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PROJECT DESCRIPTION

The Applicant proposes to subdivide an existing 36.5-acre parcel now known as Lot 3A into three parcels as follows:

Lot 3-A-1 – 22.2 acres

Lot 3-A-2 – 4.4 acres

Lot 3-A-3 – 9.9 acres

Lots 3-A-2 and 3-A-3 will be developed with single family houses. Applicant also requests conditional use approval to construct the houses on Lots 3-A-2 and 3-A-3. The house on Lot 3-A-2 will be built as soon as possible. The house on Lot 3-A-3 will be built over the next few years. Applicant is still planning how to further subdivide and develop Lot 3-A-1.

GENERAL SUBDIVISION STANDARDS (Section 6.7)

- A. The Project does not result in undue adverse impact to public health and safety, natural resources or character of the neighborhood, area or district where it is located. Proposed houses are located outside designated flood and river flow areas, and are sited to respect existing deeryards in the area as requested by Fish and Wildlife officials.
- B. The Project conforms to all applicable provisions of the East Montpelier Land Use and Development Regulations.
- C.
 - 1. Lot layout is consistent with the suitability of the land for development as defined under Subsection A.
 - 2. Lot layout conforms to desired district settlement patterns. The proposed subdivision is located in the Commercial District which allows development at moderate densities while avoiding strip development and maintaining safe and efficient traffic flow. The Project proposes residential uses for less visible areas away from the highway where commercial development is not viable. The driveway serving the lots exists and its use has been approved by VTrans officials so as to allow safe and efficient traffic flow.
 - 3. Lot layout meets minimum lot size and density requirements. All lots are larger than one acre.
 - 4. Condition 4 is not applicable because neither a PRD nor a PUD is proposed.
 - 5. The proposed lots are not elongated spaghetti lots.
- D. Permanent survey monuments will be installed.

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- E. Natural resources are protected as outlined above. Applicant is not aware of any wetlands or historic resources on the site.
- F. The Project is subject to stormwater management and erosion control regulation by the State of Vermont.
- G. Applicant proposes a conservation easement to protect deer yards in the area.
- H. Houses will be located to take advantage of solar gain to the extent it is feasible to do so.

ROADS AND ACCESS (Section 6.8)

The access was located as approved by VTrans. One existing access will be eliminated. The existing driveway will be maintained so as to comply with the requirements for roads serving three or more lots. The proposed development is limited to a small number of houses located on a portion of State highway that is not at or near capacity. The road has been laid out so as to minimize the amount of cuts and fill, maintain reasonable grades and safe intersections, produce useable lots, allow for emergency access and to avoid adverse impacts. Road maintenance will be governed by a road maintenance agreement. Sidewalks are not proposed in order to minimize the development footprint and because they are not required for such a small development.

FACILITIES AND UTILITIES (Section 6.9)

Sites for water and wastewater facilities have been identified. An easement to install utilities underground will be located as indicated on the plan.

LEGAL REQUIREMENTS (Section 6.10)

Land designated for protection will be designated on the final subdivision plat. No land is proposed to be held in common. A road maintenance agreement will be provided for final subdivision review.

CONDITIONAL USE APPROVAL

Applicant proposes to develop single family homes on two of the lots being created through the proposed subdivision. Given the limited scope of this project, there should be no undue adverse impact under any of the required criteria. The project also complies with all site plan criteria. Safe and adequate access, circulation and parking are being provided, no additional landscaping, layout or site design restrictions are proposed except that all setback restrictions will be satisfied. Tear sheets for proposed outdoor lighting are being provided.

No supplemental conditional use requirements should be imposed.