



OTTER CREEK ENGINEERING

July 6, 2020

Mr. Chris Flinn
Town of Jericho Planning + Zoning Office
P.O. Box 39, 2nd Floor
Jericho, VT 05465

Subject: Charron – 9 Lot Subdivision
Zoning Application

Dear Mr. Flinn:

On behalf of Brenda and Lee Charron, we are pleased to provide you with the enclosed items which are intended to serve as Sketch Plan Review application for the proposed subdivision of a 115.97 acre parcel of land owned by the Charron's off Route 15 in Jericho.

The parcel is accessed via an existing curb cut off of VT Route 15 and is located in the Town zoned Forestry District (FOR) which has a minimum lot size of 10 acres. Based on our understanding of the Zoning Regulations, the allowable residential density allows for up to 11 lots. The Charron's are proposing to only subdivide nine residential building lots as noted in this application. Improvements to the existing farm road are planned to upgrade it to Town standards. This private gravel roadway will provide access to the lots which are being designed to have individual onsite wastewater disposal systems and drilled water wells.

For the Board's review and consideration, we have enclosed:

1. Signed and completed Town of Jericho Zoning Permit Application Form,
2. Application fee in the amount of \$100.00 payable to the "Town of Jericho",
3. Project Narrative,
4. Listing of Adjoining Landowners,
5. Full size Survey Plat, prepared by Timothy Short, L.S. entitled "Proposed Boundary Line Adjustments, Lands of Brenda & Charles L. Charron, Southeasterly of Vermont Route 15, Jericho, Chittenden County, Vermont", dated February 7, 2020, last revised March 13, 2020.
6. Full size subdivision plan, prepared by Otter Creek Engineering, Inc. titled 'Brenda & L. Charles Charron, 9 Lot Subdivision, Jericho, Vermont', dated July 6 2020.
7. Reduced scale (11 x 17) Natural Resource plan, prepared by Otter Creek Engineering, Inc. Brenda & L. Charles Charron, 9 Lot Subdivision, Jericho, Vermont", dated July 6, 2020.

Following your review of the materials provided, if you have any questions or require additional information, please feel free to contact me at your earliest convenience. We look forward to meeting with the Board as soon as practical to discuss this application.

Sincerely,

Brent F. Rakowski, P.E.
Senior Project Engineer

c: Brenda and Lee Charron

Enclosures /7/
970-001 P2

PO Box 712 404 East Main Street East Middlebury, Vermont 05740 802.382.8522
110 Merchants Row 4th Floor, Suite 15 Rutland, Vermont 05701 802.747.3080

www.OtterCrk.com

Town of Jericho

Development Review Board SUBDIVISION Application

Application #: _____

Parcel Code: VT316

1. The undersigned hereby applies to appear before the Development Review Board for the following (check one):

- ☐ Boundary Line **Adjustment**
☒ **Sketch Plan** Review
☐ Preliminary Plan Review
☐ **Amendment** to Subdivision Approval

Final Plan Review:

- ☐ **MINOR** Subdivision (1-3 lots) - *must complete all requirements in Section 10 of the Jericho Land Use and Development Regulations* (see checklist).
☒ **MAJOR** Subdivision (4+ lots) - *must complete all requirements in Section 10 of the Jericho Land Use and Development Regulations* (see checklist).

Number of lots resulting from subdivision: 9

2. Project Information

Description: 9 lot residential subdivision of 115.97 acres (see narrative)Location: Just south of Mill's Riverside Park, 316 Vt. Route 15Zoning District(s) in which property is located: **AGR COM FOR OS RR VCTR VIL**

3. Interested Parties

Applicant Name: Brenda & Lee CharronEmail address: moodymeadowsfarm@gmail.com Mailing Address: 273 Lime Kiln Rd, New Haven, VT 05472Phone: (802)-453-3498 Applicant's relationship to parcel (check one): ☐ Owner ☐ Option to purchase

Landowner of Record Name (if not applicant): _____

Address/Phone: _____

Professional advisor(s) Give name, address, phone, title:

Professional Engineer Brent F. Rakowski, P.E., Otter Creek Engineering, Inc, P.O. Box 712, East Middlebury, VT 05740
P:(802)-382-8522x205

Other (specify) Timothy Short, L.S. Short Surveying, Inc. 135 S. Pleasant St. Middelbury, VT 05753 P: 802-388-3511

Name(s) of current adjacent landowner(s):

REFER TO LIST OF ADJACENT LANDOWNERS ATTACHED

Charles F. Charron
Brenda Charron

Landowner Signature (Date)

Charles F. Charron
Brenda Charron

Applicant Signature (Date)

FOR OFFICE USE ONLY

Public Hearing(s): Date

DRB Action taken:

Fee Paid: _____

Application Date: _____

Decision Date: _____

Brenda & L. Charles Charron
9-Lot Subdivision

July 6, 2020

Project Narrative

Brenda and Lee Charron are the owners of a 115.97 acre parcel located along VT Route 15 in Jericho. The parcel along with other adjoining lands had previously been a part of a prior Town permit application process. The Charron's understand that the timeline for those prior approvals has since expired and, similarly, their approach to the development of the property has changed. For this project, the Charron's are seeking to subdivide the 115.97 acre parcel. The parcel is located in the Town zoned Forestry District (FOR). An existing curb cut off of VT Route 15 currently provides access to the property. In addition, an existing single family lot maintains an access easement across the Charron's parcel and utilizes a portion of existing farm road to access their property. The remainder of the farm road continues up the hillside into the site.

The Charron's are seeking to subdivide this 115.97 acre parcel, depicted as Lot 'C' on the attached survey plat prepared by Tim Short, L.S. Per the Zoning Regulations, the allowable permitted residential density allows for the development of up to 11 lots. The Charron's are proposing only 9 lots as part of the subdivision. Included in the application materials is the subdivision plan, which is also intended to serve as a Density Plan. Single family dwellings are a permissible use in the FOR District. With more than 3 proposed lots, the application is being developed to comply with the Planned Unit Development (PUD) standards. As such, the dimensional requirements for all lots, with exception to the buffer zone for Lot 1, have been established based on Table 5.8 of the Regulations. The 100 foot buffer provision for Lot 1 constricts the viability for building on this lot and offers little in terms of mitigating the effect on the neighboring residential parcel. A waiver of the 100 ft buffer requirement for this lot is requested to be revised to 15 feet. The plan provided Refer to the subdivision plan enclosed for lot sizes and setbacks. Based on our understanding of the Regulations, the proposed project will be reviewed as a major subdivision under the Subdivision, Planned Unit Development, and General Development review standards.

Access to the proposed lots will be via the existing curb cut off VT Route 15. The existing farm road, however, will be upgraded and improved to comply with Town Road Standards. The Charron's are seeking a waiver to two of the road standards: roadway width and cut/fill slopes. Specifically, since the private road will serve 9 lots, the standard of a 22 foot wide roadway with 2 foot shoulders is excessive in this instance and not in keeping with the rural character the Charron's are attempting to maintain for the development. Instead, a roadway width of 18 feet (9 foot lanes) is proposed for this private development road. Parking for no less than 2 parking spaces is proposed to be provided on each individual lot and conceptual drive locations have also been depicted. A waiver of cut/fill slope requirements from 3 ft horizontal to 1 foot vertical to 2 ft horizontal to 1 ft vertical is also being requested. We understand that a formal request to the Town Selectboard is required for these two waiver requests.

Based on the rural nature of the roadway (i.e. low volume, low speed), it is anticipated that the private development road will also serve to provide safe and convenient pedestrian access. Curbs and/or sidewalks for pedestrians installed along this private gravel road are not in keeping with the rural character of the proposed development.

A plan depicting the lot layout and conformance with the regulations is included in these application materials.

The rehabilitation and adjustment of the private development road is intended to retain and minimize as much of the natural terrain and slopes as possible. Work will be in compliance with applicable State Erosion Prevention & Sediment Control Standards and the State's 'Low Risk Handbook'.

The Charron's are considering the preserving up to 15% of the development area as easements. The area considered is the higher elevation portions of Lot 9 and keep it as open space in keeping with the Town goals for the overlay district.

Water supply and wastewater disposal will be provided on each residential lot. New drilled wells are intended to provide water supply and in ground disposal field will be utilized to dispose of wastewater. State Potable Water Supply and Wastewater Disposal permit approval will be required. The design, permitting and construction of these systems will be in accordance with the State Rules.

The layout of the development is in keeping with the rural landscape of this district. Encroachments into the steep slopes and prominent ridgelines and hillsides is minimized.

No lighting or outdoor display of sales or display areas are proposed. These areas will be further defined and regulated as part of the deeds and covenants developed for this subdivision.

Buried electrical, telecommunication and cable TV are anticipated to serve the development. These will be located within dedicated easements along the private roadway easement.

The proposed project will create more than one acre of impervious surface, as such it will be subject to State Stormwater Permitting Standards. Accommodations for the conveyance and treatment of runoff will be in accordance with these standards. Proposed impervious surfaces will be treated primarily via infiltration into the underlay gravel and sandy soils. As noted previously, construction activities will follow with the Vermont handbook for Erosion Prevention and Sediment Control. An Erosion Control permit from the State will be obtained for the proposed project.

There is not expected to be any instances where, when measured at the property line, the Performance Standards as noted in Section 11.14 of the Regulations will be exceeded.

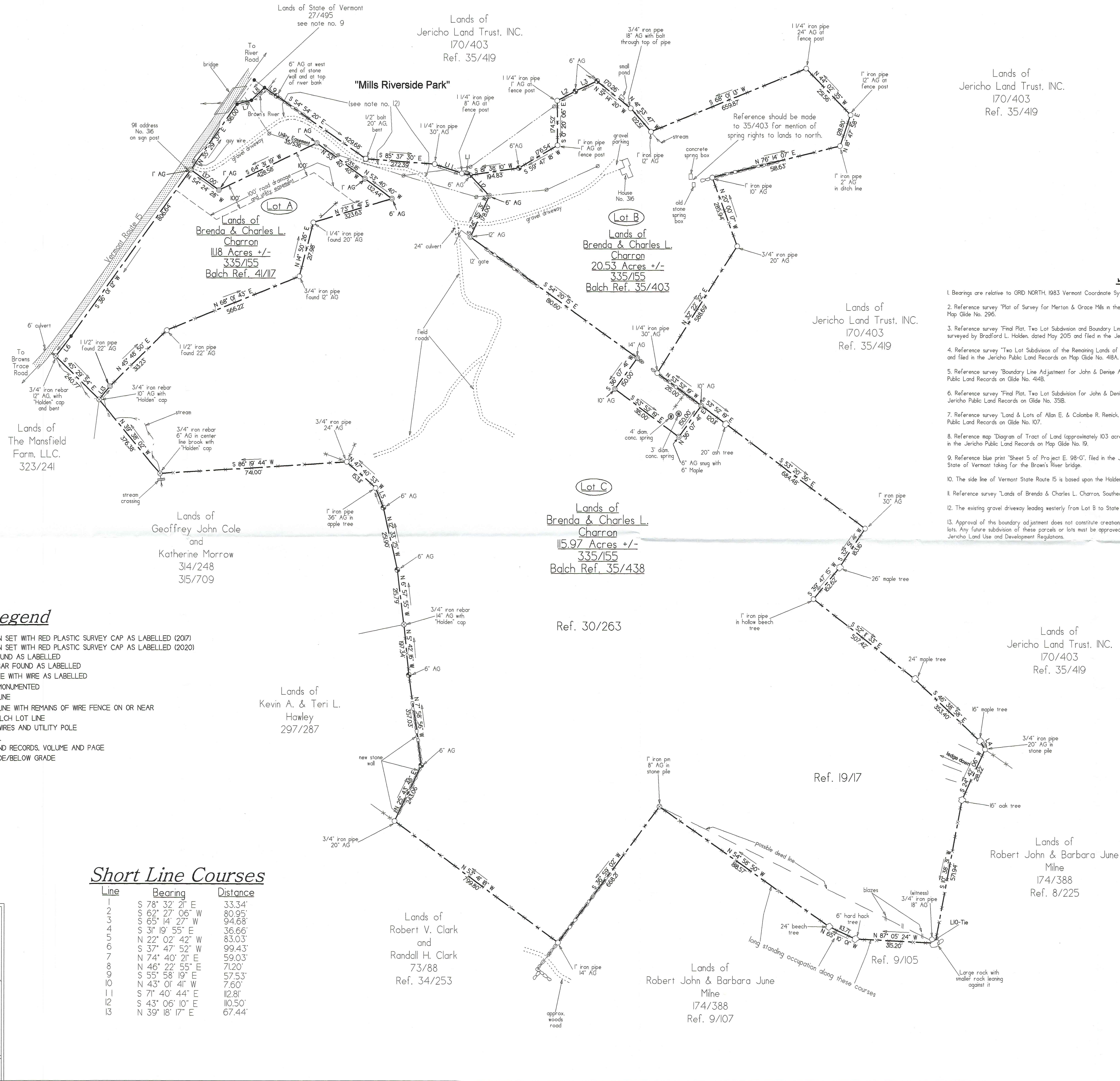
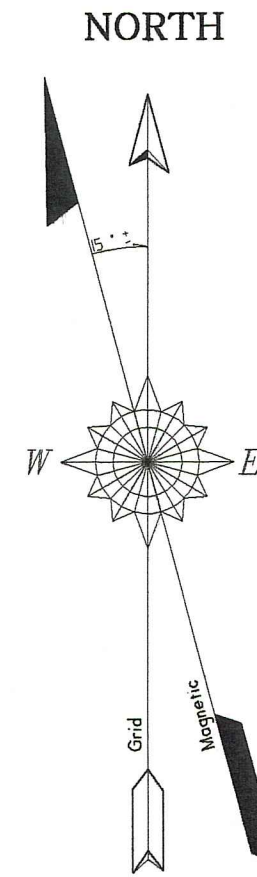
Deed and Covenant documents outlining the use of public/private lands, rights of way, and easements will be provided with subsequent application materials.

BRENDA AND L. CHARLES CHARRON
9-LOT SUBDIVISION

JULY 6, 2020

LISTING OF ADJOINING LANDOWNERS

<u>Parcel ID</u>	<u>Name</u>	<u>Address</u>
IF007	Geoffrey Cole & Katherine Morrow	7 Irish Farm Rd., Jericho, VT 05465
IF008	Kevin & Teri Hawley	8 Irish Farm Rd., Jericho, VT 05465
BT023	Randall & Emily Clark	P.O. Box 7, Underhill, VT 05489
VT296	Robert & Barbara Milne	85 Garfield Rd., Potsdam, NY 13676
VT338X	Jericho-Underhill Park District, Inc.	P.O. Box 164, Underhill, VT 05489
VT325	Green Mountain Chipping, Inc.	same as David Villeneuve
VT309	David Villeneuve	P.O. Box 360, Underhill, VT 05489

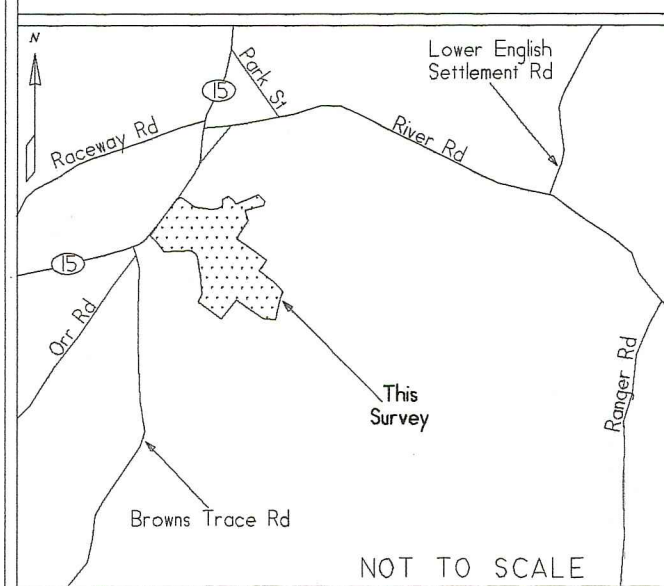


Legend

- 5/8" IRON PIN SET WITH RED PLASTIC SURVEY CAP AS LABELLED (2017)
- 5/8" IRON PIN SET WITH RED PLASTIC SURVEY CAP AS LABELLED (2020)
- IRON PIPE FOUND AS LABELLED
- IRON PIN/REBAR FOUND AS LABELLED
- CORNER TREE WITH WIRE AS LABELLED
- POINT NOT MONUMENTED
- BOUNDARY LINE
- x-x- BOUNDARY LINE WITH REMAINS OF WIRE FENCE ON OR NEAR
- - - ORIGINAL BALCH LOT LINE
- - - OVERHEAD WIRES AND UTILITY POLE
- - - STONE WALL
- 335/155 - JERICHO LAND RECORDS, VOLUME AND PAGE
- AG/BG - ABOVE GRADE/BELOW GRADE

Short Line Courses

Line	Bearing	Distance
1	S 78° 32' 21" E	33.34'
2	S 62° 27' 06" W	80.95'
3	S 65° 14' 27" W	94.68'
4	S 31° 19' 55" E	36.66'
5	N 22° 02' 42" W	83.03'
6	S 37° 47' 52" W	99.43'
7	N 74° 40' 21" E	59.03'
8	N 46° 22' 55" E	71.20'
9	S 55° 58' 19" E	57.53'
10	N 43° 01' 41" W	7.60'
11	S 71° 40' 44" E	12.81'
12	S 43° 06' 10" E	10.50'
13	N 39° 18' 17" E	67.44'



Vicinity Map

Town Clerk's Certificate

Office of the Town Clerk, I hereby certify that this instrument was filed in this office for record at _____ AM/P.M. on the _____ day of _____ 20____ in Plat Book _____ Page _____ of the Town's Land Records.

Signature of _____ title _____

Approval by the Town of Jericho Zoning Administrator on this _____ day of _____ subject to all conditions and requirements attached to permit No. _____

_____, Zoning Administrator
Chris Flinn
Date: _____ 2020

Survey Notes

- Bearings are relative to GRID NORTH, 1983 Vermont Coordinate System, based on data supplied by Vermont Contours, Inc.
- Reference survey "Plat of Survey for Merion & Grace Mills in the Town of Jericho, VT.", surveyed by John A. Marsh, dated January 1972 and filed in the Jericho Public Land Records on Map Glide No. 296.
- Reference survey "Final Plat, Two Lot Subdivision and Boundary Line Adjustment Between The Lands of Grant Alford and The Mansfield Barn, LLC, 3 Browns Trace Road, Jericho, Vermont", surveyed by Bradford L. Holden, dated May 2015 and filed in the Jericho Public Land Records on Glide No. 4438.
- Reference survey "Two Lot Subdivision of the Remaining Lands of John & Denise Angelino, 3 Browns Trace Road, Jericho, Vermont", surveyed by Bradford L. Holden, dated January 2012 and filed in the Jericho Public Land Records on Map Glide No. 418A.
- Reference survey "Boundary Line Adjustment for John & Denise Angelino, 3 & 7 Browns Trace Road, Jericho, Vermont", surveyed by Bradford L. Holden, dated July 2011 and filed in the Jericho Public Land Records on Glide No. 4148.
- Reference survey "Final Plat, Two Lot Subdivision for John & Denise Angelino, 3 Browns Trace Road, Jericho, Vermont", surveyed by Bradford L. Holden, dated February 2007 and filed in the Jericho Public Land Records on Glide No. 107.
- Reference survey "Land & Lots of Allan E. & Colombe R. Renick, South Hill, Jericho, Vermont", surveyed by Allan E. Renick, dated May 1970, revised August 1979 and filed in the Jericho Public Land Records on Glide No. 107.
- Reference map "Diagram of Tract of Land (approximately 103 acres) purchased by Donald J. and Mary S. Balch from Harley F. Irish, June 21, 1965, Land situated in Jericho, VT.", map is filed in the Jericho Public Land Records on Map Glide No. 19.
- Reference blue print "Sheet 5 of Project E, 98-0", filed in the Jericho Public Land Records as Map No. 3A. Also reference corresponding deed 27/495 for full description. This relates to the State of Vermont taking for the Browns River bridge.
- The side line of Vermont State Route 15 is based upon the Holden surveys (see notes 3-6) and the deed and blue print referenced in note 9.
- Reference survey "Lands of Brenda & Charles L. Charron, Southeastern of Vermont Route 15, Jericho, Chittenden County, Vermont", surveyed by Timothy L. Short, dated November 7, 2017.
- The existing gravel driveway leading westerly from Lot B to State Route 15 as shown hereon is to be the right-of-way for said Lot B.
- Approval of this boundary adjustment does not constitute creation or a separate parcel or lot of land. It simply adjusts the physical location of the common boundary of the adjoining parcels or lots. Any future subdivision of these parcels or lots must be approved by the Development Review Board. This lot line adjustment has been approved pursuant to section 10.7 of the town of Jericho Land Use and Development Regulations.

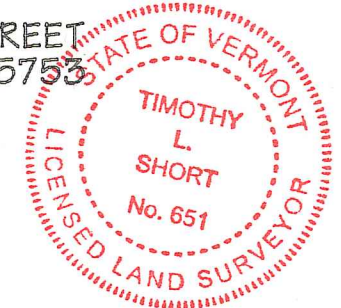
Surveyor's Certificate

This survey is based on recorded deeds, previous surveys and field evidence as noted hereon.

TIMOTHY L. SHORT
VERMONT LICENSED LAND SURVEYOR No. 651

SHORT SURVEYING, INC.

135 SOUTH PLEASANT STREET
MIDDLEBURY, VERMONT 05753
TEL: (802) 388-5511

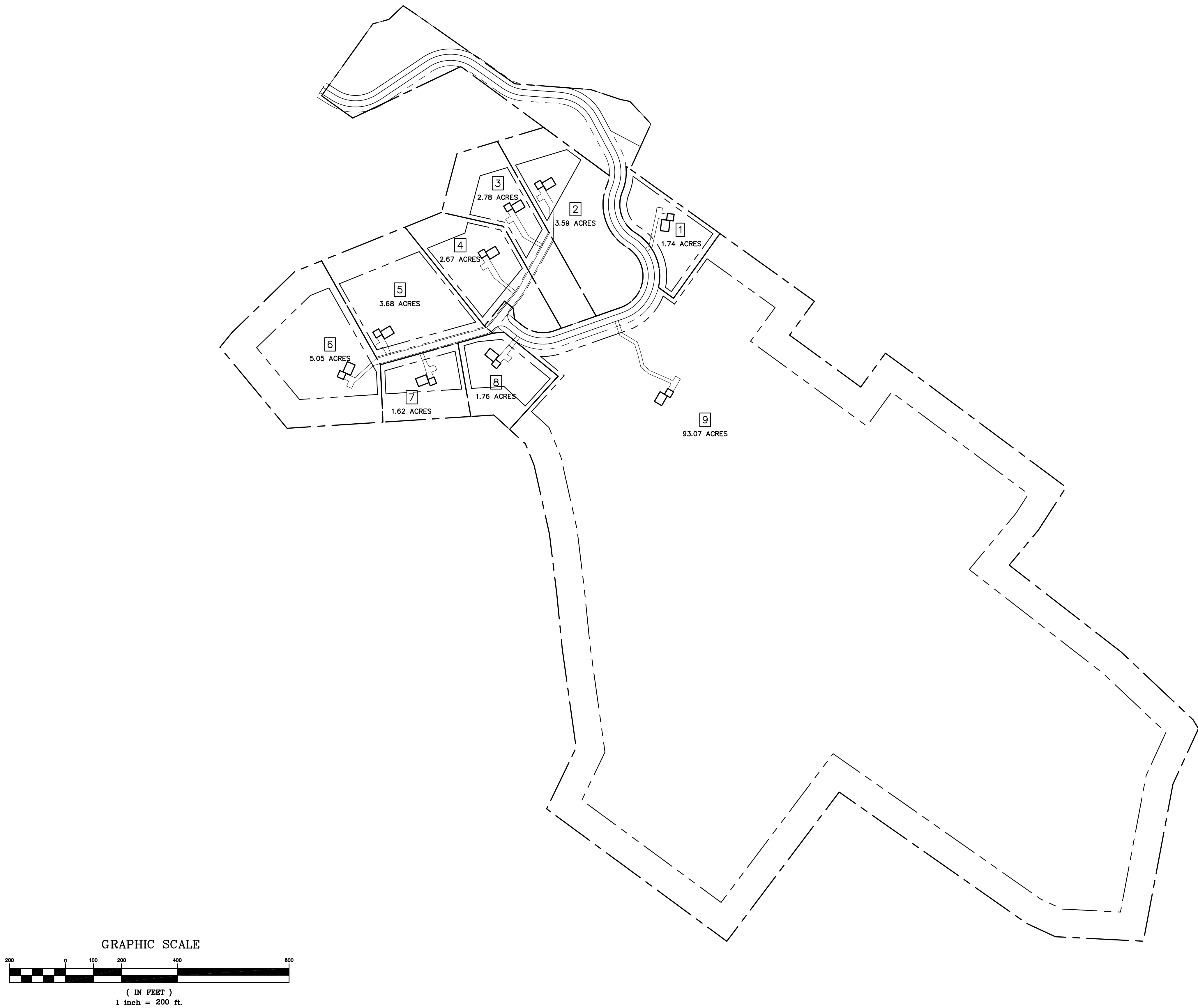


Revised March 13, 2020 - 100' road drainage and utility easement added to Lot A, 0.52 acres taken away from the westerly most corner of Lot B and added to Lot C, 0.22 acres added to the spring area at the southeast corner of Lot B and taken away from Lot C and pins previously to be set are now set with descriptions.

SURVEY PLAT

Proposed
Boundary Line Adjustments
Lands of
Brenda & Charles L.
Charron
Southeasterly of Vermont Route 15,
Jericho, Chittenden County, Vermont

Scale: 1" = 200'
February 07, 2020



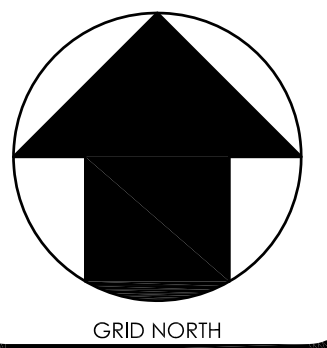
**OTTER CREEK
ENGINEERING**
404 East Main Street
P.O. Box 712
East Middlebury, VT 05740
Telephone: 802 382-8522
Fax: 802 382-8640
~
110 Merchants Row
4th Floor, Suite 15
Rutland, VT 05701
Telephone: 802 747-3080
Fax: 802 747-4820
~
E-mail: info@ottercrk.com

STAMP AND SIGNATURE:

DESIGN ENGINEER

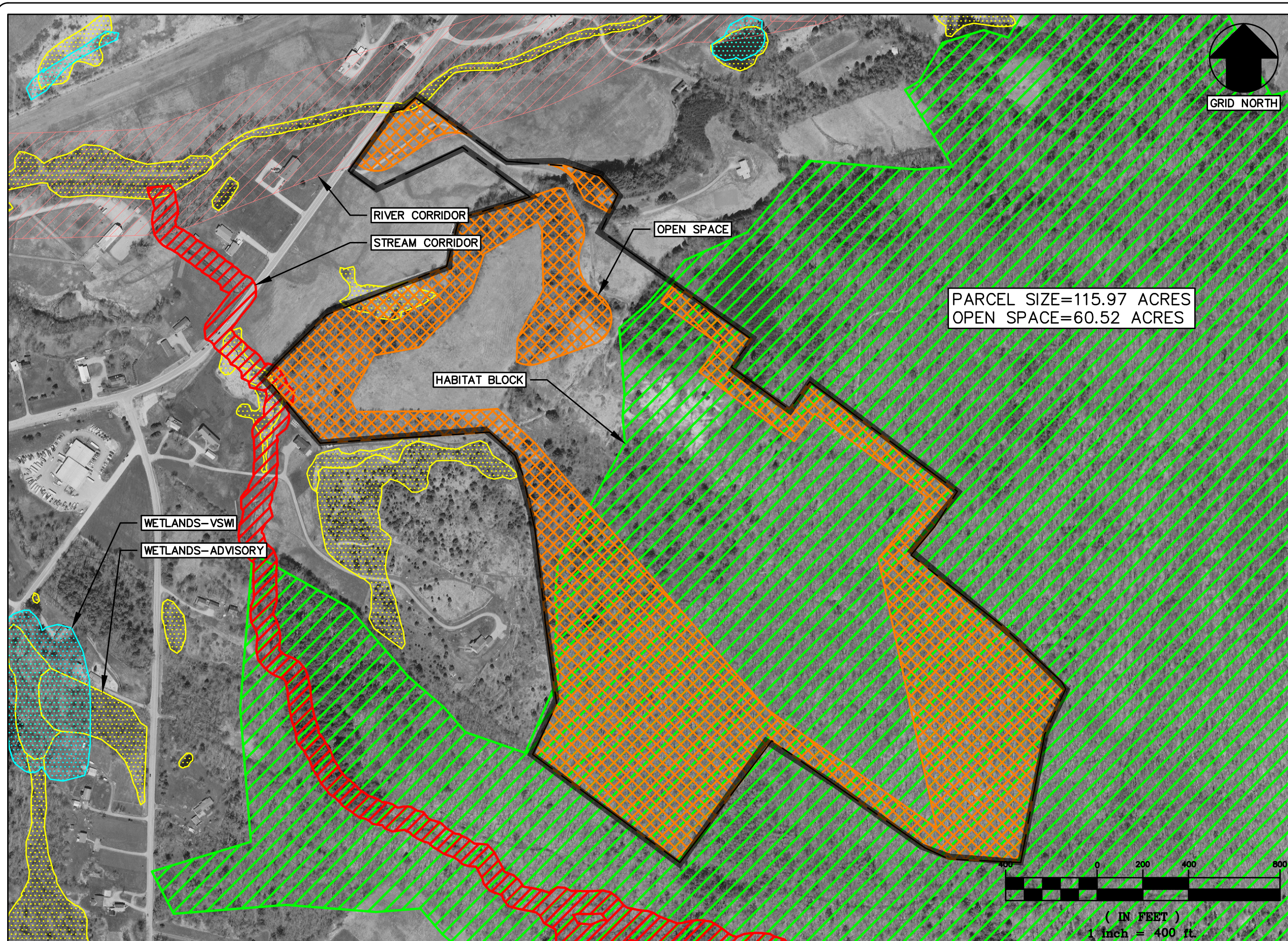
THESE DRAWINGS SHALL NOT
BE ALTERED IN ANY WAY
WITHOUT THE WRITTEN
APPROVAL OF THE ENGINEER.
ANY REVISIONS SHALL BE
MADE BY THE ENGINEER AND
NOTED IN THE REVISION
BLOCK. © 2020

OTTER CREEK ENGINEERING, INC.



BRENDA & LEE CHARRON
9 LOT
SUBDIVISION
ROUTE 15
JERICHO, VERMONT

REVIEW	
DATE ISSUED:	7/6/2020
REVISIONS:	
DRAWN BY:	RR
CHECKED BY:	BFR
SCALE:	1"=200'
PROJECT NO.:	
CADD FILE:	970-001 BASE
TITLE:	SUBDIVISION PLAN
DRAWING NO.	1



**OTTER CREEK
ENGINEERING**

404 East Main Street
P.O. Box 712
East Middlebury, VT 05740
Telephone: 802 382-8522
Fax: 802 382-8640

~
110 Merchants Row
4th Floor, Suite 15
Rutland, VT 05701
Telephone: 802 747-3080
Fax: 802 747-4820

~
E-mail: info@ottercrk.com

BRENDA & LEE CHARRON
9 LOT
SUBDIVISION
ROUTE 15
JERICHO, VERMONT

DATE ISSUED: 7/6/2020

DRAWN BY: RR

CHECKED BY: BFR

SCALE: 1"=400'

PROJECT NO.: 970.000

TITLE:
**RESOURCE
PLAN**

SKETCH NO.

2

REF. DRAWING:

REPORT TO THE JERICHO DEVELOPMENT REVIEW BOARD

DEVELOPMENT REVIEW BOARD HEARING DATE: July 22, 2020

REPORT PREPARATION DATE: July 14, 2020

APPLICATION TYPE: Sketch Plan Review

APPLICANT/OWNER: Brenda & Lee Charron

DESCRIPTION: A proposed 9 lot PUD at 316 VT Route 15 located within the Forestry Zoning Districts

IDENTIFYING INFORMATION:

LOCATION: 316 VT Route 15

PARCEL NO: VT316

TOTAL ACREAGE: 116 Acres

ZONING DISTRICT(S) Forestry Zoning Districts

EXISTING USE: Signal Family Residence

PROPOSED USE: Proposed 9 residential building lot and an open space area.

NOTICE OF PUBLIC WARNING/ ABUTTERS:

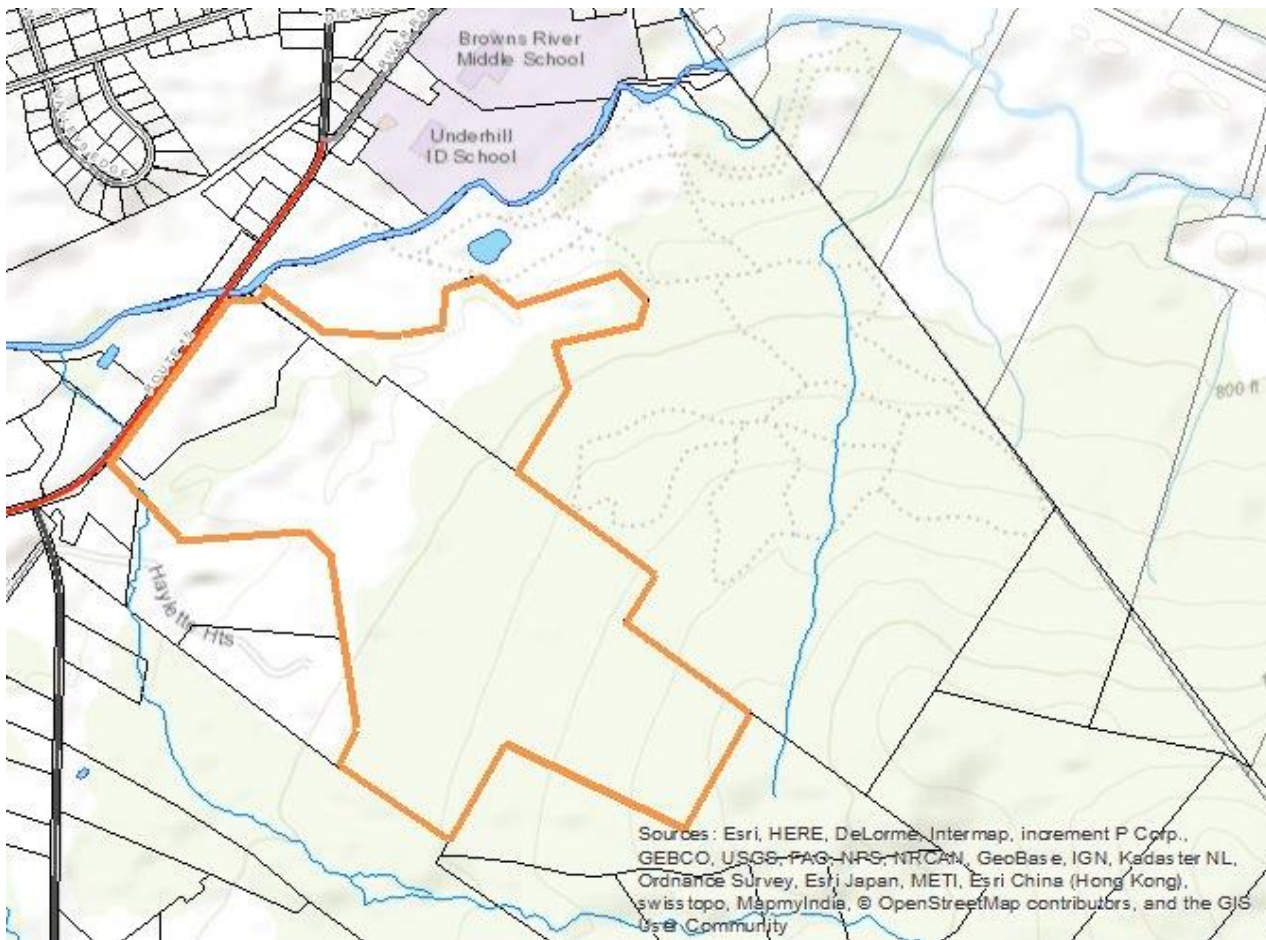
Notice of Public Warning published in the Mountain Gazette on: *Not required for Sketch Review*

Notice of Public Warning posted on: *Not required for Sketch Review*

Notice of Public Warning sent to abutters on: *Not required for Sketch Review*

Notice of Public Warning sent to the applicants on: *Not required for Sketch Review*

LOCATION MAP:



PROJECT OVERVIEW

The applicant is proposing a 9-lot major subdivision PUD of 116 acres located in the Forestry Zone District. The new lots are proposed to be accessed by the existing curb cut off Vermont Route 15.

PREVIOUS ACTIVITY

The applicant did submit a previous PUD application in 2017

DEPARTMENTAL REVIEW AND COMMENTS

This application is a sketch review for a major subdivision, thus subject to § 4 (Zone Uses), §10.12. (Subdivision Review), §10.13(Planned Unit Development) and §11.0 (General Development Standards). This property is located within the Forestry Zoned Districts.

10.8.2. Sketch Plan Review: Applicants are encouraged to participate in a Sketch Plan Review, which is an informal public hearing with the Development Review Board to explore options in a preliminary manner with minimal expense involved. Sketch Plan Review provides the applicant an opportunity to consult early with the Development Review Board prior to expending time and resources on detailed engineering plans. No formal decision is taken at this time, and no specific data is required for this review. Conceptual plans, layouts, and elevations may be discussed. The Development Review Board may make recommendations for modifications or changes in subsequent submissions, or requests for additional studies or supporting documentation. If an applicant elects not to participate in Sketch Plan Review, he or she shall indicate so on the application form.

The applicant has provided a narrative description for their submission in which they are requesting a major subdivision/PUD review for this parcel. The applicant is not proposing a dedicated open space lot which we traditionally see in PUD application they are proposing to place some form of deed restriction on the proposed lots. With the limited information provided on the proposal to meet the open space requirement it is very important to the DRB that you clearly understand what is being proposed as well as provide clear feedback to the applicant on where their open space submission complies with regulations and would be approvable as submitted.

10.12. Subdivision Review

10.12.1. Purpose: Subdivision review is intended to ensure orderly growth and coordinated development in the Town of Jericho, to guide community settlement patterns, to ensure the efficient extension of services, utilities, and facilities as land is developed, to promote the health, safety, and general welfare of the Town's inhabitants, and to implement the Jericho Comprehensive Town Plan as most recently amended.

10.12.2. Applicability: In accordance with the ACT [§4418], Subdivision Review by the DRB is required whenever any subdivision of land is proposed for the purpose of sale, lease or development.

10.12.3.1 Minor subdivisions shall include any subdivision of land, or the re-subdivision of a previously subdivided parcel within a period of 120 months, that results in the creation of

three [3] or fewer lots (not including open land in a PUD) and which does not require the construction of any new public or private roads. Minor subdivisions shall also include an amendment to an approved subdivision which does not result in a major subdivision. Minor subdivisions shall require final review approval pursuant to Section 10.12.9.

10.12.3.2. *Major subdivisions shall include any subdivision of land, or the resubdivision of a previously subdivided parcel within a period of 120 months, that results in the creation of four [4] or more lots (not including open land in a PUD) or which requires the construction of any new public or private streets. Major subdivisions shall require preliminary and final review approval pursuant to Section 10.12.8 and 10.12.9. **This application is being reviewed as a major subdivision PUD.***

10.12.4. *Waiver Authority: **Multiple waivers are being requested within this submission. Please see applicant's narrative.***

10.12.7. Conceptual Plan: Applicants for major subdivisions shall submit a Conceptual Plan meeting the criteria outlined below. Applicants for minor subdivisions are encouraged to submit conceptual plans. The Conceptual Plan shall be submitted and acted upon with the preliminary application for major subdivisions and with the final application for minor subdivisions. The findings of fact pertaining to the Conceptual Plan shall be binding upon the Development Review Board and the applicant for all subsequent applications made pursuant to the Conceptual Plan approval, unless an amendment to the Conceptual Plan is made. Approval of the Conceptual Plan shall not constitute approval of the final subdivision plan and associated plat. ***The applicant should address this criteria in future applications beyond sketch review.***

10.12.7.1. The Conceptual Plan shall delineate all overlay districts located on the property and indicate other significant natural features, such as slopes greater than twenty-five percent [25%], prominent hill sides, ridgelines and significant rock outcroppings, areas containing prime or statewide agricultural soils and other productive agricultural and forest land. ***See above.***

10.12.7.2. The Conceptual Plan need not delineate individual lots and building sites, but should contain information regarding how future lot layout will facilitate efficient circulation, protection of natural resources and the purpose of the districts in which the subdivision is located. ***See above.***

10.12.7.3. The Conceptual Plan shall indicate future uses. This may include specific uses, or broad categories such as residential, mixed use, retail, etc. Such indication shall be for reference purpose only, and shall not obligate the DRB to approve a specified use or category of uses when more detailed, formal plans are submitted. ***See above.***

10.12.7.4. The Conceptual Plan shall include general information related to vehicular and pedestrian circulation in future phases, including connections to neighboring properties. Details, specifications and cross sections are not required. However construction of connecting facilities in conformity with these regulations shall be technically feasible. ***See above.***

10.12.7.5. Reservations of land for the purposes such as sewage disposal, stormwater treatment, or shared parking shall be indicated on the Conceptual Plan. *See above.*

10.13 PLANNED UNIT DEVELOPMENT REVIEW

10.13.1. Purpose. Planned Unit Developments (PUDs) are intended to further the goals and objectives of the Jericho Comprehensive Town Plan, the purpose of the underlying zoning district by permitting flexibility in the application of land development regulations, and the purposes below. Flexibility is encouraged in site and lot layout, building design, placement and clustering of buildings, use of open areas, provision of circulation facilities, including pedestrian facilities and parking, and related site and design considerations that will best achieve these goals, objectives and purposes: *The applicant will need to develop their applications so it address the complete section of 10.13 Planned Unit Development sections 10.13.1 through 10.13.12 in future submissions. The applicant is applying under this review and the current information is not complete enough to be able to provide comment.*

GENERAL DEVELOPMENT STANDARDS (10.12.5, 11.1-11.14)

11.1. Access - Public/Private Roads and Driveways

11.1.1. Conformity with Public Works Specifications:

All streets/roads and driveways shall be designed to meet the requirements of the Public Works Specifications of the Town of Jericho, unless waived by the Selectboard, and shall be depicted on the Plat for review by the Development Review Board prior to final plat approval.

As proposed the applicant is seeking a waiver from the Town of Jericho Public Work Specification as it relates to road width and slope standards.

11.2 Parking

Sections 11.2.1 – 11.2.6

The applicant has provided some information within their narrative. If further information is needed or required it can be provided in future submissions..

11.3 pedestrian Facilities

All public and private roads and access ways shall be designed and constructed to facilitate the safe and convenient movement of motor vehicle and pedestrian traffic. To the extent feasible, pedestrian and vehicular circulation shall be separated by curbing, plantings or reserve strips, and should cross or intersect in controlled locations and manners

The applicant shall addresses this in their future submission the relevant sections as it relates to their submission. Sections 11.3.1 – 11.3.4

11.4 Lot Layout

The applicant shall addresses this in their future submission; the relevant sections as it relates to their submission. Sections 11.4.1 – 11.

11.4.8.1. Building Envelopes: All lots shall have designated building envelopes that shall not include areas within the Wetlands Overlay District, the River Overlay District, the WHPA-1 of the Wellhead Protection Area Overlay District, and the Natural Resources Protection Overlay District (except as provided by Section 6.7.5.1).



The applicant's property is adjacent to River Overlay District on the western boundary. There is no development contemplated in any of the overlay areas.

11.5. Grading/Slope/Ridgeline

The applicant shall addresses in their future submission the relevant sections as it relates to their submission. Sections 11.5.1 – 11.5.4, this information will need to be submitted to ensure it is in compliance with the regulation.

11.6. Recreation/Open Space/Common Land

The applicant shall addresses in their future submission the relevant sections as it relates to their submission 11.6.1 – 11.6.3, this information will need to be submitted to ensure it is in compliance with the regulation.

11.7. Water Supply and Sewage Disposal

11.7.1. No zoning permit shall be issued for any structure requiring facilities for water supply or sewage disposal, including a mobile home, in any district, unless applicable approvals

have been obtained from the Vermont Agency of Natural Resources and/or the appropriate Water District.

Proposed condition for final plat approval.

11.7.3. Water Supply:

The applicant is proposing drilled wells and water wastewater permit will be needed from the State.

11.7.3.4. Evidence of the location and availability of potable water inadequate quantities shall be provided. The DRB may require the applicant to submit well yield information or provide other evidence that sufficient groundwater to serve the development is available. Due consideration in the location of community or individual water systems shall be given with respect to building sites, roadways, septic systems, floodwater levels, aquifer protection areas, and other factors affecting the potability of water supplies.

This information will need to be provided by the applicant to ensure it is in compliance with the regulation.

11.7.4. Sewage Disposal:

11.7.4.1. All wastewater disposal systems shall conform with the Environmental Protection Rules, Chapter 1, Waste Water and Potable Water Supply Rules published by the Agency of Natural Resources, as most recently amended.

Proposed condition for final plat approval.

11.7.4.2. The DRB may defer sewage disposal requirements for a new lot if said lot is greater in size than twenty-five [25] acres, or if the DRB determines that the lot is suitable for agricultural or open space purposes. Language indicating the deferral status for any such lot shall appear on the final plat and in any transfer deed.

Not applicable. There is no deferral permit requested at this time

11.8. Landscaping:

11.8.4. Street and Shade Trees: In addition to plantings that may be required above for screening and/or buffering, all uses abutting a public way shall provide plantings of street trees.

No landscaping is proposed at this time. The applicant will want to ensure they address this criteria in future submissions

11.9. Site Layout and Design

The siting and architectural design of the project shall be compatible with existing and planned improvements and the character of the area in which it is to be located, as defined by the purpose of the zoning district, the Jericho Comprehensive Town Plan, and the standards listed below. The Development Review Board should encourage the use of a combination of common materials and architectural characteristics, landscaping, buffers, screens and visual interruptions to create attractive transitions between buildings of different architectural styles

This information can be submitted in future submissions to ensure it is in compliance with the regulation.

11.9.2. Rural Residential, Village, and Agriculture and Forestry Districts: *Site layout and design shall reinforce the rural landscapes of these districts. Development shall be sited to minimize, to the extent feasible, encroachments on natural resources and environmentally sensitive areas including steep slopes, open fields and prominent ridgelines and hillsides. Commercial uses shall be sited so as to blend with the predominately rural/residential character of these areas.*

This information will need to be submitted to ensure it is in compliance with the regulation.

The DRB may want to require the applicant to propose a building envelope on the newly proposed lot.

11.10. Outdoor Storage: *Not applicable*

11.11. Outdoor Lighting: *There is no lighting proposed.*

11.12. Utilities

11.12.1. *All existing and proposed utilities and utility Rights-Of-Way/easements, including but not limited to electric, telephone, gas, fiber optic and cable television, shall be shown on the final plat.*

The applicant will need to incorporate this information into future submissions.

11.12.2. *All new utilities shall be placed underground from the nearest available port, unless the Development Review Board determines that burial of utilities would result in an undue adverse impact to natural resources or would be prohibitively expensive. Prior to approving overhead utilities, the DRB shall require independent technical review in accordance with Section 10.8.6 to determine if the above conditions are met.*

The applicant is proposing to bury the utilities .

11.12.3. *The applicant shall coordinate development design with utility companies to ensure that suitable areas are available for underground installation within and adjacent to the proposed development. Utility easements of sufficient width shall be provided to serve both the proposed development, and future service extensions to adjoining properties.*

11.13. Stormwater

This information will need to be submitted in future submissions ensure it is in compliance with the regulation. Sections 11.13.1 – 11.13.3 and the applicant will need to address and provide the necessary information for the DRB to review and evaluate these criteria.

11.4 Performance Standards

The applicant will need to address and provide the necessary information for the DRB to review and evaluate these sections of the criteria if they are applicable

10.12.9.4. Legal Documents.

The final plat application for a minor or major subdivision shall be accompanied by the following legal documents. Should the Development Review Board determine it necessary to employ an attorney to review any legal documents, the costs of such attorney shall be paid by the applicant. Issues that may be reviewed include but are not limited to:

10.12.9.4.1. *Information on all proposed publicly-owned land, Rights-Of-Way, or easements, including certificate of title, offer of irrevocable dedication, and warranty deed, free and clear of all encumbrances, to be recorded after final acceptance of all streets, easements, parks, or other open space by the Town.*

The applicant should address if there are any proposed publicly owner ROW's or easements within this application.

10.12.9.4.2. *Copies of agreements or other documents showing the manner in which common property and/or space is to be maintained, including any conservation easements. Any common property and/or open space shall be defined and consistent with the approved site plan. Open space restrictions and reservations shall be permanent. All lots/units shall receive perpetual right for use of common properties and facilities, unless exempt from this requirement by specific action of the Development Review Board.*

There is open space contemplated within this application which will need to be addressed as above and it is not known if there will be common land as well. The applicant will need to address and provide the necessary information for the DRB to review and evaluate this criterion.

10.12.9.4.3. *Bylaws, Articles of Incorporation, or Covenants of any homeowners association, declaration of condominium, or other applicable legal agreements. Homeowners association responsibility, mandatory membership, and lienable assessment power shall be provided for by the homeowners association documents and individual lot deeds. The association shall have the duty to obtain liability, property, and casualty insurance, and responsibility for expenses relating to management and maintenance of association-owned structures. A provision shall be included for Town takeover in the event of failure of essential services, including the power of the Town to appoint a receiver to assess the property for funds to cure defects in facilities.*

The applicant should address if there are any proposed bylaws, articles of incorporation or covenants of any homeowners association, declaration of condominium, or other applicable legal agreements within this application for the DRB to review and evaluate this criterion. These documents should be provided at a preliminary review.

10.12.9.4.4. *All restrictions and covenants to be included in individual deeds.*

This can be a condition of final approval. All applicable deeds and restrictions/should be provided at the preliminary review.

10.12.9.4.5. *Any other data, such as contracts, certificates, affidavits, endorsements, receipts, or other materials or agreements which have been required by the Development Review Board or the Selectboard. Waiver request decision should be provided at the preliminary review.*

STAFF RECOMMENDATION:

That the DRB provide the applicant with their thoughts and guidance as it relates to the proposed open space areas to be restricted on individual lots, as mentioned previously there is no dedicated open space lot within this submission. As well as the waiver request to the DRB and areas where the application need to be developed to ensure it is compliant.