



September 28, 2021

Bruce Johnson  
Town of East Montpelier  
40 Kelton Road, PO Box 157  
East Montpelier, VT 05651

Reference: **Concept Review of PRD Route 2, East Montpelier, VT**

Dear Bruce,

Attached are concept plans and supporting information for the above captioned project. The project parcel is approximately 45 acres and currently undeveloped. The proposed project consists of the construction of a planned residential development of eight dwelling units. An equal amount of one-bedroom and two-bedroom single family residences are proposed. This development requires the construction of a new private road, an on-site wastewater disposal system, a new water supply, grading, and stormwater treatment.

The project is located in the Residential-Commercial zoning district, where single family dwellings are a permitted use. The property owner would like to create this clustered residential development with a community feel. Due to site constraints, explained further below, maintaining the standard dimensional requirements for this district will not be feasible. The owner would like to retain the development as rental units. Property maintenance, including that of the private road, water supply, and shared wastewater disposal system, will remain the responsibility of the owner. No formal subdivision or sale of individual lots is desired for this development.

The lot is partially within the mapped floodplain and river corridor. A FIRM of the area has been included. The lowest finished floor of all dwelling units and the lowest adjacent grade will be above the base flood elevation. There will be some work within the floodplain in order to construct the road and the stormwater outlet. Previous information of the parcel indicates that wetlands may be present. Wetland investigations and delineations have been scheduled to occur in October. The proposed concept utilizes the state soil mapping to suggest where wetlands are more likely present and care has been taken to remain out of those areas when feasible. Steep slopes are prevalent on the site and care is being taken to minimize disturbance to those areas. One area of steep slopes will be impacted in order to construct the force main required to convey the wastewater from the dwellings to the disposal area.

The project will construct a new private road with access to Route 2. The drive is proposed to be a 24' wide gravel road with a paved apron off of Route 2. There is a very limited location of where access to Route 2 is appropriate due to proximity of floodplain. The disturbance to the river corridor and mapped flood plain has been minimized. This access will require review by the Vermont Agency of Transportation. The road will have a cul-de-sac at its end. Each dwelling's yard has over 55 feet along the new road. There will be four shared driveways to service the eight dwelling units and each unit will have a gravel parking area large enough to accommodate 2 parking spaces.



All structures are located a minimum of 45' from the centerline of the proposed road. There is a minimum of 10' around each dwelling which is dedicated as that dwelling's tenants' yard. In many cases, the area available exceeds this dimension. For each dwelling there is a minimum of 7,000 sf dedicated to each dwelling. Trees are proposed to be planted strategically to help delineate individual yard spaces while still keeping an open feel to the development. Additionally, there is a community space that will hold the stormwater treatment practices as well as a garden area for the development's residents.

Please reach out to me if you should have any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads 'Alicia Feiler'. The signature is written in a cursive, flowing style.

Alicia Feiler, PE

Alicia@malone-properties.com