of Procedure & Interested Parties Info Sheet):** "Copies of the Rules of Procedure that the Board follows, as well as an Interested Parties Info Sheet are available to all attendees for review on the Town's website, and can also be obtained from the Planning & Zoning Administrator."
6. **State the following (Interested Parties/Oath):** "Only these 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.

If you are an applicant, representative of the applicant(s), or an interested party who wants to

participate in the hearing, we ask that you clearly state your name prior to speaking.

We will now swear in all those present who wish to speak tonight regarding the application. All individuals who plan to test must take the following oath by responding 'I do' at the end of the following statement: "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 the pains and penalties of perjury?"

7. **Ask the following (Ex Parte Communications and Conflicts of Interest):** "Are there any conflicts of interest, or have there been any ex parte communications on part of any of the Board Members?"
8. **State the following (Process):** "In regards to tonight's hearing process, to help alleviate interruptions and allow for an efficient meeting over the remote teleconferencing platform, the Board will hearing from the following parties in the following order:
  - a. The applicant(s) and his or her/their representative(s);
  - b. The Planning & Zoning Administrator, Andrew Strniste;
  - c. Members of the Board in the following order:
    - (1) Shanie Bartlett (if in attendance)
    - (2) Matt Chapek
    - (3) Mark Green
    - (4) Mark Hamelin (if in Attendance)
    - (5) Daniel Lee
    - (6) Karen McKnight
    - (7) Penny Miller
    - (8) Will Towle (if in Attendance)
    - (9) Stacey Turkos
    - (10) Chares Van Winkle
  - d. Members of the public;
  - e. The applicant(s) and his or her/their representative(s) will then have an opportunity to response;
  - f. Final comments will be solicited from the Planning & Zoning Administrator, members of the public and the applicant(s) and his or her/their representative(s);
  - g. Members of the Board will then have an opportunity to ask final questions or make any final comments."
9. **State the following (Comment & Question Procedures):** "All speakers should address their comments to the Board, and not to other parties present at the hearing. Members of the public are afforded five minute unless by request the a majority of the Board consents to extending the time. The Board may ask questions to anyone in attendance to discuss the application."
10. **State the following (the Record):** "At this point, the information package (the staff report with associated exhibits) that was distributed by the Planning & Zoning Administrator prior to tonight's hearing will be entered into the record. The materials included in this package relevant to this hearing contain:

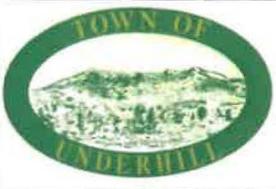
Exhibit A - Baslow Preliminary & Final Subdivision Review Staff Report  
Exhibit B - WC037 Preliminary & Final Subdivision Review Hearing Procedures  
Exhibit C - Application for Subdivision  
Exhibit D - Access Permit Application (A-20-04)  
Exhibit E - Project Narrative  
Exhibit F - BFP Notice  
Exhibit G - WC037 Certificate of Service  
Exhibit H - Baslow Sketch Plan Review Letter  
Exhibit I - Draft Lot 5A Deed  
Exhibit J - Subdivision Plan  
Exhibit K - Overall Site Plan  
Exhibit L - Lot 5A Site Plan  
Exhibit M - Lot 5B Site Plan  
Exhibit N - Lot 5A Wastewater Design  
Exhibit O - Lot 5B Wastewater Design  
Exhibit P - Lot 5B Driveway Profile

These exhibits are available in the Baslow combined preliminary subdivision & final subdivision review file DRB-19-10 / WC037 at the Underhill Planning & Zoning Office by request, and are also available on the Town's website."

11. **State the following (Applicants'/Representatives' Turn):** "We'll begin testimony by first hearing from applicant(s) and/or his or her/their representative(s)."
12. **State the following (PZA's Turn):** "Next, we will hear from the Planning & Zoning Administrator."
13. **State the following (Boards' Turn):** "Next, we will hear from Board Members:
  - a. Shanie Bartlett (if in attendance)
  - b. Matt Chapek
  - c. Mark Green
  - d. Mark Hamelin (if in Attendance)
  - e. Daniel Lee
  - f. Karen McKnight
  - g. Penny Miller
  - h. Will Towle (if in Attendance)
  - i. Stacey Turkos
  - j. Chares Van Winkle"
14. **Ask the following (Publics' Turn):** "We will now take comments from the public who wish speak about the application. Is there anyone who wishes to speak?"
15. **State the following (Applicants'/Representatives' Turn):** "The applicants and/or their representatives are now afforded the opportunity to respond to anything they heard in tonight's hearing."
16. **Ask the following (Last Call from Comments/Questions):** "Are there any final comments or questions from the applicants and/or their representatives, members of the public, the

Planning & Zoning Administrator, or any other attendees?”

17. **Ask the following (Final Comments from the Board):** “Are there any final comments or questions from the Board?”
18. **Ask the following (Final Comments from the Board):** “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.]*
19. **If the Board has enough information, ask the following (Motions):**
  - a. *Ask for a motion to close the evidentiary portion of the hearing.*
  - b. *Inquire if the Board wishes to vote to approve or deny the application in open session, and if so, ask for a motion to approve the application.*
  - c. *Inquired if the Board wishes to deliberation in open or closed deliberation. Once chosen, ask for a motion to enter into [insert “open” or “closed” here] deliberation.*
20. **State the following (Boards’ Turn):** “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 EXHIBIT C

## APPLICATION FOR SUBDIVISION

<b>OFFICE USE ONLY</b> PROPERTY CODE: <u>WC037</u> DRB DOCKET #: <u>DRB-19-10</u> MEETING DATE: <u>9/21/2020</u>	<b>ZONING DISTRICT(S):</b> <input type="checkbox"/> Underhill Flats Village Center <input type="checkbox"/> Underhill Center Village <input checked="" type="checkbox"/> Rural Residential <input type="checkbox"/> Water Conservation <input checked="" type="checkbox"/> Mt. Mansfield Scenic Preservation <input checked="" type="checkbox"/> Soil & Water Conservation	<b>APPLICATION TYPE:</b> <input type="checkbox"/> Sketch Plan Review <input type="checkbox"/> Preliminary Subdivision Review <input checked="" type="checkbox"/> Final Subdivision Review <input type="checkbox"/> Preliminary & Final Subdivision Review <input type="checkbox"/> Subdivision Amendment
---	--	---

### PROPERTY OWNER INFORMATION:

**RECORD OWNER OF PROPERTY:**  
Marty Baslow

**MAILING ADDRESS:**  
65 Colonel Page Road, Essex Junction, VT 05452

**EMAIL ADDRESS:**  
baslowplumbing@live.com

**PHONE NUMBER:**  
(802) 363-5651

### Project Information

Property Location: Lot 5, Warner Creek  
Underhill, VT 05489

Acreeage in Original Parcel: 30.63 acres

Proposed Number of Lots: 2 Lots

### DESIGNER/ENGINEER INFORMATION:

**DESIGNER/ENGINEER:**  
Richard F. Hamlin, P.E.

**MAILING ADDRESS:**  
PO Box 9, Essex Junction, VT 05453

**EMAIL ADDRESS:**  
rhamlin@dlhce.com

**PHONE NUMBER:**  
(802) 878-3956

Is this a Planned Residential Development?  
 Yes  
 No

Is this a Planned Unit Development?  
 Yes  
 No

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

### SURVEYOR INFORMATION:

**SURVEYOR:**  
Michael M. Magoon, LS

**MAILING ADDRESS:**  
PO Box 9, Essex Junction, VT 05453

**EMAIL ADDRESS:**  
mmagoon@dlhce.com

**PHONE NUMBER:**  
(802) 878-3956

If so, when was the previous subdivision approved?  
 Year: 2011

If known, what was the application number:  
 Application Number: WW-4-2103-2

### DEVELOPER INFORMATION (IF KNOWN):

**SURVEYOR:**  
NA

**MAILING ADDRESS:**

**EMAIL ADDRESS:**

**PHONE NUMBER:**

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# TOWN OF UNDERHILL

## APPLICATION FOR SUBDIVISION

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

<p>APPLICANT SIGNATURE <i>Matt Basco</i></p>	<p>DATE <i>8-8-20</i></p>
<p>RECEIVED <i>[Signature]</i></p>	<p>DATE <i>8/20/2020</i></p>

D

# TOWN OF UNDERHILL

## ACCESS PERMIT APPLICATION

<p><b>OFFICE USE ONLY</b></p> <p>APPLICATION #: DRB-20-04</p> <p>PROPERTY CODE: WC037</p>	<p><b>ZONING DISTRICT(S):</b></p> <p><input type="checkbox"/> Underhill Flats Village Center</p> <p><input type="checkbox"/> Underhill Center Village</p> <p><input checked="" type="checkbox"/> Rural Residential</p> <p><input type="checkbox"/> Water Conservation</p> <p><input type="checkbox"/> Mt. Mansfield Scenic Preservation</p> <p><input checked="" type="checkbox"/> Soil &amp; Water Conservation</p>	<p><small>All Driveways and private roads shall conform to the standard Driveway Road and Front Ordinance as amended December 1 of the A.U. A-75 and R-71 standards. Waiver requests must be an application. Applications shall be reviewed by the Zoning Adm Board and on the Development Review Board where applicable.</small></p>
<p><b>APPLICANT:</b> Marty Baslow</p>		<p><b>APPLICATION TYPE</b></p> <p><input checked="" type="checkbox"/> Access Permit</p> <p><input type="checkbox"/> Access Permit Amendment</p> <p><input type="checkbox"/> Administrative Access Permit Amer</p> <p><input type="checkbox"/> Temporary Access Permit</p>
<p><b>PROPERTY LOCATION:</b> Lot 5, Warner Creek Road, WC037</p>		<p><b>REVIEWING BODY</b></p> <p><input type="checkbox"/> Administration Staff</p> <p><input type="checkbox"/> Development Review Board</p> <p><input type="checkbox"/> Selectboard</p>
<p><b>MAILING ADDRESS:</b> 65 Colonel Page Road, Essex Junction, VT 05452</p>		<p><b>OFFICE REVIEW</b></p>
<p><b>EMAIL ADDRESS:</b> baslowplumbing@live.com</p>		<p>Received by: _____</p>
<p><b>PHONE NUMBER:</b> (802) 363-5651</p>		<p>Received Date: ____/____/____</p>
<p><b>LANDOWNER (IF DIFFERENT FROM APPLICANT):</b> _____</p>		<p>Site Visit Date: ____/____/____</p>
<p><b>LANDOWNER'S CONTACT INFORMATION:</b> _____</p>		<p>Road Classification: _____</p>
<p><b>CONTRACTOR:</b> _____</p>		<p>Speed Limit / Average Running Speed: (if applicable)</p>
<p><b>CONTRACTOR'S CONTACT INFORMATION:</b> _____</p>		<p>Sight Distances:</p>
<p><b>PROJECT DESCRIPTION:</b> Subdivided parcel WC037, see Final Subdivision plans</p>		<p>Left: _____ ft.</p>
<p><b>REQUIRED APPLICATION MATERIALS</b></p>		<p>Right: _____ ft.</p>
<p><b>Required Materials</b></p> <p><input checked="" type="checkbox"/> Application</p> <p><input type="checkbox"/> Application Fee (\$50.00) - Recording Fees</p> <p><input checked="" type="checkbox"/> Copies of a Site Plan Illustrating (please submit 3 copies)</p> <p><input checked="" type="checkbox"/> Proposed Access on a Public or Private Road</p> <p><input checked="" type="checkbox"/> Property Boundaries with Measurements to Proposed curb Cut</p> <p><input checked="" type="checkbox"/> Landmarks Sufficient to Determine Access Point and Path of Traveled Way</p> <p><input type="checkbox"/> Distance From All Waterways</p> <p><input type="checkbox"/> All Easements, Covenants, and Abutting Property Owners</p> <p><input type="checkbox"/> Written Waivers/Modifications Requests</p> <p><input type="checkbox"/> Stake the Centerline of the Proposed Driveway Road at 50 ft Intervals</p>		<p>Culvert Required?</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes: Size: _____</p>
<p>APPLICANT SIGNATURE</p>		<p>Comments, Restrictions, Conditions Rec</p>

Marty Baslow SEP-1-20

Marty Baslow SEP-1-20

Baslow Final Subdivision Review  
Lot 5, Parcel WC037  
Narrative

EXHIBIT

8

Mr. Marty Baslow is proposing to divide a parcel of slightly over 30 acres into two lots as depicted on the attached plan set. This proposed subdivision will be in keeping with the goal of the Rural Districts in that it will maintain the rural character and historic working landscape of the district by maintaining the forested hillsides with low density development.

Lot 5 is the remainder of a parcel originally purchased in 1972 by Norman C. Baslow and Isabel L. Baslow, on which the Warner Creek Extension subdivision was created. Lot 5 nearly surrounds the current Comstock parcel (BS019) which was created by Norman and Isabel Baslow in 1977 and originally purchased by Michael Baslow. Isabel Baslow deeded Lot 5 to Michael and Marty Baslow in 2006. In 2010, Michael and Marty Baslow subdivided their 42 acre Lot 5 parcel to create a parcel of approximately 12 acres for Russell and Elise Baslow. This new 12 acre parcel was known as Lot 6. Michael Baslow deeded his rights to the remaining approximately 30 acre Lot 5 parcel to Marty Baslow in 2011.

Lot 5 (Parcel WC037) is the last undeveloped portion of the Baslow land holdings between Warner Creek Road and Gert's Knob Road. It is considered a deferred parcel by the State as no development has been proposed or permitted on the parcel to date. As a part of this proposed subdivision process, Mr. Baslow has now applied to the State for a Wastewater System and Potable Water Supply Permit for water and sewer systems to serve the two proposed lots.

Mr. Baslow is proposing to divide the current Lot 5 into two parcels. Lot 5A, the parcel at the end of Warner Creek Extension, will be 17.77 acres in size and Lot 5B, the parcel to be accessed from Gert's Knob Road, will be 12.86 acres. (Please note that the parcel designations have been reversed when compared to the sketch plan submittal) Mr. Baslow intends to sell Lot 5A and will retain Lot 5B. It is anticipated that Lot 5A will be developed in a similar manner as Lots 1-4 on Warner Creek Extension. Access Permit number A18-16 was issued by the Selectboard on July 3, 2018 for Lot 5 access and the access was subsequently constructed by Mr. Baslow in accordance with the approved plans and permit conditions.

At the Sketch Plan hearing, Mr. Baslow stated that he had no development plans for Lot 5B and would retain it as a deferred lot. In the findings from the Sketch Plan Hearing, the Development Review Board suggested that Mr. Baslow look to the future regarding development on Lot 5B to ensure that development could in fact take place on that parcel. Mr. Baslow has heeded that recommendation and, as depicted on the application plan set, is showing a possible configuration of dwelling, water supply, and wastewater disposal system to serve a two-bedroom residence. The dwelling will be located in an area with slopes of approximately 10%. Vehicular access to Lot 5B will be via an existing access point on Gert's Knob Road and the existing woods road that has historically been used to access this portion of the parcel. See the application plans for the road location. Mr. Baslow intends to perform maintenance on the existing woods road. He believes that under the Town of Underhill Road, Driveway and Trail Ordinance that he is permitted to perform maintenance such as "minor fill, grading, ditching or excavation, repairing, adding to or enhancing the top surface, resurfacing an existing road or driveway that does not result in widening or relocation, and culvert replacement, except that replacement culverts must meet current size standards." and such work is exempt from the ordinance in accordance with section B(iii). Mr. Baslow is not proposing to widen or increase the woods road length, or alignment or the number of lots served by performing this maintenance.



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 09/05/2020**

\*\*\*\*\*

## NOTICE OF PUBLIC MEETING

Town of Underhill Development Review Board (DRB)

Monday, September 21, 2020

At the Underhill Town Hall, 12 Pleasant Valley Road, Underhill, VT

The DRB will hold a hearing on the combined Preliminary Subdivision & Final Subdivision Review application of Marty Baslow pertaining for a proposed two(2) lot subdivision of property he owns at 37 Warner Creek (WC037) in Underhill, Vermont. The subject property is located in the Rural Residential and Soil & Water Conservation zoning districts. A site visit at the property's location will begin at 8:30 AM on Saturday, September 19, 2020, and the hearing will be held remotely via Go-To-Meeting and will commence at 7:15 PM on Monday, September 21, 2020.

Additional information, including information to access the public meeting on the Go-To-Meeting platform, may be obtained on the Town's website ([underhillvt.gov](http://underhillvt.gov)). 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](mailto: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: 09-21-20 DRB Hearing, P.O. Box 120, Underhill, VT 05489. Thank you.***



## 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 2<sup>nd</sup> day of September 2009, a copy of the following documents were delivered to the below recipients and corresponding addresses by United States certified mail, return receipt requested.

Documents:

Notice to abutting neighbors regarding a combined Preliminary & Final Subdivision Review hearing for a proposed 2-lot subdivision of land located at 37 Warner Creek (WC037), Underhill, Vermont, owned by Marty Baslow.

Recipients and Corresponding Address:

- |  |   |
|--|---|
| <p>✓ <b>37 WARNER CREEK (WC037)</b><br/>Marty Baslow<br/>65 Colonel Page Road<br/>Essex, VT 05452</p>                          | <p>✓ <b>35 GERT'S KNOB (GK035)</b><br/>Steven Coia<br/>P.O. Box 212<br/>Underhill, VT 05489</p>   |
| <p>✓ <b>4 BASLOW LANE (BS004)</b><br/>Thomas R. &amp; Sally Ann Bosley<br/>4 Baslow Lane<br/>Underhill, VT 05489</p>           | <p>✓ <b>38 GERT'S KNOB (GK038)</b><br/>Mary Clark Miller<br/>Cameron N. Giezendanner<br/>38 Gert's Knob Road<br/>Underhill, VT 05489</p>  |
| <p>✓ <b>13 BASLOW LANE (BS013)</b><br/>Russell C. &amp; Elise M. Baslow<br/>13 Baslow Lane<br/>Underhill, VT 05489</p>         | <p>✓ <b>295 POKER HILL ROAD (PH295)</b><br/>Robt. D. &amp; Alisson L. Richards<br/>295 Poker Hill Road<br/>Underhill, VT 05489</p>        |
| <p>✓ <b>19 BASLOW LANE (BS019)</b><br/>Francis T. &amp; Evelyn Comstock<br/>19 Baslow Lane<br/>Underhill, VT 05489</p>         | <p>✓ <b>743 VERMONT ROUTE 15 (VT743)</b><br/>Morris J. Root<br/>16 Maple Ridge Drive<br/>West Chazy, N.Y. 12992</p>                       |
| <p>✓ <b>28 GERT'S KNOB (GK028)</b><br/>Claude A. &amp; Judith A. Raineault<br/>28 Gert's Knob Road<br/>Underhill, VT 05489</p> | <p>✓ <b>769 VERMONT ROUTE 15 (VT769)</b><br/>Cory L. Wilson &amp; Veronique Langlois<br/>769 Vermont Route 15<br/>Underhill, VT 05489</p> |

✓ **772 VERMONT ROUTE 15 (VT772)**  
Shawn & Michele Pecor  
772 Vermont Route 15  
Underhill, VT 05489

✓ **773 VERMONT ROUTE 15 (VT773)**  
Michael J. & Cara T. Cook  
773 Vermont Route 15  
Underhill, VT 05489

✓ **14 WARNER CREEK (WC014)**  
Allen A. Bugbee  
P.O. Box 221  
Underhill, VT 05489

✓ **18 WARNER CREEK (WC018)**  
Pamela M. & Thomas J. Cota  
18 Warner Creek  
Underhill, VT 05489

✓ **24 WARNER CREEK (WC024)**  
Nathan S. Reynolds & Lindsay W. Reid  
24 Warner Creek  
Underhill, VT 05489



---

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

Date: 9/2/2020



# Town of Underhill

## Development Review Board

### Sketch Plan Findings & Decision

---

#### Application of Marty Baslow for a 2-Lot Subdivision

Marty Baslow  
65 Colonel Page Road  
Essex, VT 05452

October 7, 2019

During the September 17, 2019 meeting, the Development Review Board reviewed and accepted your sketch plan application for a 2-lot subdivision of property you own located at 37 Warner Creek (WC037) in Underhill, VT. This letter is provided per Section 7.3.D of the *Unified Land Use and Development Regulations* and is valid for one year. If a preliminary/final subdivision application is not filed within a year of the date this letter was issued, another sketch plan review meeting shall be required [Section 7.3.E].

#### SUBDIVISION CLASSIFICATION

This application was reviewed under the *Unified Land Use & Development Regulations* adopted March 2011, as amended through March 6, 2018. The subdivision process must distinguish between major and minor classifications. Due to the nature of your submitted proposal, the DRB has classified your project as a "minor subdivision" [Section 7.2.E]. Also, as you know, the Board voted to waive preliminary subdivision review, and therefore, only a final subdivision hearing will be required [Section 7.5.B].

#### REGULATION CONFORMANCE

Based upon the information submitted at the sketch plan hearing, the proposed subdivision appears to have the potential to conform to the regulations. In a standard subdivision hearing(s), the applicant is required to address the subdivision review standards in Article VIII and to ensure the applicable preliminary subdivision requirements in Section 7.5 and the final subdivision requirements in Section 7.6 are met for all proposed lots. However, as presented during the meeting, you intend to retain one of the lots (Parcel A) for yourself without development at this time; therefore, the subdivision review criteria for Parcel A at this time will be reduced in scope. The other lot (Parcel B) is intended for a building lot which you will sell upon completion of this subdivision review process, and therefore, all of the standard review criteria shall be provided as part of your application for the combined preliminary and final subdivision hearing. While the subdivision review criteria for Parcel A has been reduced in scope, the Board retains continuing jurisdiction pertaining to future development. In other words, at the time you or your successor wishes to develop Parcel A, an application shall be made with this Board for approval.

Please note that during the September 16, 2019 meeting, the Board expressed several concerns that could be problematic in the future pertaining to Parcel A should you forgo review at this time. The first concern is related to a developable area on the proposed lot. As currently proposed, according to the Agency of Natural Resources Atlas, Parcel A is largely comprised of steep slopes (slopes between 15% and 25%) or very steep slopes (greater than 25%). For your reference, the impact to

very steep slopes (slopes greater than 25%) is prohibited (see § 3.18.E) unless you qualify for one of the exemptions of the abovementioned section or an exemption under § 3.18.B. Therefore, should the current Agency of Natural Resources Atlas accurately reflect the existing slope conditions of Parcel A, there is no guarantee that a future project involving the construction of a seasonal dwelling (camp) on Parcel A will be approved. As mentioned during the evening's meeting, conducting a slope analysis will better help you ascertain if there are suitable areas on the lot for future development (i.e. a camp).

Another related concern regarding Parcel A pertains to the upgrading of the existing logging road. While the road is existing, once the lot changes in use (i.e. from a forestry/agricultural lot to a seasonal camp), the existing logging road will be required to be upgraded to conform with the *Underhill Road, Driveway and Trail Ordinance*. Given the apparent steep slopes on Parcel A, constructing a driveway that does not exceed 10% and impact steep slopes seems improbable, if not impossible. As outlined above, performing a slope analysis will better assist you in determining the feasibility of upgrading the existing logging road to a driveway.

Lastly, concerns exist about the installation of a wastewater system on Parcel A. While there is no intention at this time to develop Parcel A, wastewater and potable water are typically integral with any dwelling unit, regardless of whether the development is for a seasonal dwelling or year-round development. Forgoing the identification of a wastewater system and potable water supply source at this time could be problematic in the future if Parcel A does not contain any suitable areas for these two systems.

As a reminder, the regulations can change in the future and those changes may affect the development potential for Parcel A - even for a seasonal dwelling (camp). There may be a risk in delaying the development of Parcel A.

While the above concerns are not required to be addressed, the Board highly recommends that you investigate the above-outlined issues thoroughly to ensure that the proposed Parcel A satisfies your future endeavors, and at the same, takes into consideration foreseen future value. In regard to your preliminary & final subdivision review application, the Board has outlined the review criteria to be addressed for each lot directly below.

#### **REVIEW CRITERIA & ISSUES TO BE ADDRESSED**

The remainder of this sketch plan letter outlines "specific areas of concern to address" per Section 7.3.D regarding the presented application and is meant to provide recommendations and guidance to the applicant. The Board opined that the following items and concerns should be addressed in your application for final subdivision approval:

##### *In regard to Parcel A:*

1. The Board acknowledges your desire to separate and subdivide your existing 30.61-acre parcel into an ±11.76-acre parcel (Parcel A) and an ±18.85-acre parcel (Parcel B). As advised during the meeting, no development on Parcel A is proposed, and therefore, the Board defers its review of the lot's conformance with the UULDR until such time development is proposed. Please note the Board will retain continuing jurisdiction over the proposed Parcel A and will require conformance to the regulations in effect at the time of proposed development. There is no guarantee that future development on Parcel A will be approved by a subsequent Board;

2. The Applicant shall determine if the Soil & Water Conservation District is located on the proposed Parcel A and correspond with the Zoning Administrator regarding the options available should that district be located on the Parcel;
3. The Applicant shall supply updated documentation relating to how a new lot accessed from Baslow Lane affects the existing road maintenance agreement (assuming one exists);
  - a. Should a road maintenance agreement for Baslow Lane not exist, the Board encourages the Applicant to develop a road maintenance agreement; however, is not required.
4. The Board will retain jurisdiction over Parcel A for development (i.e. a camp or a dwelling) and must give approval prior to the issuance of a building permit. If the current applicant wishes to pursue development of Parcel A at this time:
  - a. The submitted materials for Final Subdivision review shall include those required by, but not exclusive of:
    - i. A Project Narrative similar to the enclosed example that addresses constraints and issues that are identified in this letter in accordance with the *Underhill Unified Land Use & Development Regulations*
  - b. Additionally, the submitted materials for Final Subdivision review shall include engineering drawings addressing:
    - i. Areas of steep slopes, flood hazards, stream water setbacks, septic setbacks, and well shields, isolation distances;
    - ii. Issues raised in "Regulation Conformance" above: development area, driveway and water/wastewater systems located outside steep slopes.
  - c. An access permit application should the Applicant change his mind and classify the Parcel as a "building lot" rather than a "wood lot."
  - d. Please contact the Zoning Administrator for additional requirements.

*In regard to Parcel B*

1. All surface waters, including streams and brooks, wetlands and floodplains shall be identified and delineated on the submitted site plan;
2. The applicant shall identify the well shield and isolation distances on the submitted site plans and how those distances will impact the adjacent property owners;
3. The applicant shall consider all components of the Article VIII Subdivision Standards and submit a project narrative outlining the property's history and references to book and page numbers, as well as provide comments on any related issues pertaining to the aforementioned Article VIII Subdivision Standards. This narrative shall substitute for the previously distributed Preliminary Subdivision Findings Checklist per § 7.5 of the *Underhill Unified Land Use & Development Regulations* that used to be required (see enclosed example);
4. The site plan shall depict a proposed building envelope for the principal structure, as well as a building envelope for ancillary structures and on-site parking. These building envelopes shall depict the distance from the envelope itself to the property's boundaries and the identified Class II Wetland encompassing the Creek. Also note that the building envelope shall exclude constraints such as steep slopes, streams, wetlands, etc., where feasible;

5. The Applicant shall submit engineering drawings in conformance with the application requirements in the *Underhill Unified Land Use & Development Regulations*, specifically:
  - a. Areas of steep slopes, flood hazards, stream water setbacks, septic setbacks, and well shields, isolation distances; and
  - b. The requisite size culverts shall also be illustrated on the plans;
6. The Applicant shall submit engineering drawings depicting the existing driveway and make modifications where applicable, so the existing driveway conforms with the *Underhill Road, Driveway and Trail Ordinance*. Modifications could include:
  - a. Providing a turnaround area that is suitable for emergency vehicles;
  - b. The widening of any turning radii; and
  - c. Driveway width.
7. The Applicant shall also provide engineering drawings illustrating that the portion of Warner Creek Extension meets the road width requirements from where Warner Creek Extension splits into a north/south direction at the intersection of Warner Creek to Parcel B; and
8. The Applicant shall submit relevant documentation pertaining to the Warner Creek Extension Homeowners Association.

*In regard to both parcels*

1. The survey plat prepared by a licensed surveyor shall depict all applicable easements and/or rights-of-way that are located on both parcels, including easements for potential utilities;
2. The scheduling of a site visit prior to the final subdivision review hearing.
3. A Final Subdivision Application shall be submitted in accordance with the criteria listed above and on the accompanying checklist.
4. Draft deeds referencing any applicable easements or road maintenance agreements;

**FINAL SUBDIVISION APPLICATION/HEARING – PROCESS**

Per Section 7.5.B and at your request, the Board has waived the preliminary subdivision review hearing, and therefore, only a final subdivision review hearing is required - the next step in the subdivision process. The application requirements for this step are detailed in Section 7.6 "Final Subdivision Review" and Article VIII "Subdivision Standards" of the *Unified Land Use & Development Regulations*. However, please note that requirements under Section 7.5 "Preliminary Subdivision Review" still apply to your application, despite the waiver of the preliminary hearing.

Directly below is a general overview of the Final Subdivision Application/Hearing process.

Submit required documentation to the Zoning Administrator:

- Two full-size copies of the plat and engineering plans to scale, eight 11" x 17" reduced copies of the plat and the engineering drawings (e.g. for the siting of water & wastewater facilities), seven copies of draft legal documents, as well as the associated pdf digital files (which can be submitted by email).
- Should you pursue developing Parcel A, or should you explore the future development potential of Parcel A, you should submit engineering drawings (e.g. for the siting of water & wastewater facilities) or supporting document for the relevant development. The Board

asks for you to submit two full-size copies, seven 11" x 17" reduced copies of any engineering plans, as well as the associated pdf digital files.

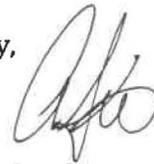
- Information addressing the items under "Review Criteria & Issues to Be Addressed" (see above).
- Completed application form for the Final Subdivision Hearing.
- Information or materials required by the checklists included with the subdivision application. The checklists will assist you in preparation for your hearing submission and will also aid the Board in reviewing the required documents.

Once the completed final application package is received, the site visit and final hearing will be scheduled and warned. You will be asked to post a red "Z" sign on the lot no later than 15 days prior to the scheduled hearing. Planning staff will take care of the notice requirements, which includes certified mail to your neighbors and publication in a newspaper. The cost for notice and the newspaper fee is borne by you and will be included in the invoice with your final decision.

After the Final Subdivision Hearing, the Board will have 45 days to issue a written decision. You will receive a copy of the signed decision via certified mail. Any interested parties who participated in the hearing will also receive a copy of the decision. A 30-day appeal period will begin from the date of the signed decision.

If you have any questions or need assistance with the required submissions, please feel free to contact me by phone: (802) 899-4434, ext. 106; or by email: [astrniste@underhillvt.gov](mailto:astrniste@underhillvt.gov).

Sincerely,



**Andrew Strniste**  
Planning Director & Zoning Administrator

cc: Richard Hamlin, P.O. Box 9, Essex Junction, VT 05453

encl: Application for Subdivision  
Project Narrative Example  
Final Sketch Plan Review Meeting Invoice (x2)

**WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**, that I, **Marty Baslow** of Underhill, in the County of Chittenden, and State of Vermont, GRANTOR, in the consideration of TEN OR MORE Dollars paid to my full satisfaction by \_\_\_\_\_ of \_\_\_\_\_, in the County of \_\_\_\_\_, and State of Vermont, GRANTEE, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said GRANTEE \_\_\_\_\_, and his/her heirs and assigns forever, a certain piece of land in the Town of Underhill, in the County of Chittenden, and State of Vermont, described as follows, viz:

Being a portion of the land and premises conveyed to Marty Baslow by Quitclaim Deed of Michael Baslow dated July 13, 2011 and recorded at Volume 190, Page 96 of the Town of Underhill Land Records.

Also being a portion of the land and premises conveyed to Michael Baslow and Marty Baslow by Quitclaim Deed of Isabel L. Baslow dated August 29, 2006 and recorded at Volume 155, Page 143 of the aforesaid Land Records.

Being Lot 5a as depicted on a plat entitled "Baslow Subdivision for Parcel WC037 Subdivision Plat", by Donald L. Hamlin Consulting Engineers, Inc., dated February 26, 2020, last revised August 4, 2020, and recorded at Map Slide \_\_\_ of the aforesaid Land Records ("Plat").

The property is conveyed subject to the following easements:

- 1) An easement to benefit Lot 5b depicted on the Plat as "20' Access Easement Benefiting Lot 5B for the Purpose of Installation, Maintenance, and Repair of Septic System and Utility Infrastructure;" and
- 2) A septic easement to benefit Lots 3 and 4 depicted on the Plat as "Approved Septic System Easement Area for the Benefit of Lots 3 and 4."

The property is conveyed with the benefit of the following easements reserved in a Warranty Deed of Lots 1-4 from Marty Baslow to Saxon Oaks Co. dated January 17, 2014 and recorded at Volume 208, Page 5, and depicted on a Plan entitled "Final Plat, Survey and Subdivision of Isabel L. Baslow, Underhill, Vermont" dated November 2005, last revised September 29, 2006, and recorded in Map Slide 254A of the aforesaid Land Records:

- 1) An easement for pedestrian access over the common roadway, including Warner Creek Road; and
- 2) An easement over the common roadway, including Warner Creek Road, for all forms of vehicular and pedestrian access, and the construction, maintenance, and repair of underground and overhead utilities of all forms, for the benefit of residential dwellings that may be constructed on Lot 5 or any subdivision thereof. Any use of the roadway, other than by pedestrian access, by the record owner of Lot 5 or assigns shall require the sharing of repair and maintenance costs of the roadway in equal shares with the owners of Lots 1, 2, 3, and 4 and the owners of any dwellings developed on Lot 5 or any subdivision thereof. This requirement shall not apply to any dwellings for which access is obtained through other means, such as from Gerts Knob Road or Baslow Road.

The property is conveyed subject to and with the benefit of the following:

- 1) Final Findings and Decision of the Underhill Development Review Board dated June 1, 2011 and recorded in Volume 189, Page 46 of the aforesaid Land Records;
- 2) Town of Underhill Subdivision Permit \_\_\_\_\_ dated \_\_\_\_\_ and recorded at Volume \_\_, Page \_\_ of the aforesaid Land Records.

Reference is hereby made to the aforesaid deed and its record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, \_\_\_\_\_, his/her heirs and assigns, to his/her own use and behoof forever; And I, the said Grantor, **Marty Baslow**, for myself and my heirs, executors and administrators, do covenant with the said Grantee, \_\_\_\_\_, that until the ensembling of these presents, I am the sole owner of the said premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; except as aforesaid; and I hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

**IN WITNESS WHEREOF**, I hereunto set my hand and seal this \_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Marty Baslow

STATE OF VERMONT  
COUNTY OF CHITTENDEN, ss.

At \_\_\_\_\_, this \_\_\_ day of \_\_\_\_\_, 2020, Marty Baslow personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me, \_\_\_\_\_  
Notary Public, State of Vermont  
Commission #: \_\_\_\_\_  
Commission expires: \_\_\_\_\_



**LEGEND**

UTILITY POLE	○	R.O.W. OR EASEMENT LINE	---
FOUND STEEL ROD (INSIDE DIAMETER NOTED)	⊙	PROPERTY LINE	---
FOUND STEEL PIPE (INSIDE DIAMETER NOTED)	⊖	BUILDING SETBACK LINE	---
SET STEEL ROD (1/2" DIAMETER)	⊙	BARBED WIRE FENCE	---
SET STEEL PIPE (3/4" I.D.)	⊖	EDGE OF GRAVEL	---
POINT NOT MONUMENTED	○	APPROXIMATE BUILDING LOCATION	▒
DRILLED WELL	⊙		
OLD STONE FENCE	⊖		

**REFERENCED SURVEYS**

1. PLAN ENTITLED "A SURVEY & SUBDIVISION OF LAND OF ISABEL L. BASLOW, P.O. BOX 398, UNDERHILL, VERMONT, BY PROPERTY DESIGN - MONTPELIER, VERMONT, DATED NOVEMBER 2005, LAST REVISED 10/12/2005, FILED IN MAP SLIDE NO. 254A OF THE UNDERHILL LAND RECORDS
2. PLAN ENTITLED "SUBDIVISION PLAN ISABEL L. BASLOW FIVE LOT SUBDIVISION, WARNER CREEK ROAD - PROPERTY 55013, UNDERHILL, VT, BY MCCAIN CONSULTING, INC., DATED 2/9/2004, SHEET 1 OF 5, LAST REVISED 10/1/2009, FILED IN MAP SLIDE NO. 254B OF THE UNDERHILL LAND RECORDS
3. PLAN ENTITLED "SURVEY OF A PORTION OF THE LANDS OF MICHAEL BASLOW AND MARTY BASLOW, VERMONT ROUTE 15, UNDERHILL, VERMONT, BY MCCAIN CONSULTING, INC., DATED 12/9/2009, SHEET 1 OF 1, FILED IN MAP SLIDE NO. 255A OF THE UNDERHILL LAND RECORDS
4. ACCESS AND UTILITIES RIGHTS-OF-WAY SURVEY, MICHAEL BASLOW AND MARTY BASLOW, WARNER CREEK ROAD (PRIVATE) UNDERHILL, VERMONT BY MCCAIN CONSULTING, INC., DATED 12/9/2009, SHEET 1 OF 1, FILED IN MAP SLIDE NO. 258A OF THE UNDERHILL LAND RECORDS
5. PLAN ENTITLED "A SURVEY OF A PORTION OF LAND OF NORMAN BASLOW IN THE TOWN OF UNDERHILL, VERMONT BY PROPERTY DESIGN - MONTPELIER, VERMONT, DATED OCTOBER 1994, REVISED 3/20/1995, FILED IN MAP SLIDE 88 OF THE UNDERHILL LAND RECORDS
6. PLAN ENTITLED "PROPERTY TRANSFER NORMAN AND ISABEL BASLOW TO THOMAS BOSLEY, UNDERHILL, VERMONT, BY COLBURN OUTINOFF CORP., DATED NOVEMBER, 1972, FILED IN MAP SLIDE 66 OF THE UNDERHILL LAND RECORDS
7. PLAN ENTITLED "PLAT OF SURVEY FOR MICHAEL & CATHY BASLOW IN THE TOWN OF UNDERHILL, VT, BY JOHN MARSH, DATED 8/11/1977 FILED IN VOLUME 48, PAGE 398A OF THE UNDERHILL LAND RECORDS
8. SITE PLAN, ISABEL BASLOW FIVE LOT SUBDIVISION, WARNER CREEK ROAD, UNDERHILL, BY MCCAIN CONSULTING, INC. DATED 2/9/2004, LAST REVISED 6/2/2006
9. PLAN ENTITLED "SURVEY AND SUBDIVISION OF A PORTION OF LOT 5 - MICHAEL BASLOW AND MARTY BASLOW - GERTS KNOB ROAD (TH #19) AND BASLOW LANE (PRIVATE) UNDERHILL, VERMONT" PREPARED BY MCCAIN CONSULTING INC. DATED JUNE 6, 2011, REVISED JULY 6, 2011, FILED IN MAP SLIDE 2708 OF THE UNDERHILL LAND RECORDS

**PLAN NOTES**

1. THE BASIS OF BEARINGS IS REFERENCED TO THE VERMONT STATE PLANE COORDINATE SYSTEM (NAD83) IMPLEMENTING REAL-TIME KINEMATIC GNSS (RTK) SURVEYING METHOD WITH STATE OF VERMONT CORS STATION NETWORK (VECTOR)
2. THE SUBJECT PROPERTY IS LOCATED WITHIN THE RURAL RESIDENTIAL ZONING DISTRICT, LOT SIZE ≥ 3 AC; ROAD FRONTAGE ≥ 250'; PRINCIPLE STRUCTURE FRONT YARD SETBACK ≥ 30'; SIDE/REAR SETBACK ≥ 50'; BUILDING HEIGHT ≤ 35'.
3. THE SUBJECT PROPERTY MAY BE ENCUMBERED BY A UTILITY EASEMENT LOCATED ALONG ROUTE 15. NO EASEMENT WAS RECOVERED.
4. THE SURVEYED PREMISES MAY BE SUBJECT TO A LIFE ESTATE RESERVED BY ISABEL L. BASLOW IN VOLUME 155, PAGE 143 DATED MAY 29, 2006.
5. THE SURVEYED PREMISES MAY BE SUBJECT TO SPRING RIGHTS RESERVED IN VOLUME 48, PAGE 398 DATED OCTOBER 6, 1977. EXACT LOCATION OF SPRING NOT IDENTIFIED.
6. THE SURVEYED PREMISES MAY BENEFIT OR BE SUBJECT TO ANCIENT SPRING RIGHTS MENTIONED IN VOLUME 31 PAGE 51 FOUND IN THE BASLOW CHAIN OF TITLE.
7. THE SURVEYED PREMISES MAY BE SUBJECT TO AN ANCIENT RIGHT FOR THE BENEFIT OF ELECTRIC LIGHT AND POWER LINE AS DESCRIBED IN VOLUME 31, PAGE 51.

RECORDED \_\_\_\_\_  
 AT \_\_\_\_\_ M. IN \_\_\_\_\_  
 SLIDE NO. \_\_\_\_\_ OF MAP RECORDS.  
 ATTEST \_\_\_\_\_  
 (UNDERHILL, VERMONT MUNICIPAL CLERK)

DATE	REVISION	BY
04/05/2010	ADDED PARCEL ID NUMBERS	MRM
07/01/2010	REVISED 20' WIDE SEPTIC AND UTILITY EASEMENT	RAW
06/28/2010	SCALED LOCATIONS FOR ZONING DISTRICTS	RAW
05/24/2010	REVISED LOTS 5A AND 5B CONFIGURATION	RAW
04/07/2010	GENERAL REVISIONS AND APPROVAL OF UTILITY EASEMENT	MRM
03/20/2010	REMOVED EASEMENT AND MONUMENTED LOTS 5A AND 5B	MRM

CLIENT: **MARTY BASLOW**  
 65 COLONEL PAGE ROAD  
 ESSEX JUNCTION, VT 05452

PROJECT TITLE: **BASLOW SUBDIVISION FOR PARCEL WC037**

DRAWING TITLE: **SUBDIVISION PLAT**  
 STATE ROUTE 15 & OFF WARNER CREEK ROAD & GERT'S KNOB ROAD  
 UNDERHILL, VERMONT

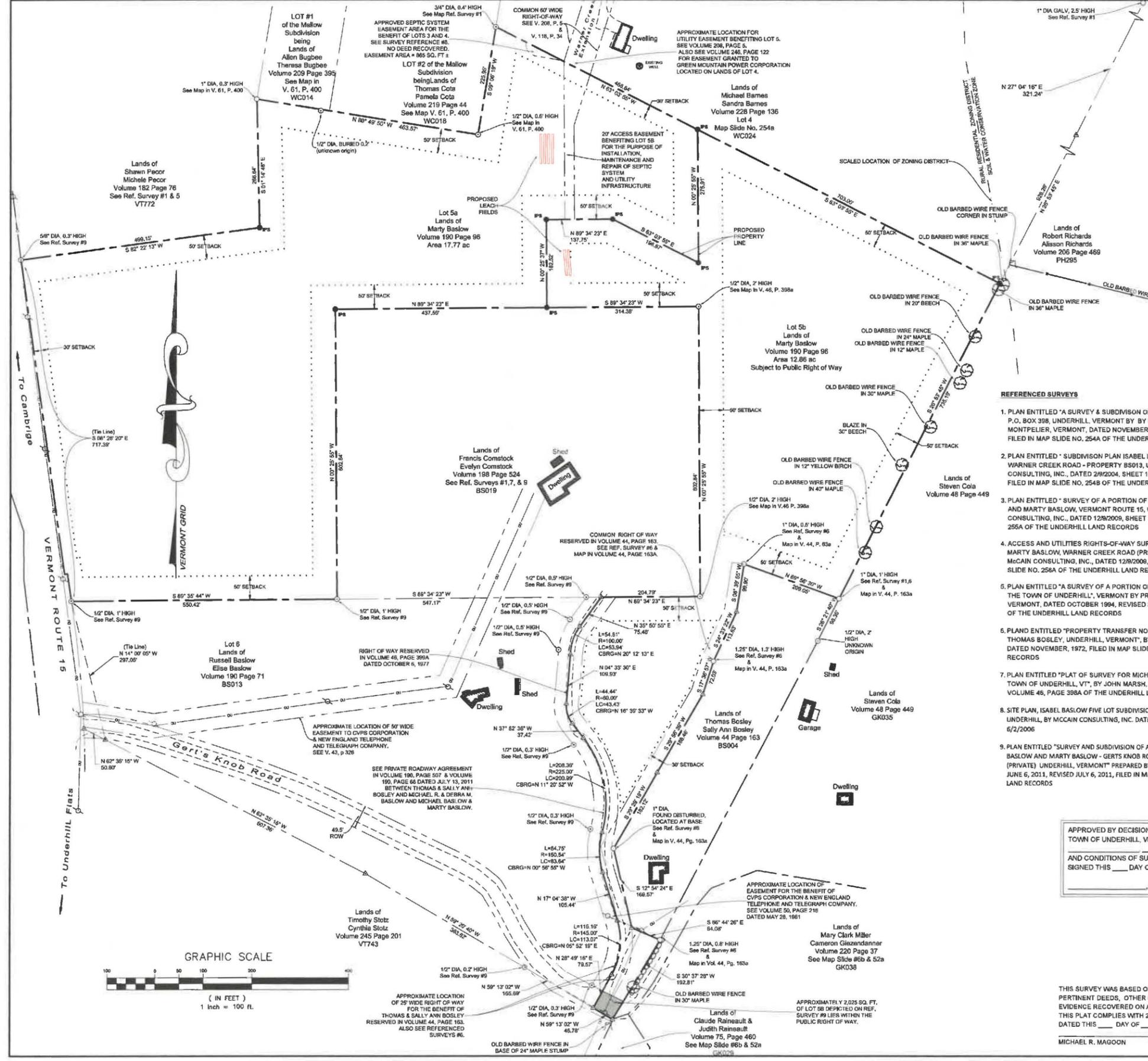
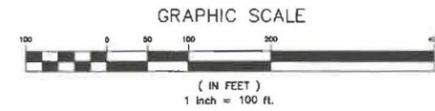
Scale: 1" = 100'  
 Job: 19-245  
 File:  
 Drawing: **SP-1**

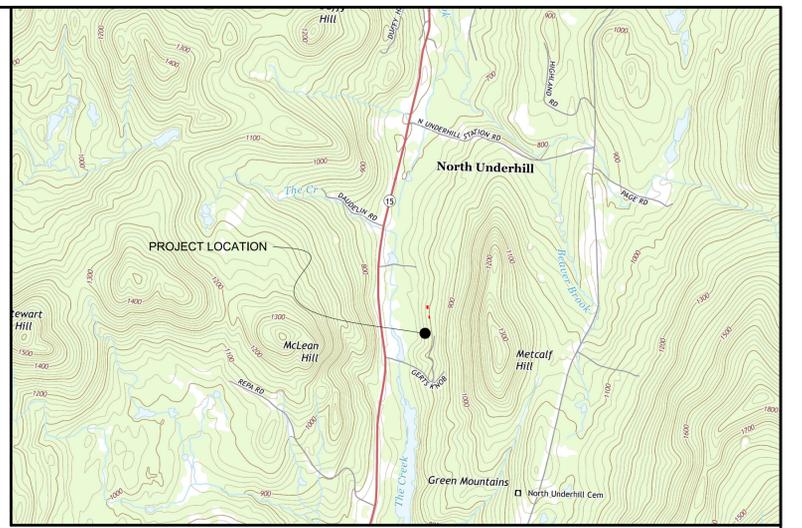
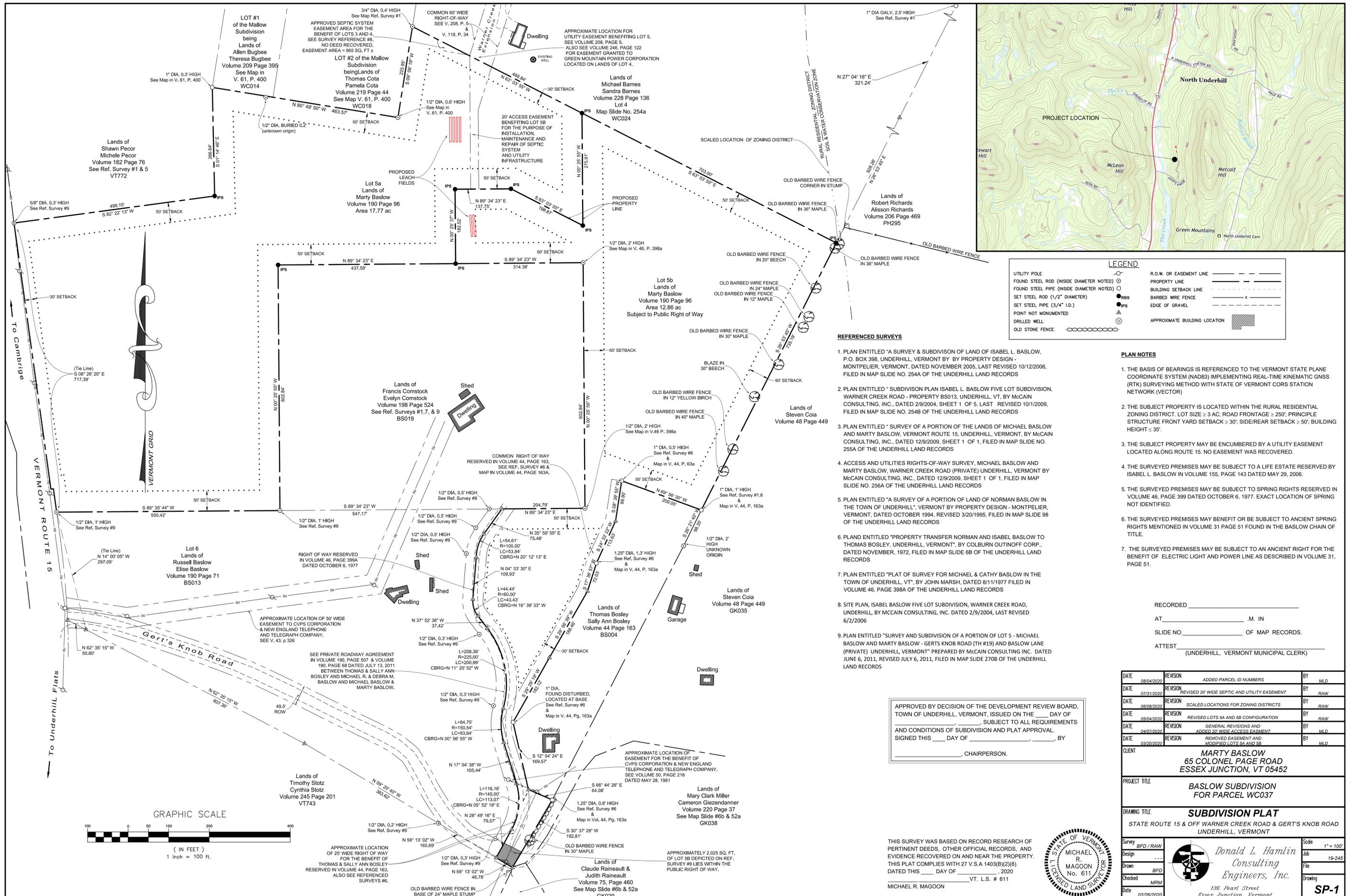
Survey: BFD/RAW  
 Design: ---  
 Check: BFD  
 Date: 02/26/2010

Donald L. Hamlin  
 Consulting, Inc.  
 136 Pearl Street  
 Essex Junction, Vermont

APPROVED BY DECISION OF THE DEVELOPMENT REVIEW BOARD, TOWN OF UNDERHILL, VERMONT, ISSUED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SUBDIVISION AND PLAT APPROVAL SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_ BY \_\_\_\_\_, CHAIRPERSON.

THIS SURVEY WAS BASED ON RECORD RESEARCH OF PERTINENT DEEDS, OTHER OFFICIAL RECORDS, AND EVIDENCE RECOVERED ON AND NEAR THE PROPERTY. THIS PLAT COMPLIES WITH 27 V.S.A. 1403(B)(2)(B). DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020  
 MICHAEL R. MAGOON  
 VT. L.S. # 611





**LEGEND**

UTILITY POLE	○	R.O.W. OR EASEMENT LINE	---
FOUND STEEL ROD (INSIDE DIAMETER NOTED)	○	PROPERTY LINE	---
FOUND STEEL PIPE (INSIDE DIAMETER NOTED)	○	BUILDING SETBACK LINE	---
SET STEEL ROD (1/2" DIAMETER)	○	BARBED WIRE FENCE	x
SET STEEL PIPE (3/4" I.D.)	○	EDGE OF GRAVEL	---
POINT NOT MONUMENTED	○	APPROXIMATE BUILDING LOCATION	▒
DRILLED WELL	⊙		
OLD STONE FENCE	○		

**REFERENCED SURVEYS**

1. PLAN ENTITLED "A SURVEY & SUBDIVISION OF LAND OF ISABEL L. BASLOW, P.O. BOX 398, UNDERHILL, VERMONT BY PROPERTY DESIGN - MONTPELIER, VERMONT, DATED NOVEMBER 2005, LAST REVISED 10/12/2006, FILED IN MAP SLIDE NO. 254A OF THE UNDERHILL LAND RECORDS
2. PLAN ENTITLED "SUBDIVISION PLAN ISABEL L. BASLOW FIVE LOT SUBDIVISION, WARNER CREEK ROAD - PROPERTY BS013, UNDERHILL, VT, BY MCCAIN CONSULTING, INC., DATED 2/9/2004, SHEET 1 OF 5, LAST REVISED 10/1/2009, FILED IN MAP SLIDE NO. 254B OF THE UNDERHILL LAND RECORDS
3. PLAN ENTITLED "SURVEY OF A PORTION OF THE LANDS OF MICHAEL BASLOW AND MARTY BASLOW, VERMONT ROUTE 15, UNDERHILL, VERMONT, BY MCCAIN CONSULTING, INC., DATED 12/9/2009, SHEET 1 OF 1, FILED IN MAP SLIDE NO. 255A OF THE UNDERHILL LAND RECORDS
4. ACCESS AND UTILITIES RIGHTS-OF-WAY SURVEY, MICHAEL BASLOW AND MARTY BASLOW, WARNER CREEK ROAD (PRIVATE) UNDERHILL, VERMONT BY MCCAIN CONSULTING, INC., DATED 12/9/2009, SHEET 1 OF 1, FILED IN MAP SLIDE NO. 256A OF THE UNDERHILL LAND RECORDS
5. PLAN ENTITLED "A SURVEY OF A PORTION OF LAND OF NORMAN BASLOW IN THE TOWN OF UNDERHILL", VERMONT BY PROPERTY DESIGN - MONTPELIER, VERMONT, DATED OCTOBER 1994, REVISED 3/20/1995, FILED IN MAP SLIDE 98 OF THE UNDERHILL LAND RECORDS
6. PLAN ENTITLED "PROPERTY TRANSFER NORMAN AND ISABEL BASLOW TO THOMAS BOSLEY, UNDERHILL, VERMONT", BY COLBURN OUTINOFF CORP., DATED NOVEMBER, 1972, FILED IN MAP SLIDE 6B OF THE UNDERHILL LAND RECORDS
7. PLAN ENTITLED "PLAT OF SURVEY FOR MICHAEL & CATHY BASLOW IN THE TOWN OF UNDERHILL, VT", BY JOHN MARSH, DATED 8/11/1977 FILED IN VOLUME 46, PAGE 398A OF THE UNDERHILL LAND RECORDS
8. SITE PLAN, ISABEL BASLOW FIVE LOT SUBDIVISION, WARNER CREEK ROAD, UNDERHILL, BY MCCAIN CONSULTING, INC. DATED 2/9/2004, LAST REVISED 6/2/2006
9. PLAN ENTITLED "SURVEY AND SUBDIVISION OF A PORTION OF LOT 5 - MICHAEL BASLOW AND MARTY BASLOW - GERTS KNOB ROAD (TH #19) AND BASLOW LANE (PRIVATE) UNDERHILL, VERMONT" PREPARED BY MCCAIN CONSULTING INC. DATED JUNE 6, 2011, REVISED JULY 6, 2011, FILED IN MAP SLIDE 2708 OF THE UNDERHILL LAND RECORDS

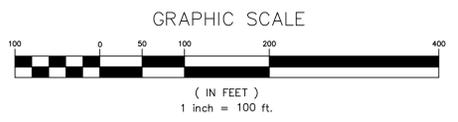
**PLAN NOTES**

1. THE BASIS OF BEARINGS IS REFERENCED TO THE VERMONT STATE PLANE COORDINATE SYSTEM (NAD83) IMPLEMENTING REAL-TIME KINEMATIC GNSS (RTK) SURVEYING METHOD WITH STATE OF VERMONT CORS STATION NETWORK (VECTOR)
2. THE SUBJECT PROPERTY IS LOCATED WITHIN THE RURAL RESIDENTIAL ZONING DISTRICT. LOT SIZE ≥ 3 AC; ROAD FRONTAGE ≥ 250'; PRINCIPLE STRUCTURE FRONT YARD SETBACK ≥ 30'; SIDE/REAR SETBACK ≥ 50'; BUILDING HEIGHT ≤ 35'.
3. THE SUBJECT PROPERTY MAY BE ENCUMBERED BY A UTILITY EASEMENT LOCATED ALONG ROUTE 15. NO EASEMENT WAS RECOVERED.
4. THE SURVEYED PREMISES MAY BE SUBJECT TO A LIFE ESTATE RESERVED BY ISABEL L. BASLOW IN VOLUME 155, PAGE 143 DATED MAY 29, 2006.
5. THE SURVEYED PREMISES MAY BE SUBJECT TO SPRING RIGHTS RESERVED IN VOLUME 46, PAGE 399 DATED OCTOBER 6, 1977. EXACT LOCATION OF SPRING NOT IDENTIFIED.
6. THE SURVEYED PREMISES MAY BENEFIT OR BE SUBJECT TO ANCIENT SPRING RIGHTS MENTIONED IN VOLUME 31 PAGE 51 FOUND IN THE BASLOW CHAIN OF TITLE.
7. THE SURVEYED PREMISES MAY BE SUBJECT TO AN ANCIENT RIGHT FOR THE BENEFIT OF ELECTRIC LIGHT AND POWER LINE AS DESCRIBED IN VOLUME 31, PAGE 51.

RECORDED \_\_\_\_\_ M. IN  
 AT \_\_\_\_\_  
 SLIDE NO. \_\_\_\_\_ OF MAP RECORDS.  
 ATTEST \_\_\_\_\_  
 (UNDERHILL, VERMONT MUNICIPAL CLERK)

APPROVED BY DECISION OF THE DEVELOPMENT REVIEW BOARD, TOWN OF UNDERHILL, VERMONT, ISSUED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SUBDIVISION AND PLAT APPROVAL. SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, BY \_\_\_\_\_, CHAIRPERSON.

THIS SURVEY WAS BASED ON RECORD RESEARCH OF PERTINENT DEEDS, OTHER OFFICIAL RECORDS, AND EVIDENCE RECOVERED ON AND NEAR THE PROPERTY. THIS PLAT COMPLIES WITH 27 V.S.A. 1403(B)(2)(B). DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020  
 MICHAEL R. MAGOON  
 VT. L.S. # 611



DATE	REVISION	ADDED PARCEL ID NUMBERS	BY
08/04/2020	REVISION	ADDED PARCEL ID NUMBERS	BY MLD
07/31/2020	REVISION	REVISED 20' WIDE SEPTIC AND UTILITY EASEMENT	BY RAW
06/08/2020	REVISION	SCALED LOCATIONS FOR ZONING DISTRICTS	BY RAW
05/04/2020	REVISION	REVISED LOTS 5A AND 5B CONFIGURATION	BY RAW
04/07/2020	REVISION	GENERAL REVISIONS AND ADDED 20' WIDE ACCESS EASEMENT	BY MLD
03/20/2020	REVISION	REMOVED EASEMENT AND MODIFIED LOTS 5A AND 5B	BY MLD

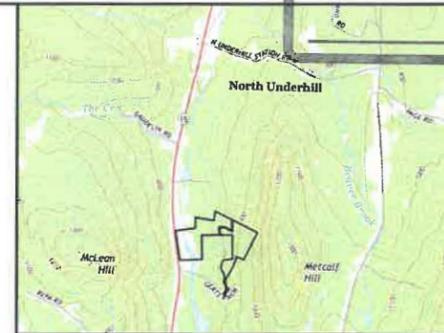
CLIENT  
**MARTY BASLOW**  
 65 COLONEL PAGE ROAD  
 ESSEX JUNCTION, VT 05452

PROJECT TITLE  
**BASLOW SUBDIVISION**  
 FOR PARCEL WC037

DRAWING TITLE  
**SUBDIVISION PLAT**  
 STATE ROUTE 15 & OFF WARNER CREEK ROAD & GERT'S KNOB ROAD  
 UNDERHILL, VERMONT

Survey	BFD/RAW	Scale	1" = 100'
Design	---	Job	19-245
Drawn	BFD	File	
Checked	MPM	Drawing	
Date	02/26/2020		

**Donald L. Hamlin**  
 Consulting  
 Engineers, Inc.  
 136 Pearl Street  
 Essex Junction, Vermont  
**SP-1**



VICINITY MAP  
SCALE: 1" = 2000'

LANDS OF ROBERT & ALISSON RICHARDS N/F PH295

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A SINGLE LOT SUBMISSION AND PROPOSED POTABLE WATER AND WASTEWATER SYSTEMS FOR THE NEW AND REMAINING LOTS.  
THE EXISTING LOT 5 IS 30.63 ACRES. LOT 5 IS TO BE SUBDIVIDED INTO TWO LOTS, LOT 5A WILL BE 17.77 ACRES AND LOT 5B WILL BE 12.86 ACRES. THESE PLANS ARE PROPOSING NEW DRILLED WELL WATER SUPPLIES AND IN-GROUND WASTEWATER DISPOSAL SYSTEMS FOR EACH LOT. FOR MORE DETAILS FOR EACH LOT, SEE SHEETS S-1, S-2, D-1 AND D-2.

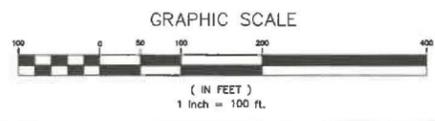
LEGEND

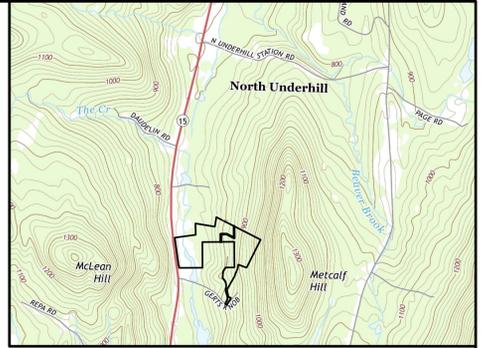
	EXISTING BOUNDARY LINE
	EXISTING EASEMENT LINE
	NEW BOUNDARY LINE
	NEW EASEMENT LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	NEW GRAVITY SEWER LINE
	NEW DOSING SIPHON FORCE MAIN
	NEW CURTAIN DRAIN
	WATER AND WASTEWATER ISOLATION SHIELDS
	PROPERTY LINE SETBACK
	EDGE OF WETLAND
	WETLAND BUFFER

DATE	REVISION	BY
CLIENT	MARTY BASLOW 65 COLONEL PAGE ROAD ESSEX JUNCTION, VT 05452	
PROJECT TITLE	BASLOW SUBDIVISION FOR PARCEL WC037	
DRAWING TITLE	OVERALL SITE PLAN	
Survey	BFD/RAW	Scale 1" = 100'
Design	MLD	Job 19-245
Drawn	MLD	File
Checked	RFH	Drawing
Date	06/25/2020	<b>0-1</b>

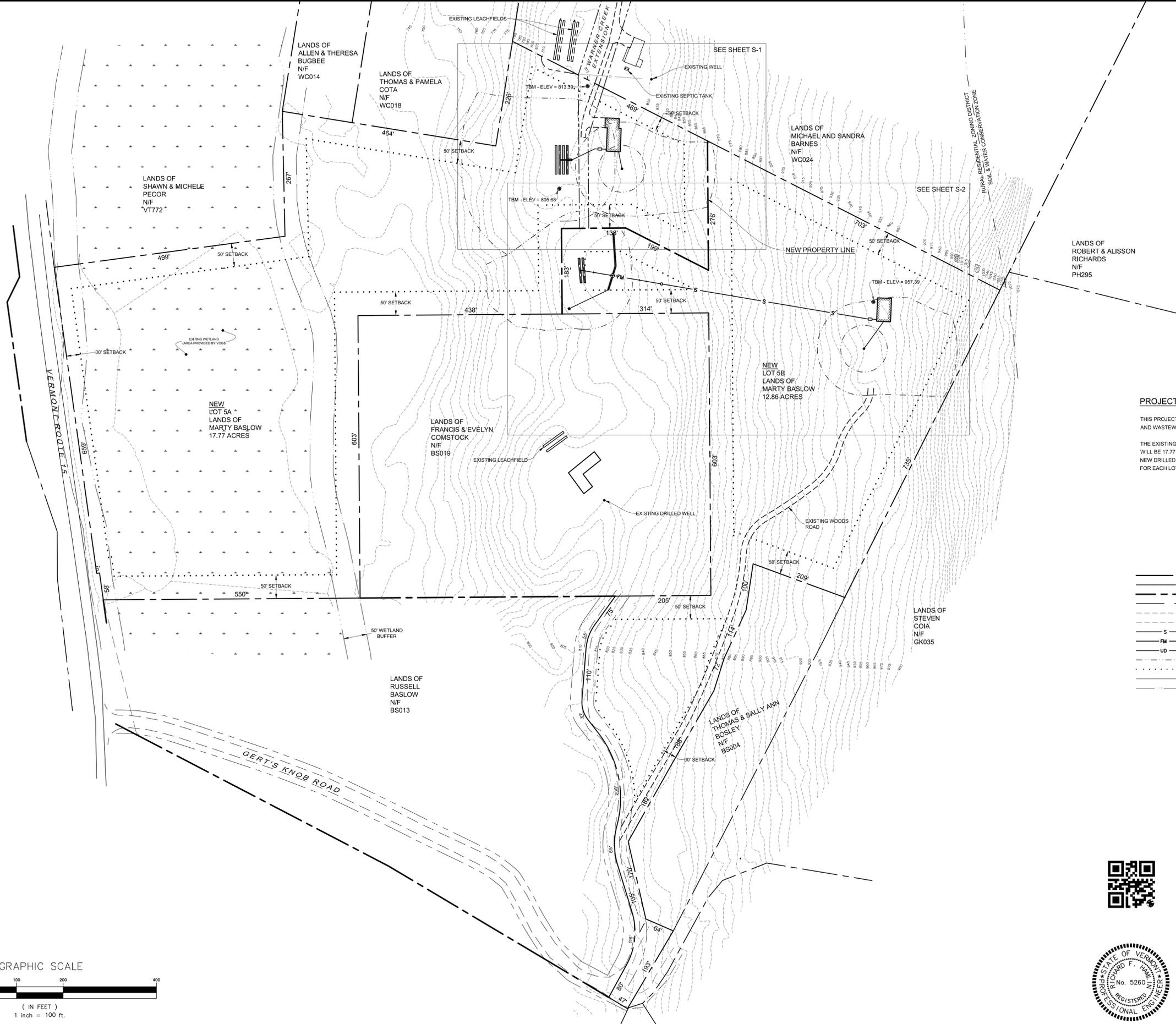


Donald L. Hamlin  
Consulting Engineers, Inc.  
136 Pearl Street  
Essex Junction, Vermont





VICINITY MAP  
SCALE: 1" = 2000'



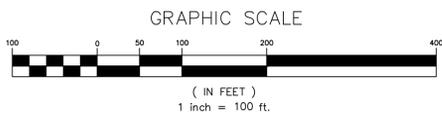
**PROJECT DESCRIPTION**

THIS PROJECT CONSISTS OF A SINGLE LOT SUBDIVISION AND PROPOSED POTABLE WATER AND WASTEWATER SYSTEMS FOR THE NEW AND REMAINING LOTS.

THE EXISTING LOT 5 IS 30.63 ACRES. LOT 5 IS TO BE SUBDIVIDED INTO TWO LOTS. LOT 5A WILL BE 17.77 ACRES AND LOT 5B WILL BE 12.86 ACRES. THESE PLANS ARE PROPOSING NEW DRILLED WELL WATER SUPPLIES AND IN-GROUND WASTEWATER DISPOSAL SYSTEMS FOR EACH LOT. FOR MORE DETAILS FOR EACH LOT, SEE SHEETS S-1, S-2, D-1 AND D-2.

**LEGEND**

- EXISTING BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- NEW BOUNDARY LINE
- - - NEW EASEMENT LINE
- EXISTING MAJOR CONTOUR LINE
- - - EXISTING MINOR CONTOUR LINE
- S S NEW GRAVITY SEWER LINE
- FM FM NEW DOSING SIPHON FORCEMAIN
- UD UD NEW CURTAIN DRAIN
- WATER AND WASTEWATER ISOLATION SHIELDS
- ... PROPERTY LINE SETBACK
- EDGE OF WETLAND
- - - WETLAND BUFFER



DATE	08/20/2020	REVISION	GENERAL REVISIONS	BY	MLD
CLIENT	MARTY BASLOW 65 COLONEL PAGE ROAD ESSEX JUNCTION, VT 05452				
PROJECT TITLE	BASLOW SUBDIVISION FOR PARCEL WC037				
DRAWING TITLE	OVERALL SITE PLAN				
Survey	BFD/RAW	Design	MLD	Drawn	MLD
Checked	RFH	Date	08/25/2020	Scale	1" = 100'
				Job	19-245
				File	
				Drawing	O-1

Donald L. Hamlin  
Consulting  
Engineers, Inc.  
136 Pearl Street  
Essex Junction, Vermont

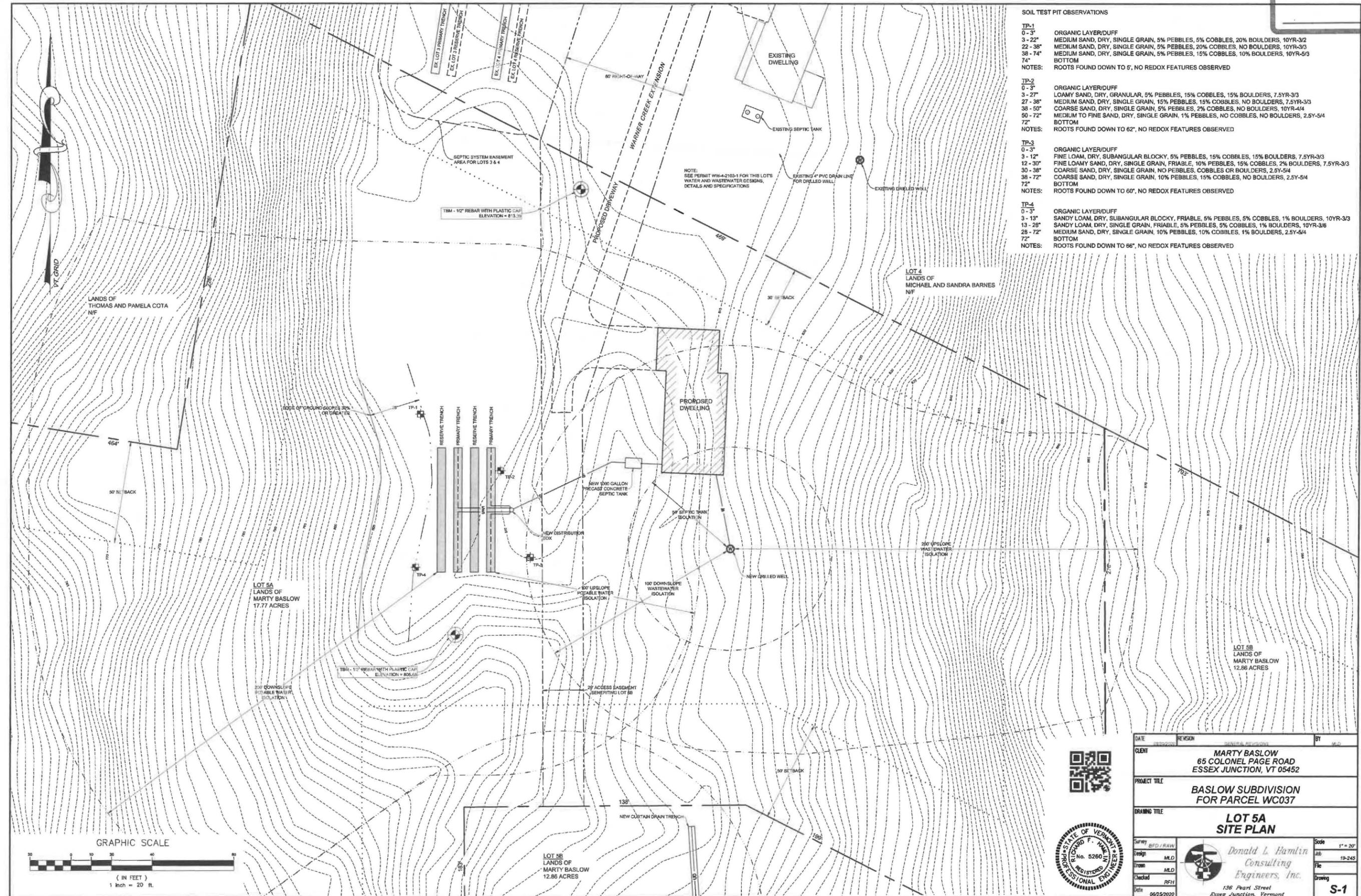
**SOIL TEST PIT OBSERVATIONS**

**TP-1**  
 0-3" ORGANIC LAYER/DUFF  
 3-22" MEDIUM SAND, DRY, SINGLE GRAIN, 5% PEBBLES, 5% COBBLES, 20% BOULDERS, 10YR-3/2  
 22-38" MEDIUM SAND, DRY, SINGLE GRAIN, 5% PEBBLES, 20% COBBLES, NO BOULDERS, 10YR-3/3  
 38-74" MEDIUM SAND, DRY, SINGLE GRAIN, 5% PEBBLES, 15% COBBLES, 10% BOULDERS, 10YR-5/3  
 74" BOTTOM  
 NOTES: ROOTS FOUND DOWN TO 5', NO REDOX FEATURES OBSERVED

**TP-2**  
 0-3" ORGANIC LAYER/DUFF  
 3-27" LOAMY SAND, DRY, GRANULAR, 5% PEBBLES, 15% COBBLES, 15% BOULDERS, 7.5YR-3/3  
 27-38" MEDIUM SAND, DRY, SINGLE GRAIN, 15% PEBBLES, 15% COBBLES, NO BOULDERS, 7.5YR-3/3  
 38-50" COARSE SAND, DRY, SINGLE GRAIN, 5% PEBBLES, 2% COBBLES, NO BOULDERS, 10YR-4/4  
 50-72" MEDIUM TO FINE SAND, DRY, SINGLE GRAIN, 1% PEBBLES, NO COBBLES, NO BOULDERS, 2.5Y-5/4  
 72" BOTTOM  
 NOTES: ROOTS FOUND DOWN TO 62', NO REDOX FEATURES OBSERVED

**TP-3**  
 0-3" ORGANIC LAYER/DUFF  
 3-12" FINE LOAM, DRY, SUBANGULAR BLOCKY, 5% PEBBLES, 15% COBBLES, 15% BOULDERS, 7.5YR-3/3  
 12-30" FINE LOAMY SAND, DRY, SINGLE GRAIN, FRIABLE, 10% PEBBLES, 15% COBBLES, 2% BOULDERS, 7.5YR-3/3  
 30-38" COARSE SAND, DRY, SINGLE GRAIN, NO PEBBLES, COBBLES OR BOULDERS, 2.5Y-5/4  
 38-72" COARSE SAND, DRY, SINGLE GRAIN, 10% PEBBLES, 15% COBBLES, NO BOULDERS, 2.5Y-5/4  
 72" BOTTOM  
 NOTES: ROOTS FOUND DOWN TO 60', NO REDOX FEATURES OBSERVED

**TP-4**  
 0-3" ORGANIC LAYER/DUFF  
 3-13" SANDY LOAM, DRY, SUBANGULAR BLOCKY, FRIABLE, 5% PEBBLES, 5% COBBLES, 1% BOULDERS, 10YR-3/3  
 13-28" SANDY LOAM, DRY, SINGLE GRAIN, FRIABLE, 5% PEBBLES, 5% COBBLES, 1% BOULDERS, 10YR-3/6  
 28-72" MEDIUM SAND, DRY, SINGLE GRAIN, 10% PEBBLES, 10% COBBLES, 1% BOULDERS, 2.5Y-5/4  
 72" BOTTOM  
 NOTES: ROOTS FOUND DOWN TO 66', NO REDOX FEATURES OBSERVED



VT GRID

LANDS OF THOMAS AND PAMELA COTA N/F

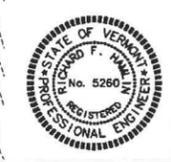
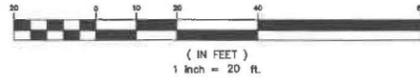
LOT 4 LANDS OF MICHAEL AND SANDRA BARNES N/F

LOT 5A LANDS OF MARTY BASLOW 17.77 ACRES

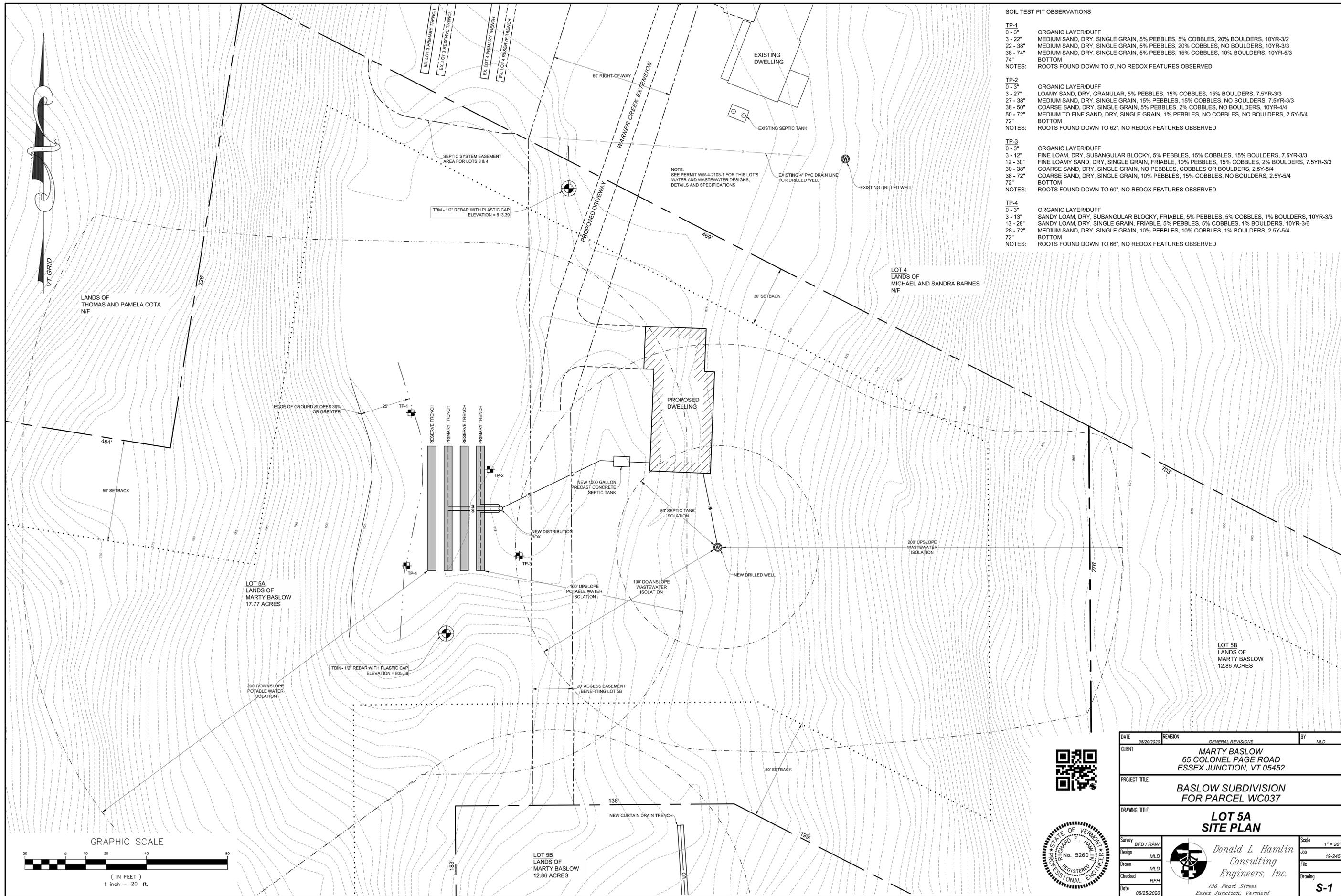
LOT 5B LANDS OF MARTY BASLOW 12.86 ACRES

LOT 5B LANDS OF MARTY BASLOW 12.86 ACRES

GRAPHIC SCALE

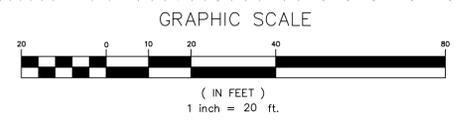


DATE	REVISION	BY	NO.
06/25/2020	GENERAL REVISION	ST	1
CLIENT MARTY BASLOW 65 COLONEL PAGE ROAD ESSEX JUNCTION, VT 05452			
PROJECT TITLE BASLOW SUBDIVISION FOR PARCEL WC037			
DRAWING TITLE LOT 5A SITE PLAN			
Survey	BFD / RAW	Scale	1" = 20'
Design	MLD	Job	19-245
Drawn	MLD	File	
Checked	RFH	Drawing	S-1
Date	06/25/2020	Donald L. Hamlin Consulting Engineers, Inc. 136 Pearl Street Essex Junction, Vermont	



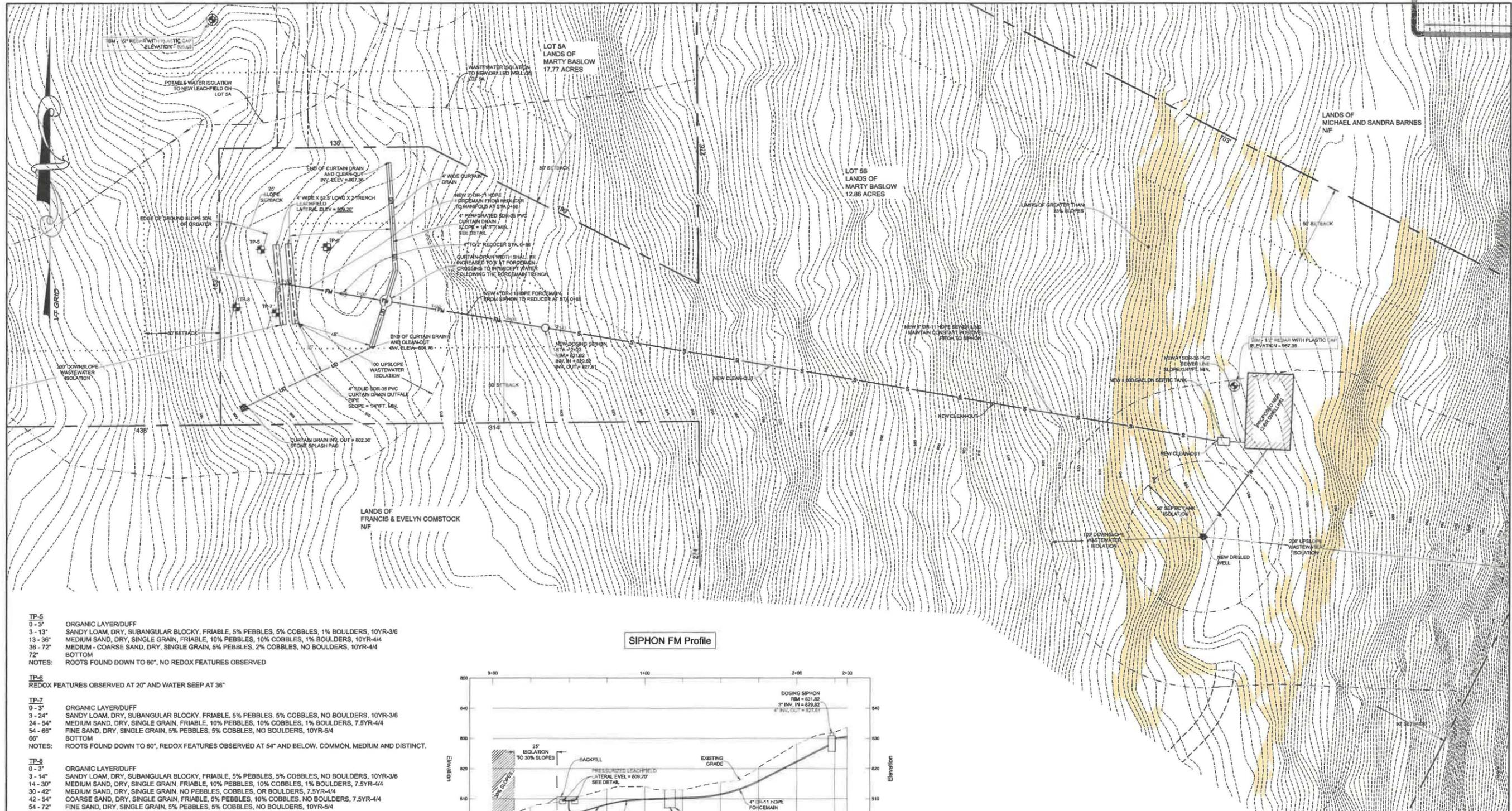
**SOIL TEST PIT OBSERVATIONS**

<b>TP-1</b>	ORGANIC LAYER/DUFF
0 - 3"	MEDIUM SAND, DRY, SINGLE GRAIN, 5% PEBBLES, 5% COBBLES, 20% BOULDERS, 10YR-3/2
3 - 22"	MEDIUM SAND, DRY, SINGLE GRAIN, 5% PEBBLES, 20% COBBLES, NO BOULDERS, 10YR-3/3
22 - 38"	MEDIUM SAND, DRY, SINGLE GRAIN, 5% PEBBLES, 15% COBBLES, 10% BOULDERS, 10YR-5/3
38 - 74"	BOTTOM
74"	ROOTS FOUND DOWN TO 5', NO REDOX FEATURES OBSERVED
<b>TP-2</b>	ORGANIC LAYER/DUFF
0 - 3"	LOAMY SAND, DRY, GRANULAR, 5% PEBBLES, 15% COBBLES, 15% BOULDERS, 7.5YR-3/3
3 - 27"	MEDIUM SAND, DRY, SINGLE GRAIN, 15% PEBBLES, 15% COBBLES, NO BOULDERS, 7.5YR-3/3
27 - 38"	COARSE SAND, DRY, SINGLE GRAIN, 5% PEBBLES, 2% COBBLES, NO BOULDERS, 10YR-4/4
38 - 50"	MEDIUM TO FINE SAND, DRY, SINGLE GRAIN, 1% PEBBLES, NO COBBLES, NO BOULDERS, 2.5Y-5/4
50 - 72"	BOTTOM
72"	ROOTS FOUND DOWN TO 62", NO REDOX FEATURES OBSERVED
<b>TP-3</b>	ORGANIC LAYER/DUFF
0 - 3"	FINE LOAM, DRY, SUBANGULAR BLOCKY, 5% PEBBLES, 15% COBBLES, 15% BOULDERS, 7.5YR-3/3
3 - 12"	FINE LOAMY SAND, DRY, SINGLE GRAIN, FRIABLE, 10% PEBBLES, 15% COBBLES, 2% BOULDERS, 7.5YR-3/3
12 - 30"	COARSE SAND, DRY, SINGLE GRAIN, NO PEBBLES, COBBLES OR BOULDERS, 2.5Y-5/4
30 - 38"	COARSE SAND, DRY, SINGLE GRAIN, 10% PEBBLES, 15% COBBLES, NO BOULDERS, 2.5Y-5/4
38 - 72"	BOTTOM
72"	ROOTS FOUND DOWN TO 60", NO REDOX FEATURES OBSERVED
<b>TP-4</b>	ORGANIC LAYER/DUFF
0 - 3"	SANDY LOAM, DRY, SUBANGULAR BLOCKY, FRIABLE, 5% PEBBLES, 5% COBBLES, 1% BOULDERS, 10YR-3/3
3 - 13"	SANDY LOAM, DRY, SINGLE GRAIN, FRIABLE, 5% PEBBLES, 5% COBBLES, 1% BOULDERS, 10YR-3/6
13 - 28"	MEDIUM SAND, DRY, SINGLE GRAIN, 10% PEBBLES, 10% COBBLES, 1% BOULDERS, 2.5Y-5/4
28 - 72"	BOTTOM
72"	ROOTS FOUND DOWN TO 66", NO REDOX FEATURES OBSERVED



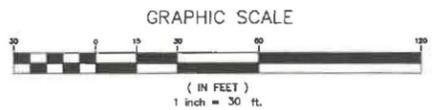
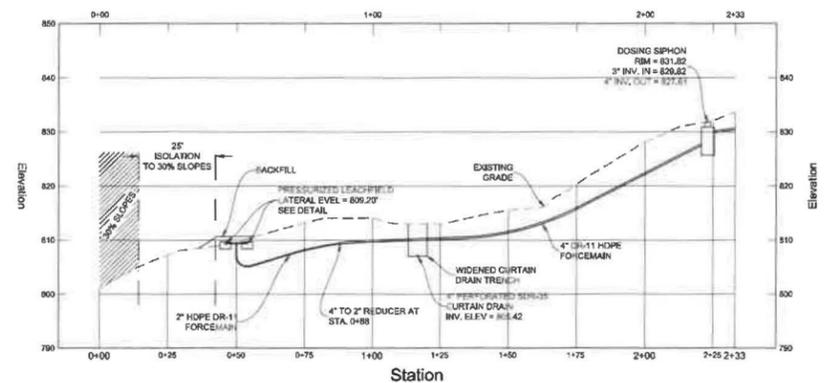
DATE	08/20/2020	REVISION	GENERAL REVISIONS	BY	MLD
CLIENT	MARTY BASLOW 65 COLONEL PAGE ROAD ESSEX JUNCTION, VT 05452				
PROJECT TITLE	BASLOW SUBDIVISION FOR PARCEL WC037				
DRAWING TITLE	LOT 5A SITE PLAN				
Survey	BFD/RAW	Design	MLD	Drawn	MLD
Checked	RFH	Date	08/25/2020	Scale	1" = 20'
				Job	19-245
				File	
				Drawing	S-1

Donald L. Hamlin  
Consulting  
Engineers, Inc.  
136 Pearl Street  
Essex Junction, Vermont

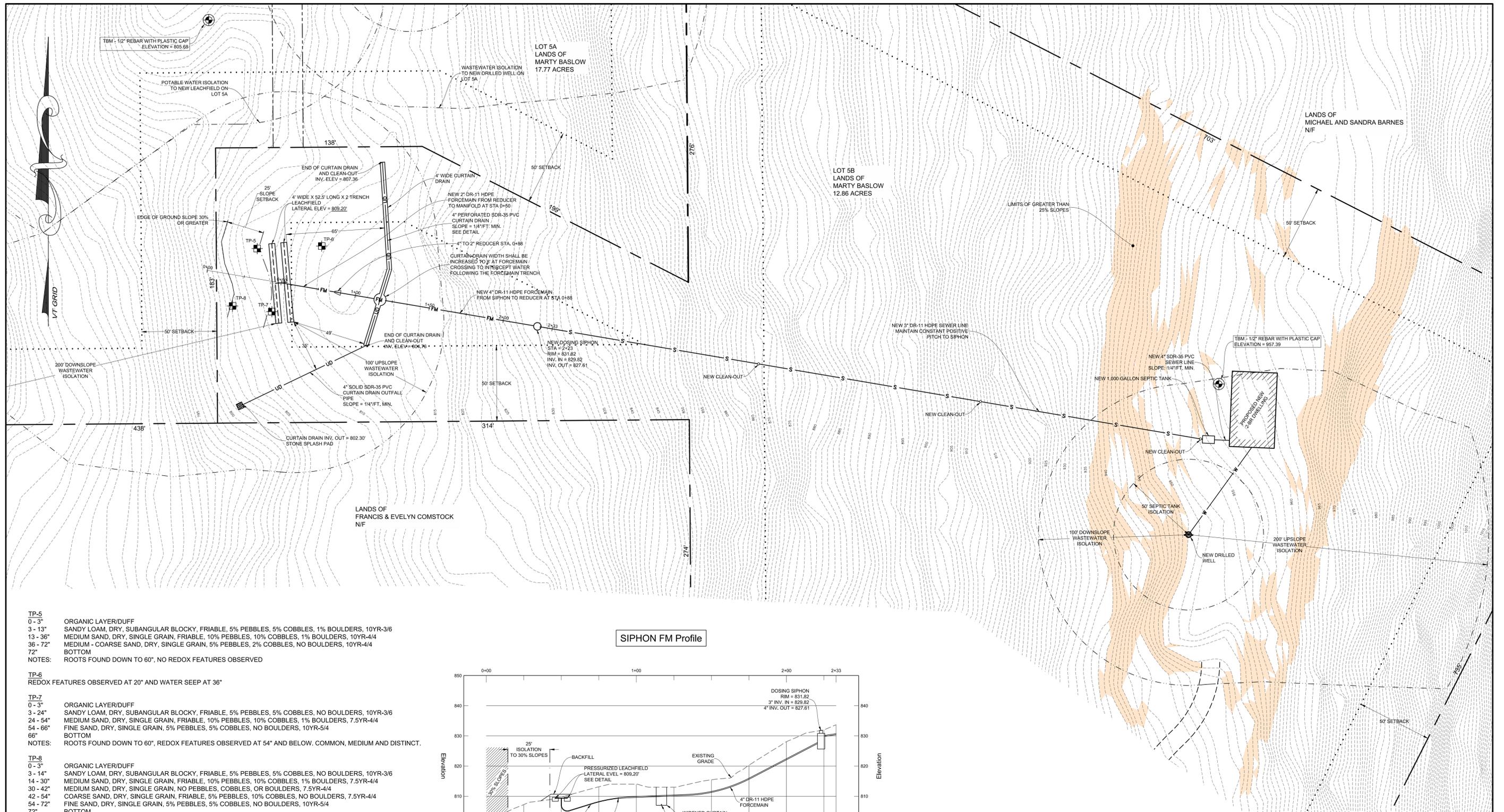


- TP-5  
0 - 3" ORGANIC LAYER/DUFF  
3 - 13" SANDY LOAM, DRY, SUBANGULAR BLOCKY, FRIABLE, 5% PEBBLES, 5% COBBLES, 1% BOULDERS, 10YR-3/6  
13 - 36" MEDIUM SAND, DRY, SINGLE GRAIN, FRIABLE, 10% PEBBLES, 10% COBBLES, 1% BOULDERS, 10YR-4/4  
36 - 72" MEDIUM - COARSE SAND, DRY, SINGLE GRAIN, 5% PEBBLES, 2% COBBLES, NO BOULDERS, 10YR-4/4  
72" BOTTOM  
NOTES: ROOTS FOUND DOWN TO 60". NO REDOX FEATURES OBSERVED
- TP-6  
REDOX FEATURES OBSERVED AT 20" AND WATER SEEP AT 36"
- TP-7  
0 - 3" ORGANIC LAYER/DUFF  
3 - 24" SANDY LOAM, DRY, SUBANGULAR BLOCKY, FRIABLE, 5% PEBBLES, 5% COBBLES, NO BOULDERS, 10YR-3/6  
24 - 54" MEDIUM SAND, DRY, SINGLE GRAIN, FRIABLE, 10% PEBBLES, 10% COBBLES, 1% BOULDERS, 7.5YR-4/4  
54 - 66" FINE SAND, DRY, SINGLE GRAIN, 5% PEBBLES, 5% COBBLES, NO BOULDERS, 10YR-5/4  
66" BOTTOM  
NOTES: ROOTS FOUND DOWN TO 80". REDOX FEATURES OBSERVED AT 54" AND BELOW. COMMON, MEDIUM AND DISTINCT.
- TP-8  
0 - 3" ORGANIC LAYER/DUFF  
3 - 14" SANDY LOAM, DRY, SUBANGULAR BLOCKY, FRIABLE, 5% PEBBLES, 5% COBBLES, NO BOULDERS, 10YR-3/6  
14 - 30" MEDIUM SAND, DRY, SINGLE GRAIN, FRIABLE, 10% PEBBLES, 10% COBBLES, 1% BOULDERS, 7.5YR-4/4  
30 - 42" MEDIUM SAND, DRY, SINGLE GRAIN, NO PEBBLES, COBBLES, OR BOULDERS, 7.5YR-4/4  
42 - 54" COARSE SAND, DRY, SINGLE GRAIN, FRIABLE, 5% PEBBLES, 10% COBBLES, NO BOULDERS, 7.5YR-4/4  
54 - 72" FINE SAND, DRY, SINGLE GRAIN, 5% PEBBLES, 5% COBBLES, NO BOULDERS, 10YR-5/4  
72" BOTTOM  
NOTES: ROOTS FOUND DOWN TO 60". REDOX FEATURES OBSERVED AT 54" AND BELOW. COMMON, MEDIUM AND DISTINCT.

SIPHON FM Profile

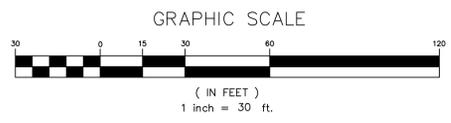
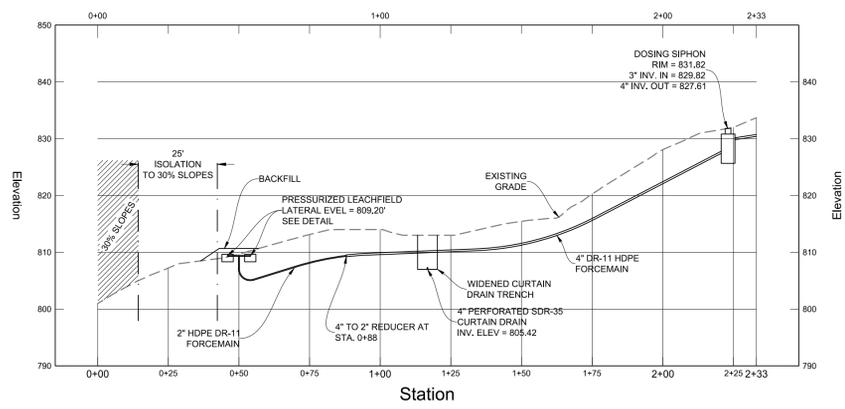


DATE	REVISION	BY
06/25/2020	GENERAL REVISIONS	MLD
CLIENT <b>MARTY BASLOW</b> 65 COLONEL PAGE ROAD ESSEX JUNCTION, VT 05452		
PROJECT TITLE <b>BASLOW SUBDIVISION FOR PARCEL WC037</b>		
DRAWING TITLE <b>LOT 5B SITE PLAN</b>		
Survey	BFD / RAW	Scale 1" = 30'
Design	MLD	Job 19-246
Drawn	MLD	File
Checked	RFH	Drawing
Date	06/25/2020	
 Donald L. Hamlin Consulting Engineers, Inc. 136 Pearl Street Essex Junction, Vermont		<b>S-2</b>



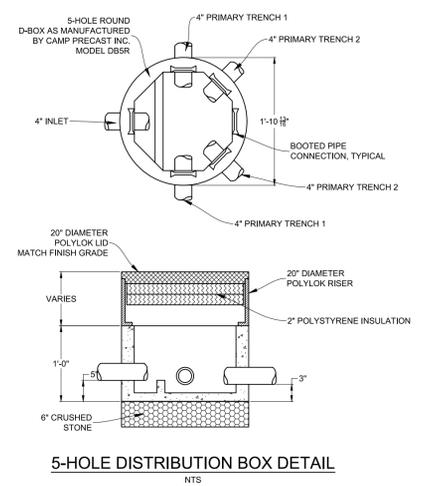
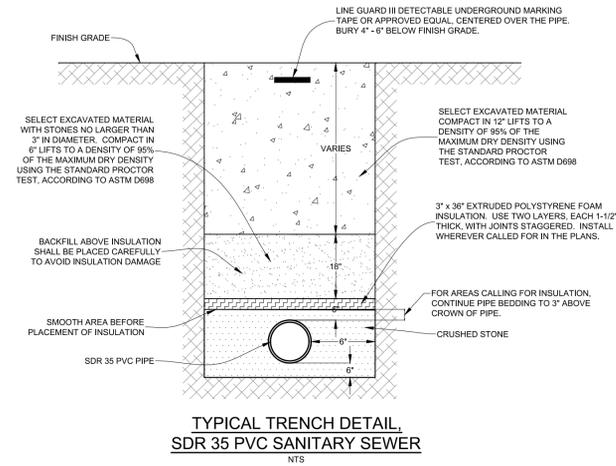
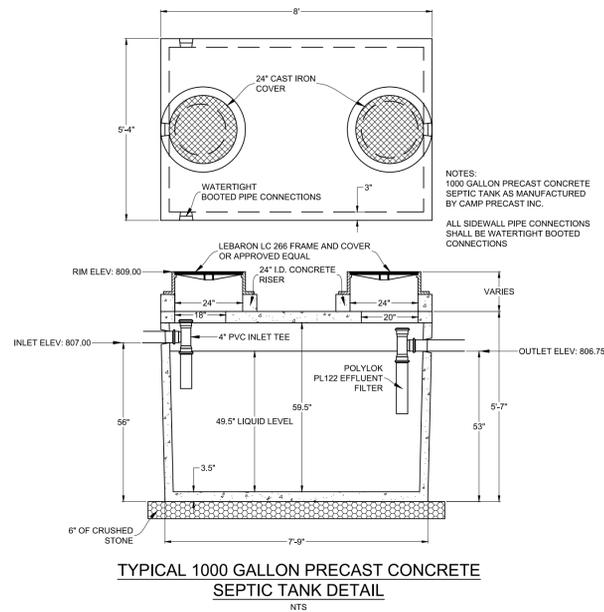
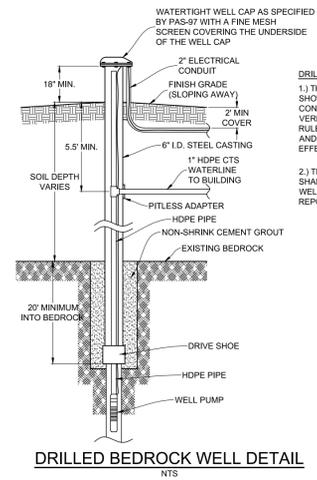
- TP-5**  
 0 - 3" ORGANIC LAYER/DUFF  
 3 - 13" SANDY LOAM, DRY, SUBANGULAR BLOCKY, FRIABLE, 5% PEBBLES, 5% COBBLES, 1% BOULDERS, 10YR-3/6  
 13 - 36" MEDIUM SAND, DRY, SINGLE GRAIN, FRIABLE, 10% PEBBLES, 10% COBBLES, 1% BOULDERS, 7.5YR-4/4  
 36 - 72" MEDIUM - COARSE SAND, DRY, SINGLE GRAIN, 5% PEBBLES, 2% COBBLES, NO BOULDERS, 10YR-4/4  
 72" BOTTOM  
 NOTES: ROOTS FOUND DOWN TO 60", NO REDOX FEATURES OBSERVED
- TP-6**  
 REDOX FEATURES OBSERVED AT 20" AND WATER SEEP AT 36"
- TP-7**  
 0 - 3" ORGANIC LAYER/DUFF  
 3 - 24" SANDY LOAM, DRY, SUBANGULAR BLOCKY, FRIABLE, 5% PEBBLES, 5% COBBLES, NO BOULDERS, 10YR-3/6  
 24 - 54" MEDIUM SAND, DRY, SINGLE GRAIN, FRIABLE, 10% PEBBLES, 10% COBBLES, 1% BOULDERS, 7.5YR-4/4  
 54 - 66" FINE SAND, DRY, SINGLE GRAIN, 5% PEBBLES, 5% COBBLES, NO BOULDERS, 10YR-5/4  
 66" BOTTOM  
 NOTES: ROOTS FOUND DOWN TO 60", REDOX FEATURES OBSERVED AT 54" AND BELOW. COMMON, MEDIUM AND DISTINCT.
- TP-8**  
 0 - 3" ORGANIC LAYER/DUFF  
 3 - 14" SANDY LOAM, DRY, SUBANGULAR BLOCKY, FRIABLE, 5% PEBBLES, 5% COBBLES, NO BOULDERS, 10YR-3/6  
 14 - 30" MEDIUM SAND, DRY, SINGLE GRAIN, FRIABLE, 10% PEBBLES, 10% COBBLES, 1% BOULDERS, 7.5YR-4/4  
 30 - 42" MEDIUM SAND, DRY, SINGLE GRAIN, NO PEBBLES, COBBLES, OR BOULDERS, 7.5YR-4/4  
 42 - 54" COARSE SAND, DRY, SINGLE GRAIN, FRIABLE, 5% PEBBLES, 10% COBBLES, NO BOULDERS, 7.5YR-4/4  
 54 - 72" FINE SAND, DRY, SINGLE GRAIN, 5% PEBBLES, 5% COBBLES, NO BOULDERS, 10YR-5/4  
 72" BOTTOM  
 NOTES: ROOTS FOUND DOWN TO 60", REDOX FEATURES OBSERVED AT 54" AND BELOW. COMMON, MEDIUM AND DISTINCT.

SIPHON FM Profile



DATE	08/20/2020	REVISION	GENERAL REVISIONS	BY	MLD
CLIENT	MARTY BASLOW 65 COLONEL PAGE ROAD ESSEX JUNCTION, VT 05452				
PROJECT TITLE	BASLOW SUBDIVISION FOR PARCEL WC037				
DRAWING TITLE	LOT 5B SITE PLAN				
Survey	BFD/RAW	Design	MLD	Drawn	MLD
Checked	RFH	Date	08/25/2020	Scale	1" = 30'
				Job	19-245
				File	
				Drawing	S-2
 Donald L. Hamlin Consulting Engineers, Inc. 136 Pearl Street Essex Junction, Vermont					





**LOT 5A WASTEWATER DISPOSAL DESIGN**

**DESIGN FLOW**  
FOUR BEDROOM DWELLING = (70 GPD X 2 PEOPLE PER BEDROOM X 3 BEDROOMS) + 70 GPD/PER 4TH BEDROOM = 490 GPD

**LEACHFIELD SIZING**  
TRENCHES ARE TO BE USED, THEREFORE THE BOTTOM AREA OF THE TRENCHES WERE CALCULATED USING SS 1-917(a):  
MINIMUM REQUIRED SQUARE FOOTAGE:

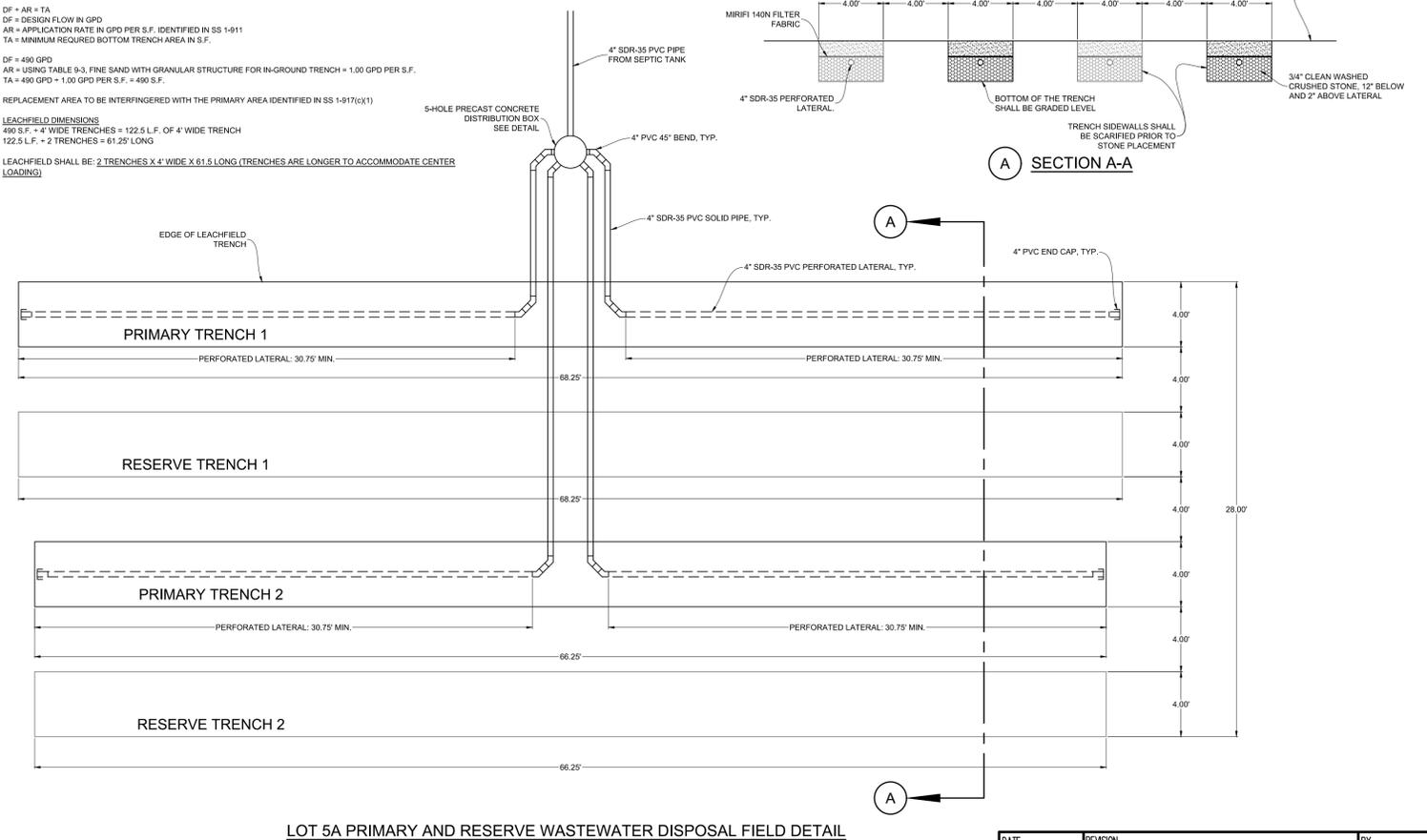
DF = AR x TA  
DF = DESIGN FLOW IN GPD  
AR = APPLICATION RATE IN GPD PER S.F., IDENTIFIED IN SS 1-911  
TA = MINIMUM REQUIRED BOTTOM TRENCH AREA IN S.F.

DF = 490 GPD  
AR = USING TABLE 9-3, FINE SAND WITH GRANULAR STRUCTURE FOR IN-GROUND TRENCH = 1.00 GPD PER S.F.  
TA = 490 GPD ÷ 1.00 GPD PER S.F. = 490 S.F.

REPLACEMENT AREA TO BE INTERFERING WITH THE PRIMARY AREA IDENTIFIED IN SS 1-917(c)(1)

**LEACHFIELD DIMENSIONS**  
490 S.F. ÷ 4' WIDE TRENCHES = 122.5 L.F. OF 4' WIDE TRENCH  
122.5 L.F. ÷ 2 TRENCHES = 61.25' LONG

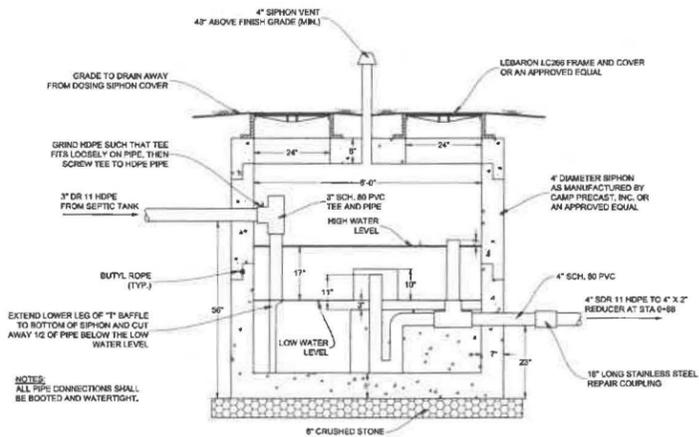
LEACHFIELD SHALL BE: 2 TRENCHES X 4' WIDE X 61.5' LONG (TRENCHES ARE LONGER TO ACCOMMODATE CENTER LOADINGS)



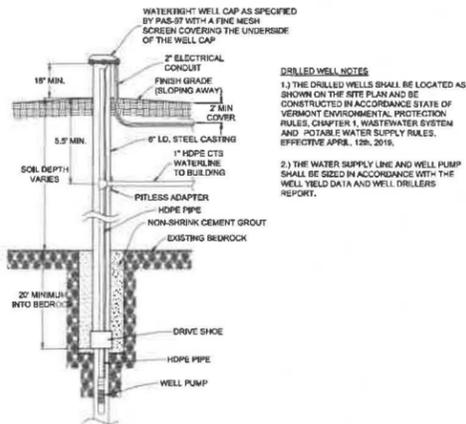
DATE	REVISION	BY
CLIENT MARTY BASLOW 65 COLONEL PAGE ROAD ESSEX JUNCTION, VT 05452		
PROJECT TITLE BASLOW SUBDIVISION FOR PARCEL WC037		
DRAWING TITLE LOT 5A WATER AND WASTEWATER DETAILS		
Survey	BFD / RAW	Scale
Design	MLD	Job
Drawn	MLD	File
Checked	RFH	Drawing
Date	06/25/2020	

Donald L. Hamlin  
Consulting  
Engineers, Inc.  
136 Pearl Street  
Essex Junction, Vermont

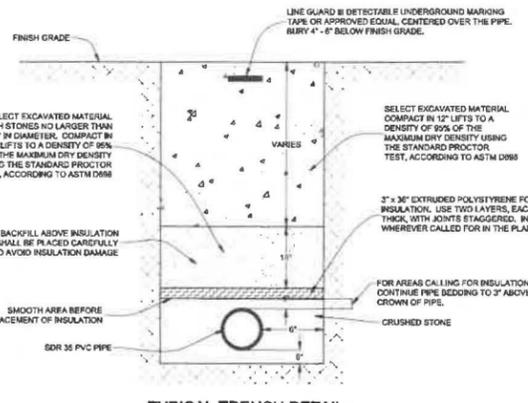
Scale: NTS  
Job: 19-245  
File:  
Drawing: D-1



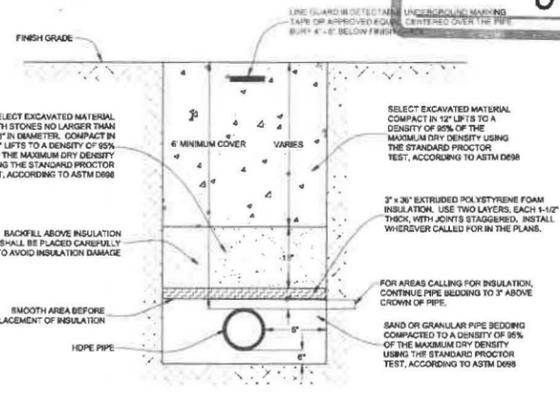
TYPICAL DOSING SIPHON DETAIL  
NTS



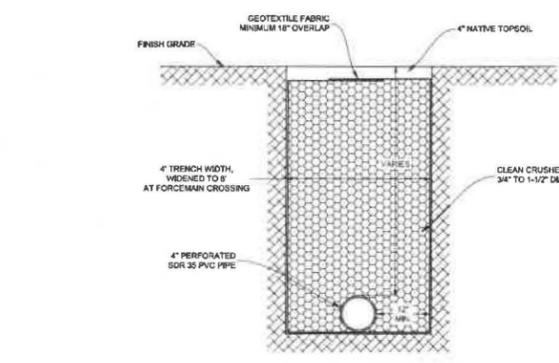
DRILLED BEDROCK WELL DETAIL  
NTS



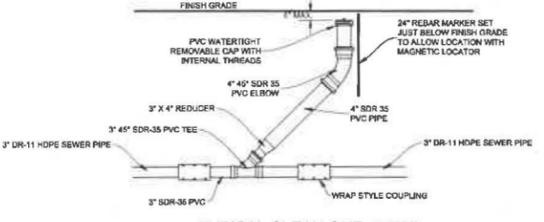
TYPICAL TRENCH DETAIL  
SDR 35 PVC SANITARY SEWER  
NTS



TYPICAL TRENCH DETAIL, HDPE FORCEMAIN  
NTS



TYPICAL CURTAIN DRAIN DETAIL  
NTS



TYPICAL CLEAN OUT DETAIL  
NTS

LOT 5B WASTEWATER DISPOSAL DESIGN

**DESIGN FLOW:**  
TWO BEDROOM DWELLING = (70 GPD X 2 PEOPLE PER BEDROOM X 2 BEDROOMS) = 280 GPD

**LEACHFIELD SIZING:**  
TRENCHES ARE TO BE USED, THEREFORE THE BOTTOM AREA OF THE TRENCHES WERE CALCULATED USING SS 1417(A) MINIMUM REQUIRED SQUARE FOOTAGE:

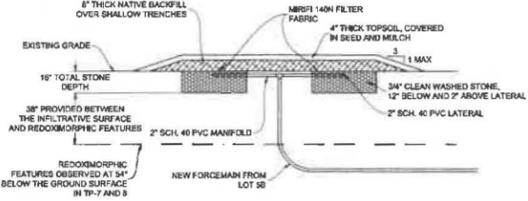
$DF + AR = 1A$   
 $DF =$  DESIGN FLOW IN GPD  
 $AR =$  APPLICATION RATE IN GPD PER S.F. (IDENTIFIED IN SS 1411)  
 $1A =$  MINIMUM REQUIRED BOTTOM TRENCH AREA IN S.F.

$DF = 280$  GPD  
 $AR =$  USING TABLE (A), FINE SAND WITH GRANULAR STRUCTURE FOR IN-GROUND TRENCH = 1.00 GPD PER S.F.  
 $1A = 280$  GPD / 1.00 GPD PER S.F. = 280 S.F.

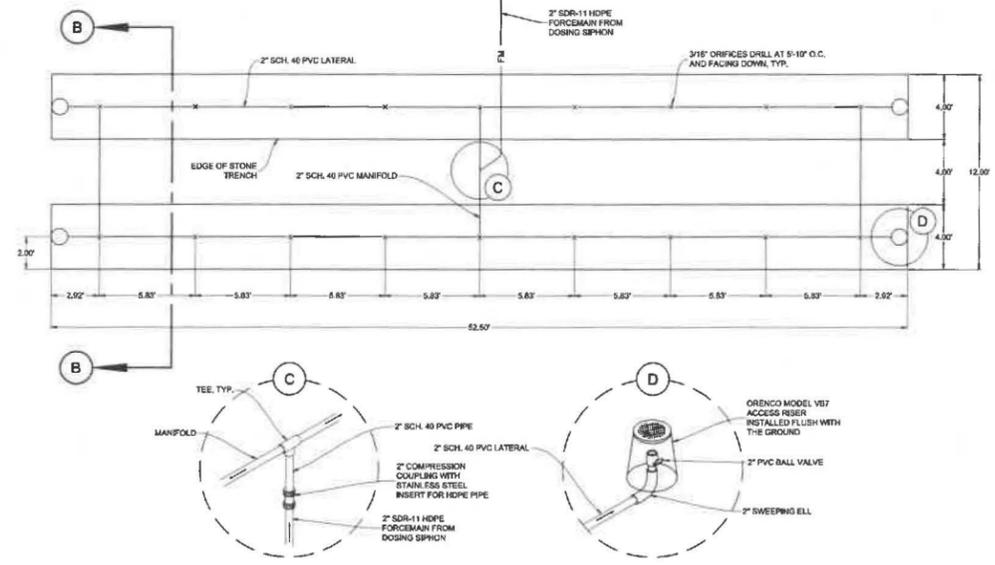
REPLACEMENT AREA FOLLOWING SS 1402(B)(1), BY INCREASING THE LEACHFIELD SIZES BY 150% AND UTILIZING PRESSURE DISTRIBUTION, NO RESERVE AREA IS REQUIRED.

THEREFORE, SYSTEM INCREASED BY 150% = 280 S.F. X 150% = 420 S.F. REQUIRED

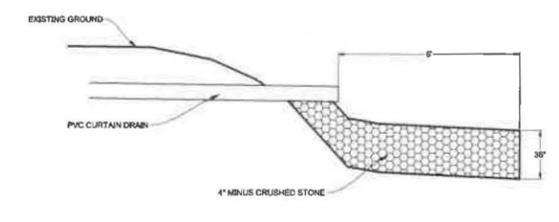
**LEACHFIELD DIMENSIONS:**  
 420 S.F. / 4\"/>



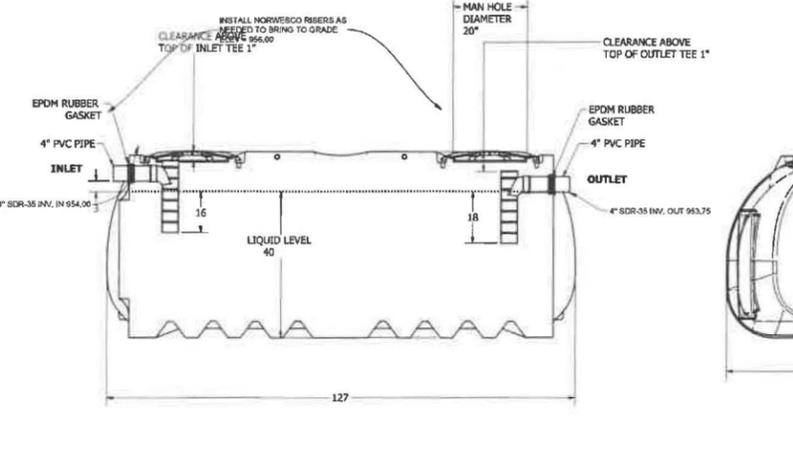
SECTION B-B



LOT 5B WASTEWATER DISPOSAL FIELD DETAIL  
NTS



TYPICAL DRAIN OUTFALL DETAIL  
NTS

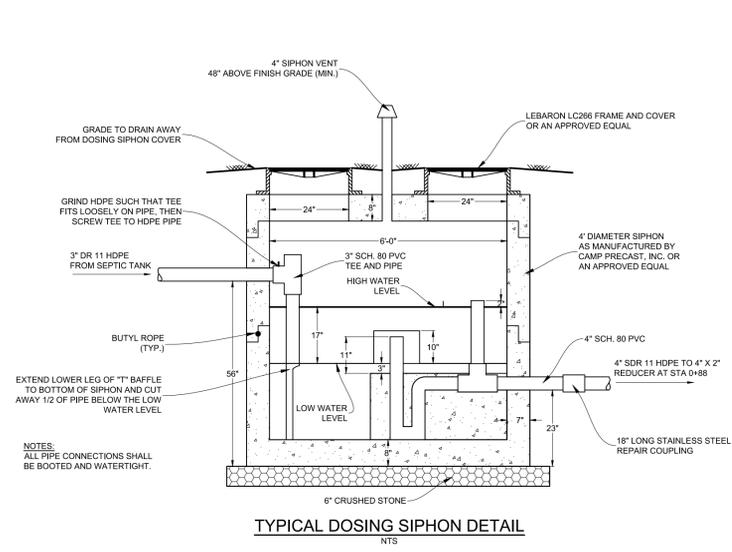


NORWESCO 1,000 GALLON POLYETHYLENE SEPTIC TANK  
NTS

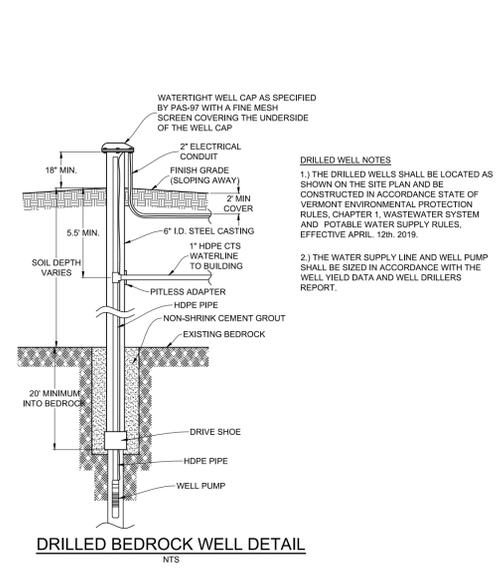
DATE	REVISION	BY
CLIENT	MARTY BASLOW 85 COLONEL PAGE ROAD ESSEX JUNCTION, VT 05452	
PROJECT TITLE	BASLOW SUBDIVISION FOR PARCEL WC037	
DRAWING TITLE	LOT 5B WATER AND WASTEWATER DETAILS	
Scale	NTS	
Design	MLD	Job
Drawn	MLD	No.
Checked	RFH	File
Date	06/29/2020	Drawn



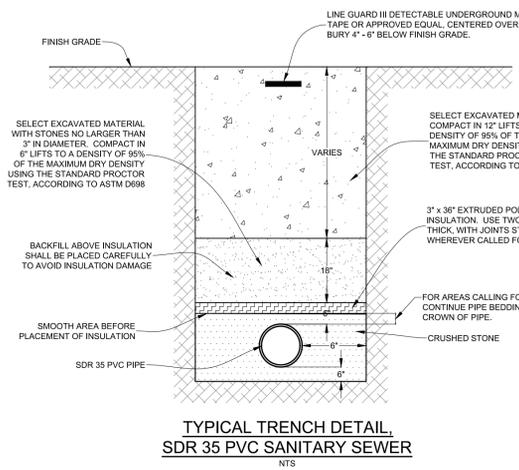
Donald L. Hamlin  
Consulting  
Engineers, Inc.  
136 Pearl Street  
Essex Junction, Vermont



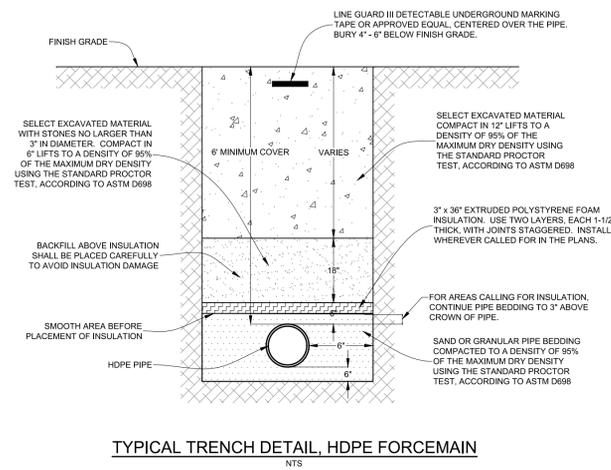
TYPICAL DOSING SIPHON DETAIL  
NTS



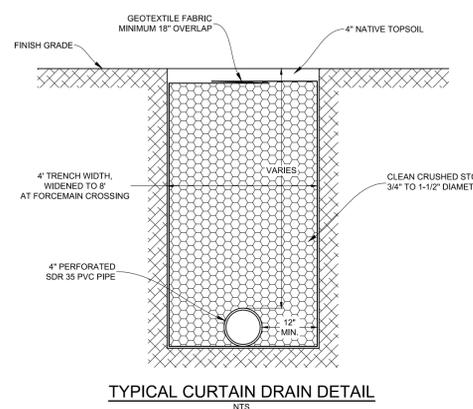
DRILLED BEDROCK WELL DETAIL  
NTS



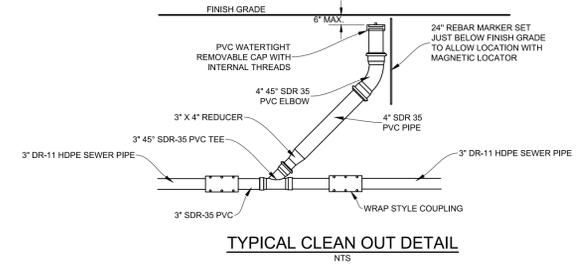
TYPICAL TRENCH DETAIL,  
SDR 35 PVC SANITARY SEWER  
NTS



TYPICAL TRENCH DETAIL, HDPE FORCEMAIN  
NTS



TYPICAL CURTAIN DRAIN DETAIL  
NTS



TYPICAL CLEAN OUT DETAIL  
NTS

**LOT 5B WASTEWATER DISPOSAL DESIGN**

**DESIGN FLOW**  
TWO BEDROOM DWELLING = (70 GPD X 2 PEOPLE PER BEDROOM X 2 BEDROOMS) = 280 GPD

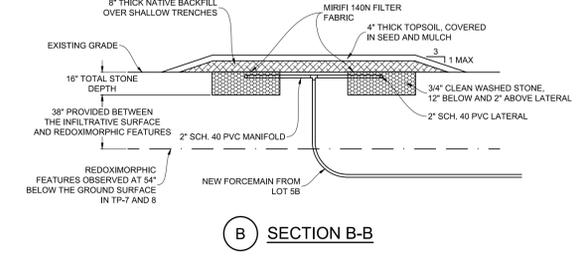
**LEACHFIELD SIZING**  
TRENCHES ARE TO BE USED, THEREFORE THE BOTTOM AREA OF THE TRENCHES WERE CALCULATED USING SS 1-917(a):  
MINIMUM REQUIRED SQUARE FOOTAGE:  
DF = AR x TA  
DF = DESIGN FLOW IN GPD  
AR = APPLICATION RATE IN GPD PER S.F. IDENTIFIED IN SS 1-911  
TA = MINIMUM REQUIRED BOTTOM TRENCH AREA IN S.F.

DF = 280 GPD  
AR = USING TABLE B-3, FINE SAND WITH GRANULAR STRUCTURE FOR IN-GROUND TRENCH = 1.00 GPD PER S.F.  
TA = 280 GPD ÷ 1.00 GPD PER S.F. = 280 S.F.

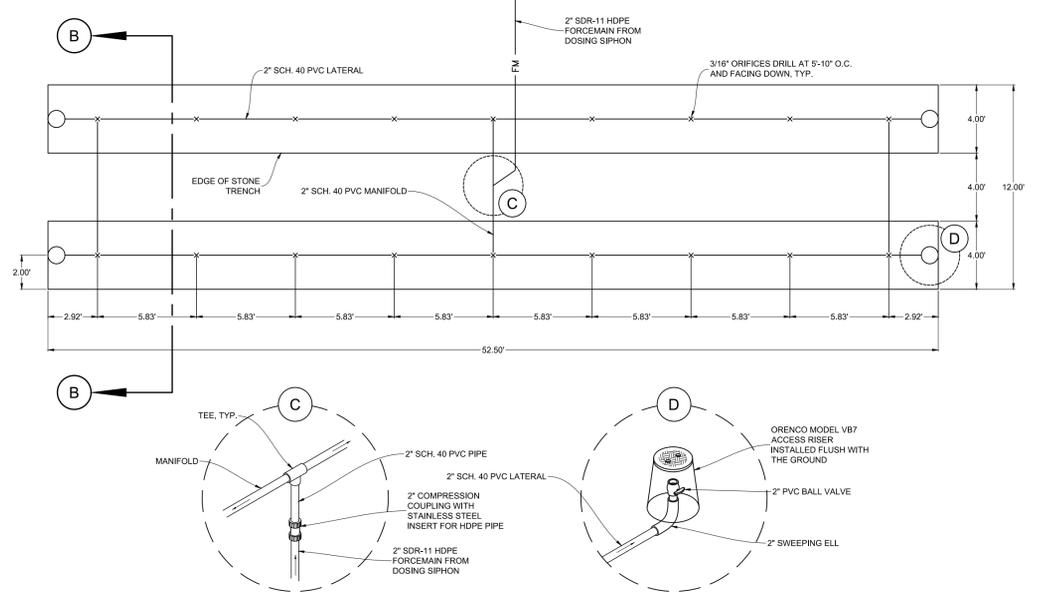
**REPLACEMENT AREA**  
FOLLOWING SS 1-902(b)(1), BY INCREASING THE LEACHFIELD SIZE BY 150% AND UTILIZING PRESSURE DISTRIBUTION, NO RESERVE AREA IS REQUIRED.

THEREFORE, SYSTEM INCREASED BY 150% = 280 S.F. X 150% = 420 S.F. REQUIRED

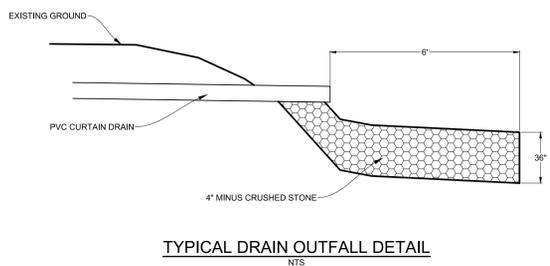
**LEACHFIELD DIMENSIONS**  
420 S.F. ÷ 4\"/>



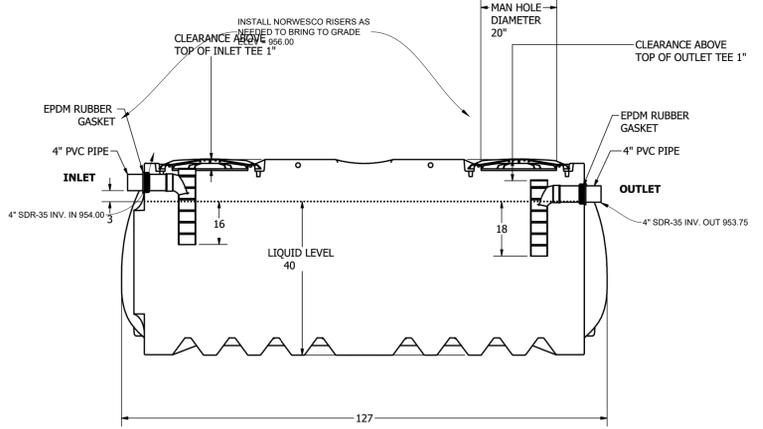
SECTION B-B



LOT 5B WASTEWATER DISPOSAL FIELD DETAIL  
NTS



TYPICAL DRAIN OUTFALL DETAIL  
NTS

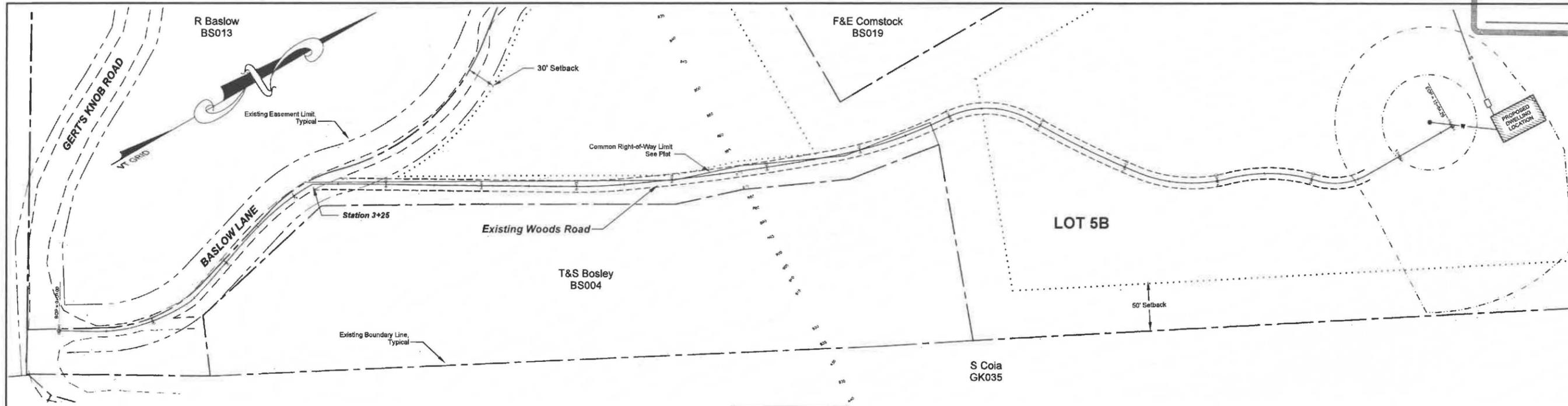


NORWESCO 1,000 GALLON POLYETHYLENE SEPTIC TANK  
NTS

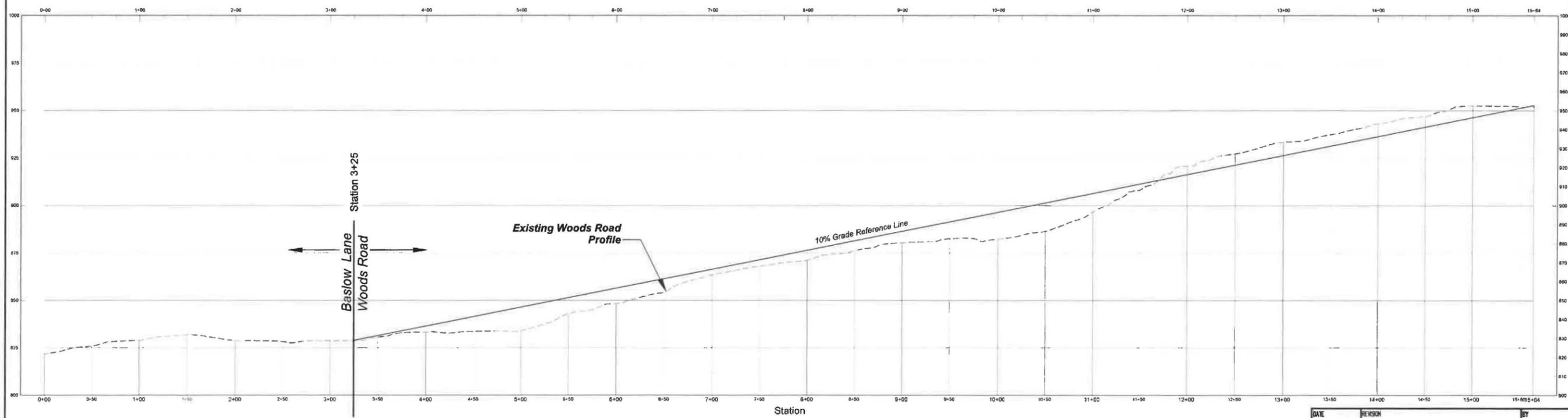


DATE	REVISION	BY
CLIENT MARTY BASLOW 65 COLONEL PAGE ROAD ESSEX JUNCTION, VT 05452		
PROJECT TITLE BASLOW SUBDIVISION FOR PARCEL WC037		
DRAWING TITLE LOT 5B WATER AND WASTEWATER DETAILS		
Survey	BFD / RAW	Scale NTS
Design	MLD	Job 19-245
Drawn	MLD	File
Checked	RFH	Drawing
Date	06/25/2020	D-2

Donald L. Hamlin  
Consulting  
Engineers, Inc.  
136 Pearl Street  
Essex Junction, Vermont



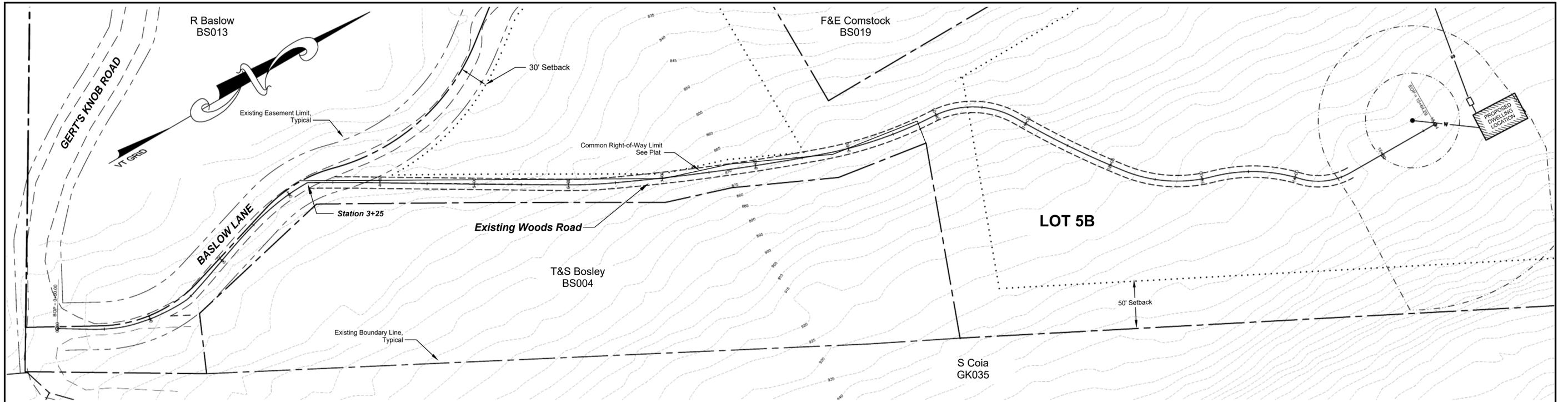
ACCESS PROFILE



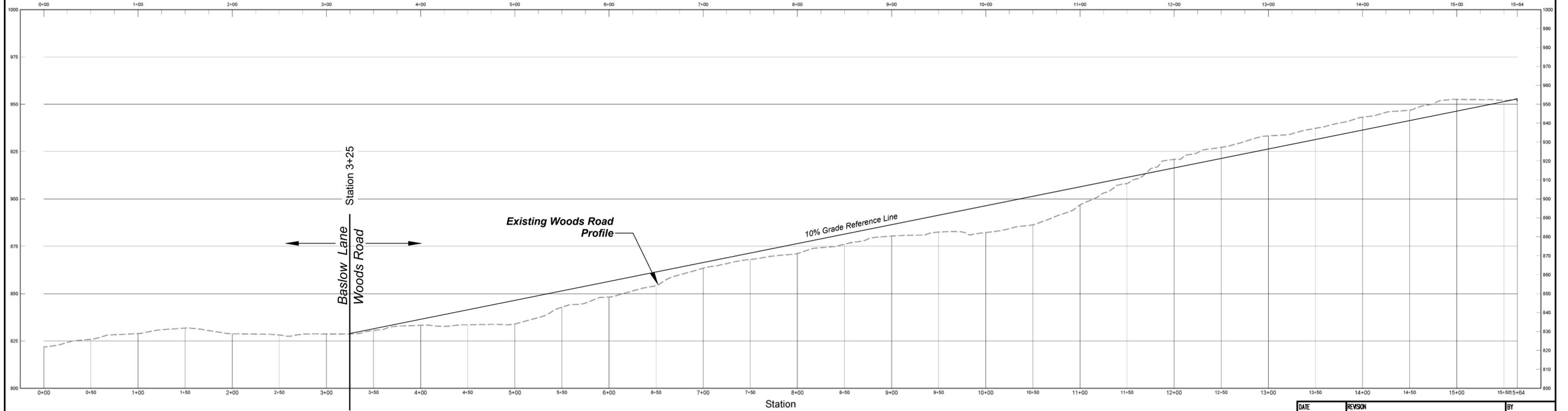
**SCALE**  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 25'



DATE	REVISION	BY
CLIENT MARTY BASLOW 65 COLONEL PAGE ROAD ESSEX JUNCTION, VT 05452		
PROJECT TITLE BASLOW SUBDIVISION FOR PARCEL WC037		
DRAWING TITLE LOT 5B DRIVEWAY PROFILE		
Survey BFD/RAW Design MLD Drawn MLD Checked RFH Date 8-26-20	Donald L. Hamlin Consulting Engineers, Inc. 136 Pearl Street Essex Junction, Vermont	Scale 1" = 50' H 1" = 25' V Job 19-245 Date Drawing DP-1



**ACCESS PROFILE**



**SCALE**  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 25'



DATE	REVISION	BY
CLIENT MARTY BASLOW 65 COLONEL PAGE ROAD ESSEX JUNCTION, VT 05452		
PROJECT TITLE BASLOW SUBDIVISION FOR PARCEL WC037		
DRAWING TITLE LOT 5B DRIVEWAY PROFILE		
Survey BFD/RAW	 Donald L. Hamlin Consulting Engineers, Inc. 136 Pearl Street Essex Junction, Vermont	Scale 1" = 50' H 1" = 25' V
Design MLD		Job 19-245
Drawn MLD		File
Checked RFH		Drawing
Date 8-26-20		DP-1