

DEVELOPMENT REVIEW BOARD REGULARLY SCHEDULED MEETING

MONDAY, MAY 20, 2024

UNDERHILL TOWN HALL

12 PLEASANT VALLEY ROAD, UNDERHILL, VT 05489

P.O. Box 120, Underhill, VT 05489
www.underhillvt.gov

Phone: (802) 899-4434, ext. 5
Fax: (802) 899-2123

NOTICE OF PUBLIC HEARING

This meeting will be held at the Underhill Town Hall, 12 Pleasant Valley Road and will also be accessible using remote options. You are welcome to attend in-person at the Underhill Town Hall, 12 Pleasant Valley Road, or via the Go-To-Meeting platform, either digitally or by phone (see below).

AGENDA

Monday, May 20, 2024

- | | |
|---------|--|
| 5:45 PM | Site visit @ 141 Pokerhill Road |
| 6:30 PM | Call to order - public comment period |
| 6:30 PM | CALL TO ORDER - PUBLIC COMMENT PERIOD |
| 6:35 PM | PUBLIC HEARING
<i>Combined Preliminary and Final Two Lot Subdivision and Boundary Line Adjustment Review and Conditional Use Review. Luc & Amy Dandurand, landowners. Eli Dandurand, applicant 141 Poker Hill Road. (Docket # DRB-23-05)</i> |
| 7:00 PM | OTHER BUSINESS <ul style="list-style-type: none">• Review & approve past minutes• Upcoming Schedule |
| 8:00 PM | ADJOURN |

Note: The timing of agenda items is approximate and subject to change

Additional information, including hearing packets, may be obtained at the Underhill Town Hall or the Town website calendar of events under May 20, 2024. The meeting and hearing are open to the public. If you cannot attend the hearing, comments may be made in writing prior to the meeting and mailed to: Planning & Zoning Administrator, P.O. Box 120 Underhill, VT 05489 or to Brad Holden, Interim Zoning Administrator bholden@underhillvt.gov

Underhill Development Review Board

May 20, 2024, 6:00 PM

Please join our meeting from your computer, tablet or smartphone.

<https://meet.goto.com/553028637>

You may also dial in using your phone.

Access Code: 553-028-637

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

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TOWN OF UNDERHILL

APPLICATION FOR SUBDIVISION

OFFICE USE ONLY

PROPERTY CODE: PH141

DRB DOCKET #: 23-05

MEETING DATE: 5-20-2024

ZONING DISTRICT(S):

- ☐ Underhill Flats Village Center
- ☐ Underhill Center Village
- ☒ Rural Residential
- ☐ Water Conservation
- ☐ Mt. Mansfield Scenic Preservation
- ☒ Soil & Water Conservation

APPLICATION TYPE:

- ☐ Sketch Plan Review
- ☐ Preliminary Subdivision Review
- ☐ Final Subdivision Review
- ☒ Preliminary & Final Subdivision Review
- ☐ Subdivision Amendment

PROPERTY OWNER INFORMATION:

RECORD OWNER OF PROPERTY:

Luc and Amy Dandurand

MAILING ADDRESS:

141 Poker Hill Road

EMAIL ADDRESS:

edandurand1@gmail.com

PHONE NUMBER:

1-802-324-9702

DESIGNER/ENGINEER INFORMATION:

DESIGNER/ENGINEER:

WILLIS DESIGN ASSOC., INC.

MAILING ADDRESS:

P.O. Box 1001, Jericho, Vermont 05465-1001

EMAIL ADDRESS:

willisdesignvt@gmail.com

PHONE NUMBER:

(802) 858-9228

SURVEYOR INFORMATION:

SURVEYOR:

Button Professional Land Surveyors, PC

MAILING ADDRESS:

20 Kimball Avenue, Suite 102 South Burlington, VT 05403

EMAIL ADDRESS:

info@bapls.com

PHONE NUMBER:

802-863-1812

DEVELOPER INFORMATION (IF KNOWN):

SURVEYOR:

MAILING ADDRESS:

EMAIL ADDRESS:

PHONE NUMBER:

Project Information

Property Location: 141 Poker Hill Rd

Underhill, VT 05489

Acreage in Original Parcel: 93.10 acres

Proposed Number of Lots: 2 Lots

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

If so, when was the previous subdivision approved?

Year: 1984

If known, what was the application number:

Application Number: _____

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

Minor clarification/adjustment on prior sub⁺
boundary to accommodate new plot (see s⁺



TOWN OF UNDERHILL

APPLICATION FOR SUBDIVISION

Sketch Plan Application Materials (Only)

Applicable:

- ☐ Yes
☒ No

The following Sketch Plan Review materials must be submitted at least 10 business days prior to a regularly scheduled Development Review Board:

Checklist

- ☐ Sketch of Proposed Subdivision
☐ Project Description
☐ Description of Proposed Modifications or Waivers
☐ Application Fee (\$100.00)

Please Checkoff All Submitted Materials

Requirements for All Other Applications

Checklist

- ☒ Surveys (see Section A)
☒ Engineering Plans (see Section B)
☒ Written Materials (see Section C)
☐ State of VT Materials (see Section D)
☐ Application Fee (see Fee Schedule)

Please Checkoff All Submitted Materials

Section A (Survey Requirements)

Checklist

- ☐ Two Large (to Scale) Copies
☐ Twelve 11" x 17" Copies
☒ Prepared by a Licensed Surveyor
☒ Date, Including Revision Date(s)
☒ North Arrow
☒ Scale
☒ Legend
☒ Property Codes of Adjacent Properties
☒ Record Owners of Adjacent Properties
☒ Existing/Proposed Easements
☒ Existing/Proposed Rights-of-Ways
☒ Existing/Proposed Roads
☒ Existing/Proposed Utility Corridors
☒ Proposed Utility Easements Shall Be Centered On As-Built Utility Lines
☒ Existing/Proposed Open Space Areas
☒ Existing/Proposed Lot Lines with Dimensions
☒ Vicinity Map To Show Area within 2,000 ft. of the Subject Lot Proposed to be Subdivided

Please Checkoff All Submitted Materials

Section B (Engineering Plans Requirements)

Checklist

- ☐ Two Large (to Scale) Copies
☐ Twelve 11" x 17" Copies
☒ Prepared by a Professional Engineer
☒ Date, Including Revision Date(s)
☒ North Arrow, Scale, Legend
☒ Proposed New Lot Lines & New Acreages
☒ Proposed Building Envelopes (including Setbacks)
☒ Extent of Site Clearing & Disturbance
☒ Existing/Proposed Open Space
☒ Existing/Proposed Common Land
☒ Existing/Proposed Building Footprints
☒ Zoning District Boundary
☒ Property Codes of Adjacent Properties
☒ Record Owners of Adjacent Properties
☒ Existing/Proposed Easements
☒ Existing/Proposed Rights-of-Ways
☒ Existing/Proposed Roads
☒ Existing/Proposed Utility Corridors
☒ Locations/Designs of Proposed Water & Wastewater Disposal Systems (including Isolation & Well Shields)
☒ Existing/Proposed Curb Cut, Driveways, Roads and/or Parking Areas (includes: cuts, fills, grades, drainage, culverts, travel lane widths, shoulder widths, surfacing etc.)
☒ Topography
☒ Existing Surface Grades /Contours
☒ Post-Development Contours/Grades
☒ Existing Outcrops, Ledges, Visually Prominent Ridgelines and Peaks
☒ Surface Waters & Associated Buffers
☒ Wetlands & Associated Buffers
☒ Vernal Pools & Associated Buffers
☒ Mapped Floodplains
☒ Drainage Patterns
☒ Natural Vegetative Cover
- Where Applicable:
- ☒ Location & Size of Existing Culverts and Drains
☐ Location & Size of Existing Sewerage Systems & Water Supplies
☐ Existing/Proposed Pedestrian Walkways
☐ Designated Source Protection Areas
☐ Existing or Preserved Forestland
☒ Preserved Natural, Cultural & Historic Features (e.g. Sites & Structures)
☒ Other Unique Topographical or Geographical Features
☐ Areas of Steep or Very Steep Slopes
☐ Primary Agricultural Soils

Please Checkoff All Submitted Materials

Section C (Written Materials)

Checklist

- ☒ Written Disclosure of Intended Use of Land to be Subdivided
☐ General Plans for Subsequent Development of Land to be Retained by Applicant/Landowner
☒ Written Requests for Modifications or Waivers (including Justifications)
☐ Draft Deeds
☐ Draft Easements
☐ Draft Homeowners Associations
☐ Draft Maintenance Agreements
☐ Snow Removal & Management Plan

Please Checkoff All Submitted Materials

Section D (Non-Town Related Materials)

Checklist

- ☐ Project Review Sheet
☐ Wastewater System & Potable Water Supply Permit (Permit #: _____)
☐ Act 250 Permit (Permit #: _____)
☐ Stormwater/Erosion Permit (Permit #: _____)
☐ Agency of Natural Resources Wetlands Permit (Permit #: _____)
☐ Army Corps of Engineers Permit (Permit #: _____)

Please Checkoff All Submitted Materials

Other Required Plans Where Applicable

Checklist

- ☐ Outdoor Lighting Plan
☐ Landscaping and Screening Plan
☐ Temporary & Permanent Stormwater Management Plans
☐ Temporary & Permanent Erosion Control Measures/Plans (including Areas Impacted by Downstream Runoff)
☐ Significant Wildlife Habitat Areas & Corridors (including Areas Impacted by Downstream Runoff)
☐ Areas of Rare, Threatened and Endangered Plant and Animal Communities (and Associated Buffers)
☐ Master Plan (if Applicable-see § 8.1.B.1.a)

APPLICANT SIGNATURE

[Signature]

DATE 4/24/2024

RECEIVED

[Signature]

BRAD HANSEN, INTERIM ZA DATE 4/24/2024

Single Lot Residential Subdivision for Parcel PH141

Preliminary and Final Subdivision Review

Date: January 2024

Applicant: Eli Dandurand
RE: 141 Poker Hill Road
Underhill, Vermont
05489

Project Description & Proposed Modifications

Overview

Proposed lot subdivision for parcel PH141 for the purpose of individual residential construction and outbuildings on the new lot. The proposed new lot would lie on the west side of Poker Hill Road and be bordered by PH155 to the west, PH178 to the north, and Poker Hill Road to the east. Lot 1 is the parent parcel and includes existing home and outbuildings, lot 2 is the new parcel.

The parent parcel prior to subdivision includes 93.10 acres. Proposed lot 2 would encompass 9.33 acres, inclusive of 0.19 acres transferred from PH155 to allow the new plot boundaries to follow a clear demarcation along the existing stone wall. In exchange for the 0.19 acres transferred from PH155 to proposed Lot 2, 0.28 acres would be conveyed from parent parcel PH141 to PH155 (see survey).¹

Proposed residential construction would be a single-family 4-bedroom home. Impervious surface, including buildings and driveway, to remain below 0.5 acres.

Access

Proposed Lot 2 access would be an individual driveway accessing Poker Hill Road meeting the B71 and the UJFD guidelines.

An existing farm access curb cut at the southeast corner of Lot 2 adjacent to Poker Hill Road would be expanded to accommodate a 20' radius at the outlet for the individual driveway access to Lot 2. The driveway would measure approximately 250' in length, 12' in width with 2' shoulder, and have a maximum grade of 9%. Turnaround area to measure approximately 20' wide x 40' deep. Visibility on Poker Hill exceeds 300' in either direction from the entry (see driveway plan).

Description of the Surrounding Area

The extreme northwestern corner of the proposed lot falls under Soil and Water Conservation Zoning District. All proposed construction would be situated within the Rural Residential District encompassing the remainder of the proposed Lot 2.

¹ The clarification in boundary line records between PH155 and PH141 is necessary due to inconsistencies between the physical pins, which align with the desired stone wall boundary, and town/parcel records, which depict PH155 extending into the proposed Lot 2 to be subdivided from existing parent lot PH141.

A wetland delineation has been completed and approved by the state for environmental impact and setbacks. Proposed Lot 2 is bordered on the western boundary by Class II wetlands and three additional Class III wetlands are encompassed within the proposed boundaries. The delineation data has been incorporated into the site sketch included with this application depicting Class II and Class III wetland boundaries and required setbacks for driveway, buildings, and septic.

Eli Dandurand
141 Poker Hill Rd
Underhill, VT, 05489
1-802-324-9702

Development Review Board
Town of Underhill
12 Pleasant Valley Road
Underhill, VT 05489

Subject: Class III Wetland Buffer Waiver Request for 141 Poker Hill Road Subdivision

Dear Members of the Development Review Board,

I am writing to formally request a waiver for the 25-foot buffer requirement for Class III wetlands, as stipulated in the Town of Underhill Land Use and Development Regulations, for the proposed subdivision located at 141 Poker Hill Road. This waiver is sought due to unique constraints and the desire to preserve significant natural and historical site features.

Project Description and Constraints:

Our planned development envisions a layout that respects the existing landscape, including a historical 19th-century stone wall and a stand of mature trees that delineate the property's boundaries. The existing conditions present a challenge as adherence to the 25-foot Class III wetland buffer would necessitate the placement of our driveway in a manner that fragments the open meadow and encroaches on the neighboring lot. This would not only require obtaining an easement but would also lead to the unfortunate disruption of these historical and ecological features.

Compliance with Town Regulations:

In reference to Section 5.3.1 of the Town of Underhill Land Use and Development Regulations, our project aims to align with the town's guidelines, which emphasize the preservation of significant natural, historic, and scenic resources. Our proposal intends to maintain the existing topography, drainage patterns, and particularly the historical stone wall, meadow, and tree line, which are integral to the site's character and history.

Exploring alternatives, we find that any other viable layout would result in significant environmental and historical impact, contrary to the intent of the regulations. Specifically, the creation of an easement and subsequent alteration of the property boundaries would involve:

- Disturbance to the historical stone wall, a significant cultural resource
- Meadow fragmentation and removal of mature trees, which provide ecological and aesthetic value
- Unnecessary additional soil disturbance and potential for increased erosion

Granting this waiver would allow for a development that is sensitive to both the environmental and historical context of the site. Our proposal aligns with the spirit of the Town of Underhill's regulations, prioritizing the preservation of significant natural and historical features while allowing for responsible development.

We appreciate your consideration of this waiver request and are prepared to provide any additional information or documentation as needed.

Thank you,
Eli Dandurand



Town of Underhill Development Review Board

P.O. Box 120, Underhill, VT 05489
www.underhillvt.gov

Phone: (802) 899-4434, x5
Fax: (802) 899-2137

Certificate of Service

I hereby certify that on this 1st day of May, 2024, a copy of the following documents were delivered to the below recipients and corresponding addresses by United States first class mail.

Documents:

1. Notice to abutting neighbors regarding a combined Preliminary & Final Subdivision Review Hearing, Boundary Line Adjustment, and Conditional Use Review (DRB-23-05) for a proposed 2-lot subdivision of land located at 141 Poker Hill Road Underhill, Vermont, owned by Luc and Amy Dandurand. Eli Dandurand is the Applicant.
2. Agenda of May 20, 2024 DRB hearing, during which the Development Review Board will consider the application, as stated above, DRB-23-05.

Recipients and Corresponding Address:

Luc, Amy, and Eli Dandurand ✓
141 Poker Hill Road
Underhill VT 05489

Isaac & Kathleen Cowan ✓
PO Box 83
Underhill VT 05489

Anthony & Dorothy Marek ✓
155 Poker Hill Rd
Underhill VT 05489

Tommy & Linda Fisher ✓
14 Upper English Settlement Rd
Underhill VT 05489

Dylan Hadden & Tory Wilder ✓
178 Poker Hill Rd
Underhill VT 05489

Paul Janowski ✓
22 Upper English Settlement Rd
Underhill VT 05489

Daren & Tara Smith ✓
11 Otter Creek Rd
Underhill VT 05489

Markowski Family Trust ✓
38 Upper English Settlement Rd
Underhill VT 05489

Brian & Patrice Rogers ✓
12 Otter Creek Rd
Underhill VT 05489

Phillip & Cynthia Jacobs ✓
73 Upper English Settlement Rd
Underhill VT 05489

Jennifer & John Pontius ✓
109 Poker Hill Rd
Underhill VT 05489

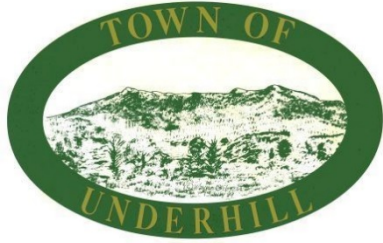
Brian & Kimberly Aucter ✓
142 Poke Hill Road
Underhill VT 05489

Steven Weir ✓
157 Poker Hill Road
Underhill VT 05489

David, Elaine, & Jennifer Jerome ✓
17961 Lazy Dog Rd
Nevada City, CA 95959



Brad Holden, Interim Zoning Administrator



Town of Underhill

P.O Box 120, Underhill, VT 05489

www.underhillvt.gov

Phone: (802) 899-4434

Fax: (802) 899-2137

April 29, 2024

**To: Seven Days
PO Box 1164
Burlington, VT 05402
802.341.3068**

LEGAL AD

Release Date: 05/01/2024

NOTICE OF PUBLIC MEETING

Town of Underhill Development Review Board (DRB)

Combined Preliminary & Final Subdivision and Boundary Line Adjustment Review
And Conditional Use Review

Monday, May 20, 2024 Site Visit at 141 Pokerhill Road @ 5:45 PM | Hearing @ 6:30 PM
at the Underhill Town Hall, 12 Pleasant Valley Road, Underhill, VT

The Underhill Development Review Board will hold a combined Preliminary and Final Two Lot Subdivision and Boundary Line Adjustment Review per Section 7.5 & 7.6 and consider a Class 3 wetland setback waiver as a Conditional Use per Section 5.4 of the Town of Underhill Unified Land Use & Development Regulations adopted March 1, 2011 and last amended March 3, 2020. The subject property is located at 141 Pokerhill Road on the west side of Pokerhill Road. The property is owned by Luc & Amy Dandurand, Eli Dandurand is the applicant. The proposal considers a minor Boundary Line Adjustment with 155 Pokerhill Road, property owned by Anthony & Dorothy Marek and to subdivide a +/-9.33-acre lot for a single-family residence (Lot 2) remaining land (Lot 1) is +/-48.2 acres, west of Pokerhill Road. The property is split by the Soil & Water Conservation Zoning District and the Rural Residential Zoning District. A site visit will take place at 5:45 PM and the hearing will commence at 6:30 PM at the Underhill Town Hall, 12 Pleasant Valley Road, on Monday, May 20, 2024. The hearing will also be accessible via the Go-To-Meeting platform.

Application submittals, including information to access the public meeting via the Go-To-Meeting platform or by telephone, may be obtained on the Town's website calendar under May 20, 2024 or by contacting the Zoning Administrator. The hearing is 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 make any subsequent appeal. If you cannot attend the hearing, comments may be made in writing, prior to the meeting, and mailed to: Brad Holden, Interim Zoning Administrator, P.O. Box 120 Underhill, VT 05489 or emailed to: bholden@underhillvt.gov

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Community Unified Union School District #51 (hereafter "Essex Westford School District") comprising the voters of the City of Essex Junction, the Town of Essex (outside of Village), and the Town of Westford are hereby notified and warned to meet at their respective polling places on Tuesday, May 7, 2024, from 7:00 am at which time the polls will be open until 7:00 pm, at which time the polls will close, to vote by Australian ballot on the following article:

ARTICLE 1
Shall the voters of the Essex Westford School District approve the school board to expend \$93,929,553 which is the amount the school board has determined necessary for the ensuing fiscal year beginning July 1, 2024?

POLLING PLACES:
The voters of the Essex Westford School District, residing in their respective city and towns, will cast their ballots from 7:00 am-7:00 pm in the polling places designated for their community as follows:
Town of Essex: Essex Middle School in the Town of Essex
Town of Westford: Westford School in the Town of Westford
City of Essex Junction: Champlain Valley Expo Blue Ribbon Pavilion in the City of Essex Junction

Upon closing of the polls, the Australian ballots shall be transported by the Board of Civil Authority to a central location where ballots will be commingled and counted under the supervision of the Clerk of the Essex Westford School District, who will then tabulate the final results (pursuant to 16 VSA Section 741-742).

The legal voters of the Essex Westford School District are further notified that voter qualification and registration relative to said Annual Meeting shall be as provided in Section 706a of Title 16 and Chapters 43, 51, and 55 of Title 17, Vermont Statutes Annotated.

PUBLIC INFORMATIONAL HEARING
Said persons and voters are further notified and warned of an informational hearing on Tuesday, April 30, 2024, at 7:00 pm at Essex High School Library to present the article to be voted on by Australian ballot on May 7, 2024.

NOTICE OF REQUEST FOR PROPOSALS

The CDI Development Fund, Inc., in collaboration with the Cooperative Development Institute, is seeking proposals for the purchase and placement of four new Energy Star homes on lots in the ANDCO Mobile Home Cooperative, located in the town of Highgate, VT. Two of the lots are cleared and ready for site work (includes leveling, grading, placing a new slab or expanding the existing slab, checking and upgrading utility hookups as needed), and two of the lots contain homes that are currently uninhabited, requiring some additional steps (move-out, hazmat testing and removal, home demolition) prior to site work. Interested contractors / MH dealers should read through the full RFP, including the RFP Scope of Work and Submission Requirements. Proposals should include itemized costs for the known work (as shown in Attachment A), as well as estimated costs for any additional expenses not included in the RFP Scope of Work. This project is made possible by through federal funding of a set amount that cannot be increased. The winning contractor is required to provide price guarantees for their final and best offer, as well as a performance bond and payment bond, both in the amount of 100% of the contract price. The full RFP and attachments can be found here: <https://cdi.coop/notice-of-request-for-proposals/>.

STORAGE UNIT SALE

The contents of storage unit 02-00204 located at 48 Industrial Ave, Williston VT, will be sold on or about the 9th of May 2024 to satisfy the debt of Anthony Labounty. Any person claiming a right to the goods may pay the amount claimed due and reasonable expenses before the sale, in which case the sale may not occur.

TOWN OF WESTFORD REQUEST FOR PROPOSAL: TOWN WIDE SOLID WASTE

The Town of Westford is requesting quotes for the town wide collection of residential and commercial trash, recycling, and food residuals for July 1, 2024 – June 30, 2026.

Mail or hand deliver quotes to Town of Westford, Attn: Holly Delisle, 1713 Vermont Route 128, Westford, VT 05494 by 4:30pm May 9, 2024, for consideration.

Notification of successful entity will be made by June 13, 2024, and a contract mutually acceptable to both the Contractor and the Town will be executed prior to June 30, 2024.

CITY OF ESSEX JUNCTION DEVELOPMENT REVIEW BOARD PUBLIC HEARING

MAY 16, 2024
6:30 P.M.

This meeting will be held in person at: 2 Lincoln Street in the conference room and remotely. The meeting will be live-streamed on Town Meeting TV. Visit www.essexjunction.org for meeting connection information.
• JOIN CALLING: Join via conference call (audio only): Dial 1(888) 788-0099 (toll free) Meeting ID: 839 2599 0985 Passcode: 940993

PUBLIC HEARING

Variance application for a 177 square foot storage shed built 3.4 feet from side property line at 17 Rotunda Avenue in the R-2 District, by Debra Diamond, owner.

This DRAFT agenda may be amended. Any questions re: above please call Terry Hass – 802-878-6950

STATE OF VERMONT SUPERIOR COURT PROBATE DIVISION CHITTENDEN UNIT DOCKET NO. 23-PR-02586 IN RE ESTATE OF LEO W. RICH, SR. NOTICE TO CREDITORS

To the creditors of: Leo W. Rich, Sr., late of Essex Junction, Vermont.

I have been appointed to administer this estate. All creditors having claims against the decedent or the estate must present their claims in writing within four (4) months of the date of the first publication of this notice. The claim must be presented to me at the address listed below with a copy sent to the Court. The claim may be barred forever if it is not presented within the four (4) month period.
Dated: October 17, 2023
Signature of Fiduciary: /s/ Tina McGrath
Executor/Administrator: Tina McGrath, 35 Grove St., Essex Junction, VT 05452
email: tinainv0404@gmail.com
phone: 802-809-1440

Name of Publication: Seven Days
Publication Date: 05/01/2024

Name of Probate Court: State of Vermont - Chittenden Probate Division
Address of Probate Court: 175 Main Street, Burlington, VT 05401

CITY OF BURLINGTON WATERFRONT TIF DISTRICT - LEGAL NOTICE

The City of Burlington issued its Waterfront TIF Note in the principal amount of \$18,840,000 on June 21, 2024, to fund public improvements and related costs attributable to projects serving the Burlington Waterfront Tax Increment Financing (TIF) District, as approved by the voters at a special meeting held November 8, 2016. As part of the City's continued efforts to obtain the best terms and lowest cost for the financing of such public improvements, the City intends to refinance such existing indebtedness in May 2024. Such indebtedness is expected to be repaid from TIF increment and, to the extent such increment is insufficient, from the pledge of the credit of the City. The City

is in process of soliciting proposals from qualified financial institutions and expects to sell notes or other evidence of indebtedness to a qualified financial institution on or about May 31, 2024. For further information, contact Ms. Darlene Bayko, 149 Church St., Burlington, VT 05401.

TOWN OF WESTFORD SELECTBOARD NOTICE OF PUBLIC HEARING

Pursuant to 24 V.S.A. Chapter 117 and the Westford Land Use & Development Regulations, the Selectboard will hold a public hearing to consider amendments to Chapter 320, Section 326 of the Westford Land Use & Development Regulations. This hearing will be held at the Westford Town Office and via ZOOM at 6:30pm on Thursday, May 23, 2024. Public comment at this hearing is welcomed and encouraged. The proposed amendments to the town's Land Use & Development Regulations include:
• Add internally illuminated signage for commercial properties to Section 326.D (Exempt signs) with specific provisions including:
o Maximum square footage and quantity
o Prohibition of movement, flashing, blinking, etc.
o Prohibition of branded product advertisement
o Illumination limited to business hours
• Remove Section 326.C(8)
• Amend Section 326.C(9) to add the phrase "free-standing."
• Amend Figure 3-11 (Maximum Sign Area and Height) to include internally illuminated interior signs.
• Adds Figure 3-11-A: Sign Area Calculation
• Add definition for internally illuminated signs. Copies of the full text of the proposed amendments to the Westford Land Use & Development Regulations are available at the Westford Town Office, 1713 VT Route 128, and Westford, Vermont or may be viewed on the Town of Westford website at <https://westfordvt.us/documents/planning-zoning/>

Join Zoom Meeting: <https://us02web.zoom.us/j/85605659626?pwd=djlaZ2lUmlDVkpTRExTbWlaZWV5Zz09> Meeting ID: 856 0565 9626 - Passcode: DA68bw
(Or dial: 1 646 558 8656; Meeting ID: 856 0565 9626 - Passcode: 538062)

For information call the Town Offices at 802-878-4587.

PURSUANT TO THE VERMONT SELF-STORAGE FACILITY ACT SEC. 2.9 V.S.A CHAPTER 98 UNITS WILL SOLD BY SEALED BID.

Viewing By Appointment. Call Us At 802-891-9374 To Schedule.
Appts For Viewing And Sealed Bidding Will Be 5/16 9:00 Am-4:30 Pm
Bid Will Be Opened On 5/16 At 4:45 Pm. Winning Bidder Will Be Notified By Phone.

10x10 – Penny Butchino, Jason Casey, Holly Cota

10x20 – James Lachance

Storage Unit Will Be Sold As One Lot.

All Winning Bidders Will Be Required To Pay A \$100.00 Deposit Which Will Be Refunded Once Unit Is Left Empty And Broom Swept Clean.

The Winning Bid Must Remove All Contents From The Facility By The End Of The Weekend Corresponding With Date Of Bid Acceptance At No Cost To Ez Access Self Storage. We Reserve The Right To Reject Any Bid Lower Than The Amount Owed By The Occupant. We Reserve The Right To Remove Any Unit From The Auction Should Current Tenant Bring His Or Her Account Current With Full Payment Prior To The Start Of The Auction.

Storage Unit Address:
387 Route 7 South,
Milton, Vermont

NOTICE OF PUBLIC MEETING

Town of Underhill Development Review Board (DRB) Combined Preliminary & Final Subdivision and Boundary Line Adjustment Review And Conditional Use Review

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The Underhill Development Review Board will hold a combined Preliminary and Final Two Lot Subdivision and Boundary Line Adjustment Review per Section 7.5 & 7.6 and consider a Class 3 wetland setback waiver as a Conditional Use per Section 5.4 of the Town of Underhill Unified Land Use & Development Regulations adopted March 1, 2011 and last amended March 3, 2020.
The subject property is located at 141 Pokerhill Road on the west side of Pokerhill Road. The property is owned by Luc & Amy Dandurand, Eli Dandurand is the applicant. The proposal considers a minor Boundary Line Adjustment with 155 Pokerhill Road, property owned by Anthony & Dorothy Marek and to subdivide a +/-9.33-acre lot for a single-family residence (Lot 2) remaining land (Lot 1) is +/-48.2 acres, west of Pokerhill Road. The property is split by the Soil & Water Conservation Zoning District and the Rural Residential Zoning District. A site visit will take place at 5:45 PM and the hearing will commence at 6:30 PM at the Underhill Town Hall, 12 Pleasant Valley Road, on Monday, May 20, 2024. The hearing will also be accessible via the GoTo-Meeting platform.
Application submittals, including information to access the public meeting via the GoToMeeting platform or by telephone, may be obtained on the Town's website calendar under May 20, 2024 or by contacting the Zoning Administrator. The hearing is 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 make any subsequent appeal. If you cannot attend the hearing, comments may be made in writing, prior to the meeting, and mailed to: Brad Holden, Interim Zoning Administrator, P.O. Box 120 Underhill, VT 05489 or emailed to: bholden@underhillvt.gov



Town of Underhill

Development Review Board

Sketch Plan Findings & Decision

Application of Dandurand for a 2-Lot Subdivision

August 30, 2023

Eli Dandurand, Applicant
Luc & Amy Dandurand, Landowners
141 Pokerhill Road
Underhill, VT 05489

Dear Luc, Amy & Eli;

During the August 21, 2023 meeting, the Development Review Board reviewed and accepted your sketch plan application for a 2-lot subdivision of property located at 141 Pokerhill Road (PH141) 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 3, 2020. The subdivision process must distinguish between major and minor classifications. Due to the nature of your submitted proposal, the DRB has classified this 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. However, you and your consultant(s) should ensure that all of the subdivision review standards in Article VIII are addressed, and that all of the applicable preliminary subdivision requirements in Section 7.5 and all of the final subdivision requirements in Section 7.6 are met.

REVIEW CRITERIA & ISSUES TO BE ADDRESSED

This sketch plan letter outlines "specific areas of concern to address" per Section 7.3.D, and is meant to provide recommendations and guidance to the applicant. During the sketch review meeting, the Board felt that the following items and concerns should be addressed in your application for final subdivision approval:

1. All surface waters, including streams and brooks, wetlands and floodplains shall be identified and delineated on the submitted site plan as they relate to the proposed access & driveway and building envelope.
2. An engineered driveway design (Plan & Profile) which conforms to the 2018 Underhill Road, Driveway & Trail Ordinance as well as the latest Underhill-Jericho Fire Department safety criteria.
3. Proposed encroachments of Surface Waters & Wetlands are subject to Conditional Use Review Section 3.19.E.
4. A Preliminary Subdivision Findings Checklist and a Final Subdivision Findings Checklist shall be submitted in accordance with the criteria listed in § 7.5 & § 7.6 of the Underhill Unified Land Use & Development Regulations;
5. The site plan and survey shall depict the proposed building envelope, which should incorporate setback requirements.
6. A Final Subdivision Application shall be submitted in accordance with the criteria listed in Section 7.5 "Preliminary Subdivision Review" and Section 7.6 "Final Subdivision Review" of the Underhill Unified Land Use & Development Regulations.
7. The scheduling of a site visit prior to the final subdivision review hearing.

Other preliminary/final subdivision review requirements are outlined in the accompanying Preliminary and Final Subdivision checklists and in the Unified Land Use & Development Regulations. The Board expects that all of the requirements of both the preliminary subdivision review application and final subdivision review application be satisfied.

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 to scale, seven 11" x 17" reduced copies of the plat and the engineering drawings, seven copies of draft legal documents, as well as the associated pdf digital files (which can be submitted by email).
- 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 this letter. The checklists will assist you in preparation for your hearing submission and will also aid the Board in reviewing the required documents.

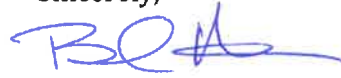
Once the completed final application package is received, the site visit and final hearing will be scheduled and warned. You will be asked to post a red "Z" sign on the lot no later than 15 days

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.

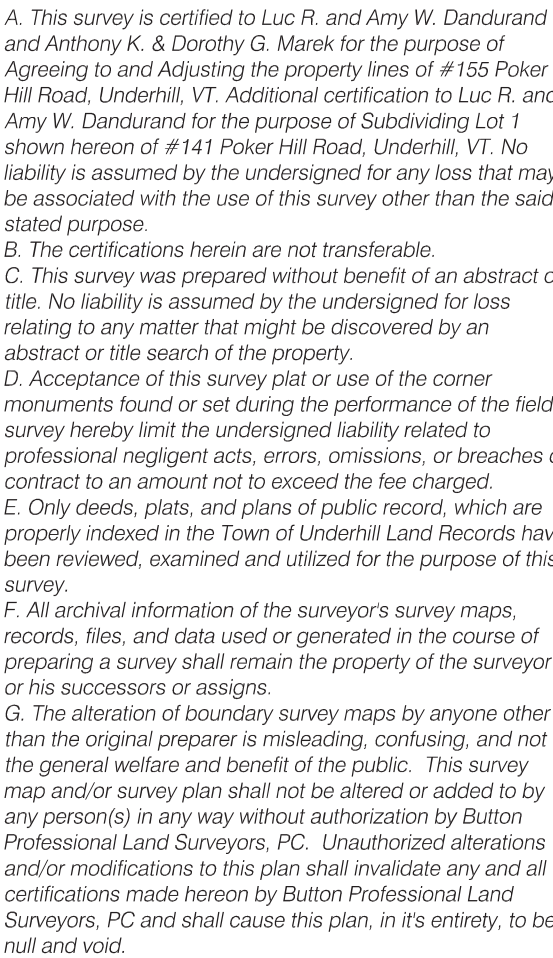
If you have any questions or need assistance with the required submissions, please feel free to contact me by phone: (802) 899-4434, ext. 5; or by email: natherton@underhillvt.gov.

Sincerely,



Brad Holden
Interim Zoning Administrator

cc: Button Professional Land Surveyors, 20 Kimbal Ave. Suite 102, So. Burlington, VT 05403
Willis Design Associates, P.O. Box 1001, Jericho, VT 05465



GRAPHIC SCALE 1 inch = 100 feet

BY	-
Date of Plot	01/03/2024
JOB#	UNDH0048
FILE	SUB
PLAN SHEET #	1 of 1



This Boundary Retracement Plat has been compiled from field surveys and record including the following plat records recorded in the Town of Underhill Land Records:

1. "A Plat of Subdivision of Lands of Luc and Amy Dandurand, Poker Hill Road, Underhill, VT", prepared by Knight Consulting Engineers, Inc., dated 12/15/1998, revised 12/29/98, and recorded in Slide #1617A.
2. "Kingswood Development, A Two Lot Subdivision, Site Plan, English Settlement Road, Underhill, VT", prepared by Lamoureux & Stone Consulting Engineers, Inc., dated 03/10/1989, last revised 06/01/1993, and recorded in Slide #124A.
3. "Plat of Subdivision of Lands of Michael J. Smolin & Lorna-Kay Peal and Allison Dinnecco, Poker Hill Road, Underhill, Vermont", prepared by Harris Surveying & Land Dispute Resolution, dated 06/30/2003, and recorded in Slide #199A.
4. "Plat of Survey Showing Lands of Michael G. & Janet A. Lavanway in the Town of Underhill, Vermont", prepared by Harold Marsh, dated June 22, 1995, and recorded in Slide #99B.
5. "Two Lot Subdivision for Roger A. & Carolae Maeder, English Settlement Road, Underhill, Vermont", prepared by Vermont Land Surveyors, dated July 28, 1997, and recorded in Slide #162B.
6. North orientation (Basis of Bearings) is based on survey-grade RTK (Real Time Kinematic) GPS observations made in May, 2004 using the VT CORS (Continuously Operating Reference Station) NETWORK. The resultant horizontal datum is NAD 83, Vermont State Plane. This realization is called NAD 83(2011) at epoch 2010.0. The resulting orthometric height is NAVD 88 (Geoid18). Distances shown on this plat are at grid level. A ground scale factor of 1.0000682140 is required to convert to ground level distances.
7. Survey methods employed meet or exceed the minimum precision requirements for suburban surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 1/7/2013.
8. The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination, or methods of measurement.
9. The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
10. The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the conveyances and in harmony with existing physical boundary evidence. Where conflicts between physical boundary evidence and written record evidence are substantial, deeds and/or documents should be executed to eliminate any color of title or conflict.
11. The public right of way (Town Easement) width of Poker Hill Road is documented as 4 rods (66 ft) as shown on the surveys listed in notes #1A and #1C above. A survey bill laying out Poker Hill Road was not found in the Town Land Records while preparing this survey. The sidelines of Poker Hill Road may be adjusted if an original survey bill is presented to the preparer in the future.
12. The location of underground improvements or encroachments is not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not shown on this plat.
13. The premises shown and described hereon may be subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of structures that are readily apparent from an obvious above ground view and features shown in provided plans are delineated hereon.
14. Boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40" long, crowned with a surveyor's cap, stamped "VT 695".
15. Legal opinion is required to determine the validity of easements / right of ways or their extinguishment.
16. Proper written instruments must be legally executed to validate this Boundary Line Adjustment and Boundary Line Agreement Plat.
17. Interior partitioning of this parcel has been compiled, platred, and laid out to the specifications of the owner and their agents.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT **Luc R. Dandurand and Amy W. Dandurand**, of Underhill, County of Chittenden, State of Vermont, Grantors, in consideration of -----Ten and More-----Dollars paid to their satisfaction by **Anthony K. Marek and Dorothy G. Marek** of Underhill, County of Chittenden, State of Vermont, Grantees, by these presents, does freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto said Grantees, **Anthony K. Marek and Dorothy G. Marek**, a married couple as tenants by the entirety, their heirs, successors and assigns forever, a certain parcel of land in Underhill, County of Chittenden and State of Vermont, described as follows, viz:

Being a portion of all and the same lands and premises conveyed to Luc R. Dandurand and Amy W. Dandurand by Warranty Deed of Amy W. Dandurand and Luc R. Dandurand, Trustees of the Amy W. Dandurand Trust dated March 21, 2005, dated July 8, 2008 and recorded in Volume 166 at Page 445 of the Underhill Land Records. Being a portion of all and the same lands and premises conveyed to Amy W. Dandurand and Luc R. Dandurand, Trustees of the Amy W. Dandurand Trust dated March 21, 2005, dated March 21, 2005 and recorded in Volume 144 at Page 163 of the Underhill Land Records.

Being a parcel of land containing .28 acres, more or less, as being designated as "Area Proposed to be Conveyed to Marek 0.28 acres +/- (shaded blue)" on a survey entitled "Plat of Two Lot Subdivision Showing Lands of Luc R. and Amy W. Dandurand and Showing Boundary Agreement and Adjustment with Anthony K. and Dorothy G. Marek #141 & #155 Poker Hill Road, Underhill, Vermont," prepared by Button Professional Land Surveyors PC, dated 1/3/24 and recorded in Hanging File _____ of the Underhill Land Records.

Grantors also quit claim any interest they may have in the 4.72 acre +/- Marek lot as shown on the above-referenced survey.

Reference is hereby made to the above mentioned instruments, the records thereof and the references therein contained in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **Anthony K. Marek and Dorothy G. Marek**, a married couple as tenants by the entirety, their heirs, successors, and assigns, to their own use and behoof forever; and the said Grantors, **Luc R. Dandurand and Amy W. Dandurand**, for themselves, their heirs, executors and administrators, do covenant with the said Grantees,

Anthony K. Marek and Dorothy G. Marek, their heirs, successors and assigns, that until the
ensealing of these presents they are the sole owners of the herein conveyed lands and premises,
and have good right and title to convey the same in manner aforesaid, that it is FREE FROM
EVERY ENCUMBRANCE except as aforesaid, and they hereby engage to WARRANT AND
DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, **Luc R. Dandurand and Amy W. Dandurand** hereunto set
their hands and seals this ____ day of _____ 2024.

Luc R. Dandurand

Amy W. Dandurand

STATE OF VERMONT
_____ COUNTY, SS.

At _____, Vermont, in said county, this ____ day of _____
2024, personally appeared **Luc R. Dandurand and Amy W. Dandurand**, who acknowledged
the foregoing instrument, by them sealed and subscribed to be their free act and deed.

Before me: _____

Notary Public

My commission expires: 1/31/2025

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT we, **ANTHONY K. MAREK and DOROTHY G. MAREK**, of the Town of Underhill, County of Chittenden and State of Vermont, Grantors, in consideration of ten dollars and other good and valuable consideration paid to our full satisfaction by **LUC R. DANDURAND and AMY W. DANDURAND**, a married couple, of the Town/of Underhill, County of Chittenden and State of Vermont, Grantees, by these presents do freely **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto the said Grantees, **LUC R. DANDURAND and AMY W. DANDURAND**, a married couple, as tenants by the entirety, and their heirs and assigns, forever, a certain parcel of land situated in the Town of Underhill, County of Chittenden and State of Vermont described as follows, viz:

Being a portion of the same land and premises conveyed to Anthony K. Marek and Dorothy G. Marek by Warranty Deed of Jeremiah J. O’Riordan and Margaret W. O’Riordan dated September 19, 2011 and recorded in Volume 191, Page 46 of the Town of Underhill Land Records.

Being a 0.19 +/- acre triangular-shaped parcel shown and depicted as the “Area Proposed to be Conveyed to Dandurand 0.19+/- (Shaded Green)” on a plan entitled “Plat of Two Lot Subdivision Showing Lands of Luc R. & Amy W. Dandurand and Showing Boundary Agreement & Adjustment with Lands of Anthony K. & Dorothy G. Marek #144 & 155 Poker Hill Road, Underhill, Vermont”, prepared by Button Professional Land Surveyors PC, dated January 3, 2024 (Job #UNDH0048), and recorded as Map Slide _____ in the Town of Underhill Land Records.

Grantors also quit claim any interest they may have outside of the 4.72 acre +/- Marek lot as shown on the above-referenced survey.

Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **LUC R. DANDURAND and AMY W. DANDURAND**, a married couple, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever;

And we the said Grantors, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, and their heirs and assigns, that until the ensealing of these presents, we are the sole owners of the premises, and have good right and title to convey the same in the manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; except as aforesaid.

And we hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seals this _____ day of _____, 2024.

ANTHONY K. MAREK

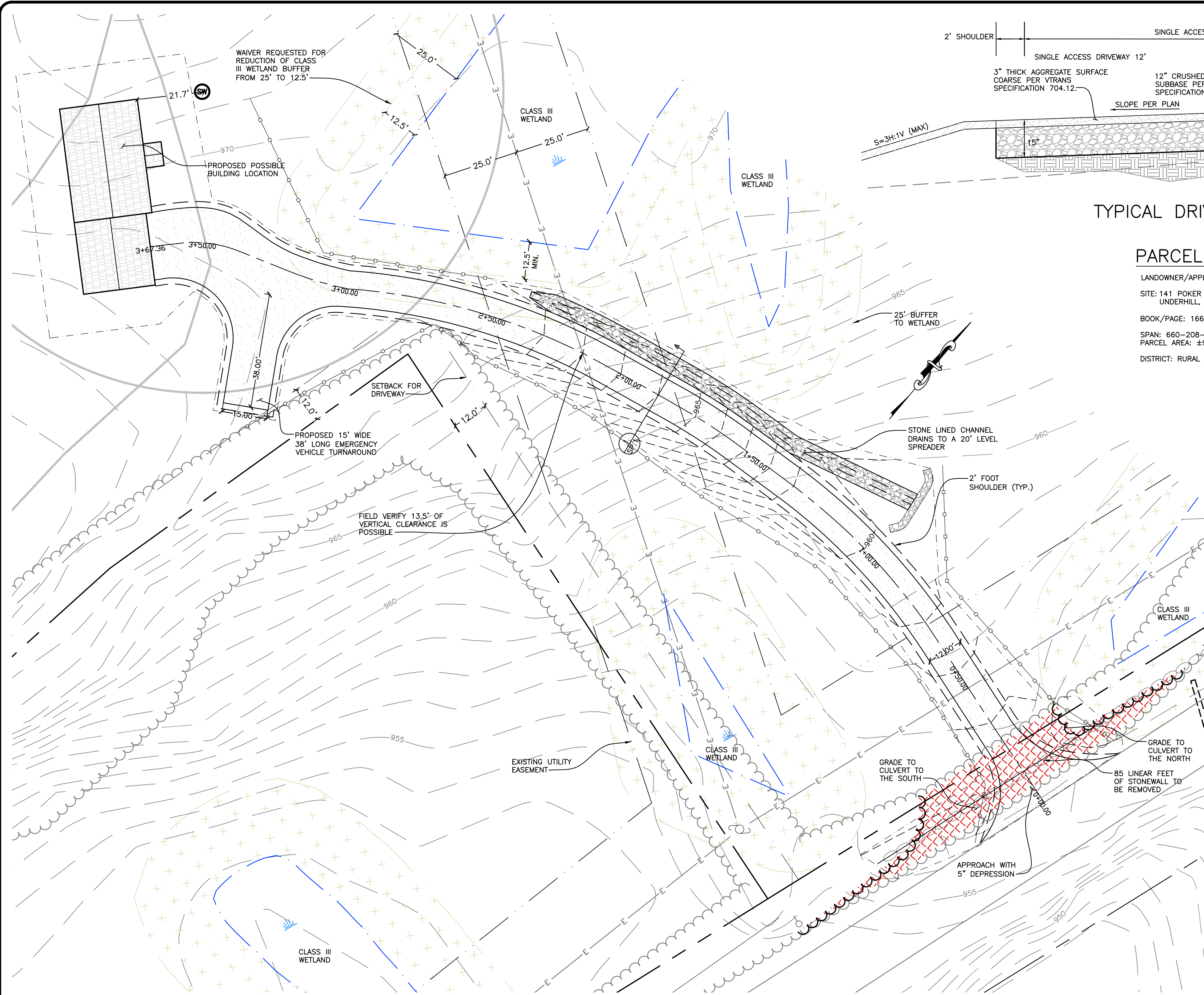
DOROTHY G. MAREK

STATE OF VERMONT
COUNTY OF _____, SS.

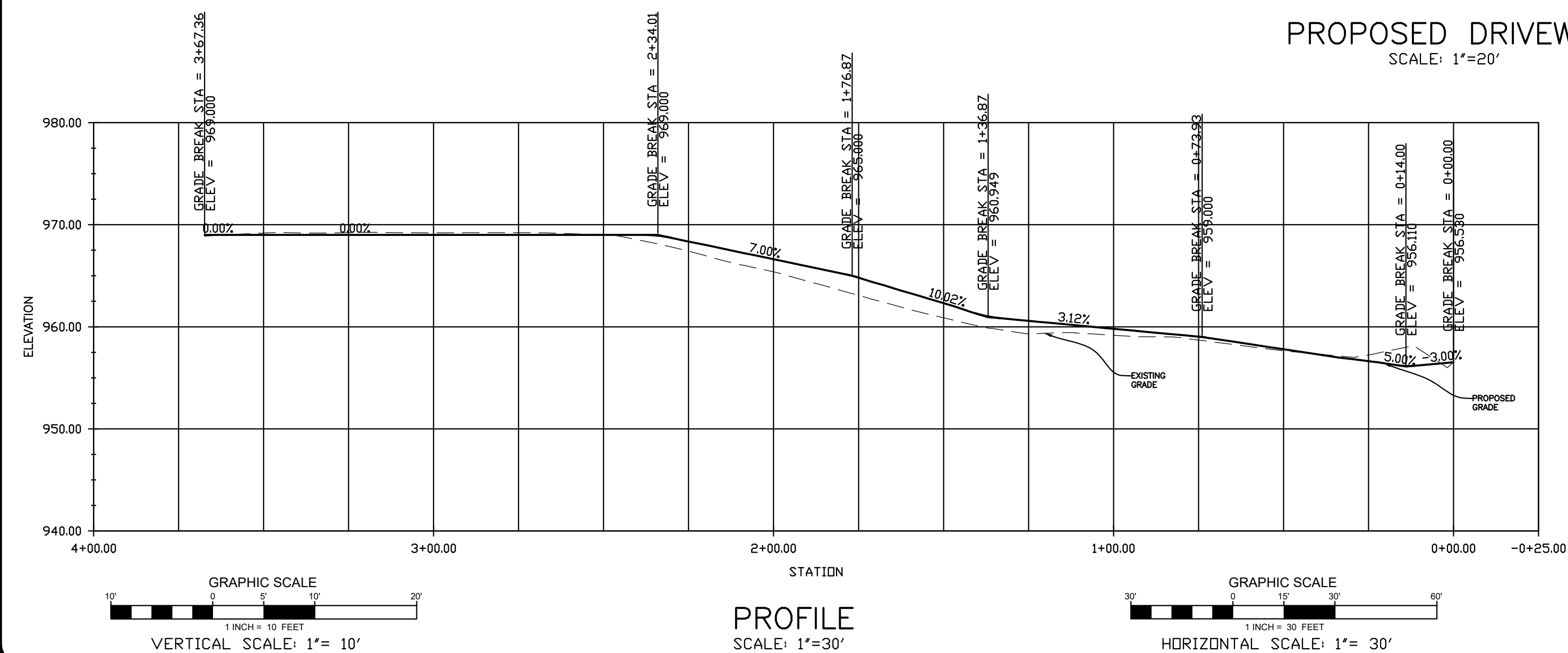
At _____, this _____ day of _____, 2024, **ANTHONY K. MAREK and DOROTHY G. MAREK**, personally appeared and acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

[SEAL]

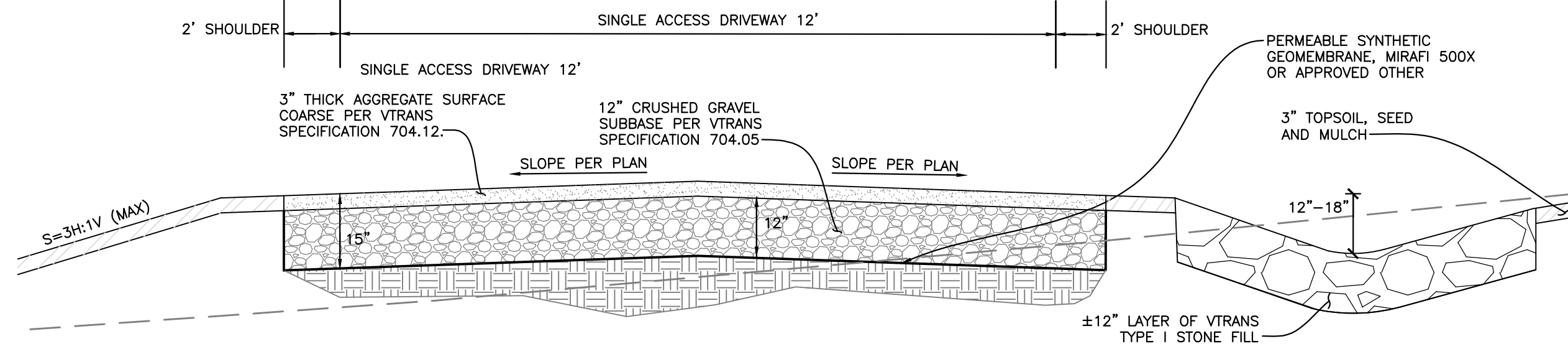
Before me: _____
Notary Public
Print Name: _____
Commission Expires: _____
Commission No. _____



PROPOSED DRIVEWAY
SCALE: 1"=20'



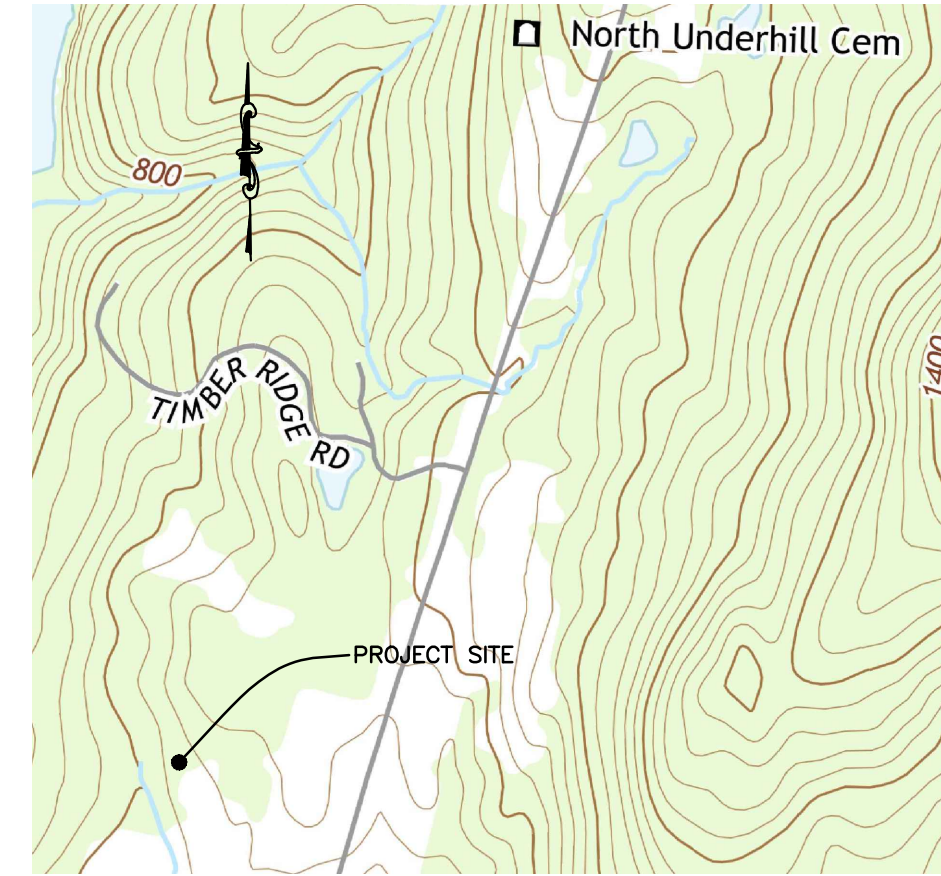
PROFILE
SCALE: 1"=30'



TYPICAL DRIVEWAY CROSS SECTIONS
NTS

PARCEL INFORMATION

LANDOWNER/APPLICANT: LUC & AMY DANDURAND
SITE: 141 POKER HILL ROAD
UNDERHILL, VT
BOOK/PAGE: 166/455
SPAN: 660-208-10138
PARCEL AREA: ±93.1 ACRES
DISTRICT: RURAL RESIDENTIAL



SITE LOCATION MAP
NTS

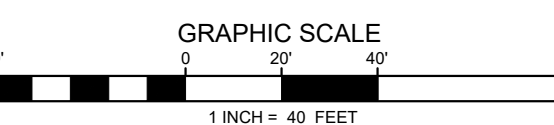
GENERAL NOTES

1. BASE MAP INFORMATION IS PROVIDED BY WILLIS DESIGN ASSOCIATES, WITH ADDITIONAL INFORMATION COMING FROM VCGI ORTHOIMAGERY, AND A SITE VISIT ON 10/23/2023.
2. THIS MAP IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED OR CONSTRUED FOR SUCH PURPOSES.
3. ALL UTILITIES ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE DATE OF THIS PLAN AND SHALL NOT BE CONSIDERED AS THE FINAL LOCATION. UTILITIES SHALL BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
4. BUILDING ENVELOPE AND PLAT PER PLANS BY OTHERS.
5. THE DRIVEWAY SHALL BE CONSTRUCTED WITH 12" OF GRAVEL SUBBASE PER VTRANS SPECIFICATION 704.05 AND A 3" OF AGGREGATE SURFACE COARSE PER VTRANS SPECIFICATION 704.12. A PERMEABLE SYNTHETIC GEOMEMBRANE (MIRAFI 500X OR EQUIVALENT) SHALL BE USED BETWEEN THE UNDISTURBED SUBSURFACE AND THE SUBBASE LAYER.
6. A CLEAR UNOBSTRUCTED HEIGHT OF 13'-6" ABOVE THE DRIVEWAY SHALL BE MAINTAINED AND TREE LIMBS SHALL BE REMOVED ON A REGULAR BASIS.
7. THE DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VTRANS B-71 STANDARD AND CONSIST OF A MINIMUM 20' RADI.
8. THE DRIVEWAY SLOPE SHALL NOT EXCEED 10%.
9. THE PARKING AREA IN FRONT OF THE RESIDENCE SHALL BE A MIN. 15'x38' PAD CONSTRUCTED IN THE SAME MANNER AS THE DRIVEWAY TO ACCOMMODATE ACCESS FOR EMERGENCY VEHICLES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS SHOWN AND REQUIRED TO MAKE THE JOB COMPLETE. THESE DRAWINGS DO NOT SHOW EVERY FITTING OR APPURTENANCE. MATERIALS SHALL BE AS SPECIFIED ON THE DRAWINGS. MANUFACTURER'S PRODUCT SPECIFICATIONS SHALL BE SUBMITTED FOR ALL MATERIALS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
11. REPAIR OF ALL DISTURBED AREAS, GRADING, SEEDING, MULCHING, REPAIR OF ROADS AND CURBS, PAVING, AND OTHER INCIDENTALS ARE INCLUDED AS PART OF THE REQUIRED WORK. ALL DISTURBED AREAS SHALL BE LOAMED AND MULCHED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
12. THE CONTRACTOR SHALL VERIFY ALL HORIZONTAL CONTROL AND TEMPORARY BENCH MARKS BEFORE USE.
13. CONTRACTOR SHALL CALL NEW ENGLAND DIG SAFE PRIOR TO ANY EXCAVATION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT.
15. TEMPORARY SILT FENCE SHALL BE ERECTED PRIOR TO ANY CLEARING OR CONSTRUCTION. FENCING MAY BE ERECTED IN PHASES; BUT IN NO CASE SHALL CONSTRUCTION OR CLEARING PROCEED BEFORE FENCING. SPECIAL AREAS MAY BE DESIGNATED BY THE OWNER FOR PRESERVATION OF EXISTING TREES. THESE AREAS SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE NO DAMAGE IS DONE TO DESIGNATED TREES.
16. THE CONTRACTOR SHALL DEVELOP AND SUBMIT AN EROSION CONTROL PLAN TO THE ENGINEER FOR APPROVAL. THE EROSION CONTROL PLAN SHALL BE DEVELOPED IN ACCORDANCE WITH THE VERMONT LOW RISK SITE HANDBOOK. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION.

LEGEND

PROPOSED	EXISTING	
---	---	SUBJECT SITE PROPERTY LINE
---	---	ABUTTER PROPERTY LINE
---	---	EDGE OF PAVEMENT
---	---	EDGE OF GRAVEL
---	---	OVERHEAD UTILITY LINE
---	---	EASEMENT
---	---	DRAINAGE DITCH
---	---	SIGHT DISTANCE
---	---	STONEWALL
---	---	MAJOR CONTOUR (5-FOOT INTERVAL)
---	---	MINOR CONTOUR (1-FOOT INTERVAL)
---	---	LIMIT OF DISTURBANCE
---	---	SILT FENCE
---	---	DRIVEWAY SETBACK
---	---	WATER SUPPLY WELL
---	---	UTILITY POLE
---	---	BUILDING
---	---	TREE COVERAGE TO BE CLEARED
---	---	CLASS III WETLAND
---	---	BUFFER

SIGHT DISTANCE
SCALE: 1"=40'



PRELIMINARY DESIGN
(FOR PERMITTING ONLY)

REVISIONS	BY

Environmental Science and Engineering
569 Avenue D, Suite 10
PO Box 787
Williston, VT 05495
www.kas-engineering.com
802 383 0486 P
802 383 0490 F

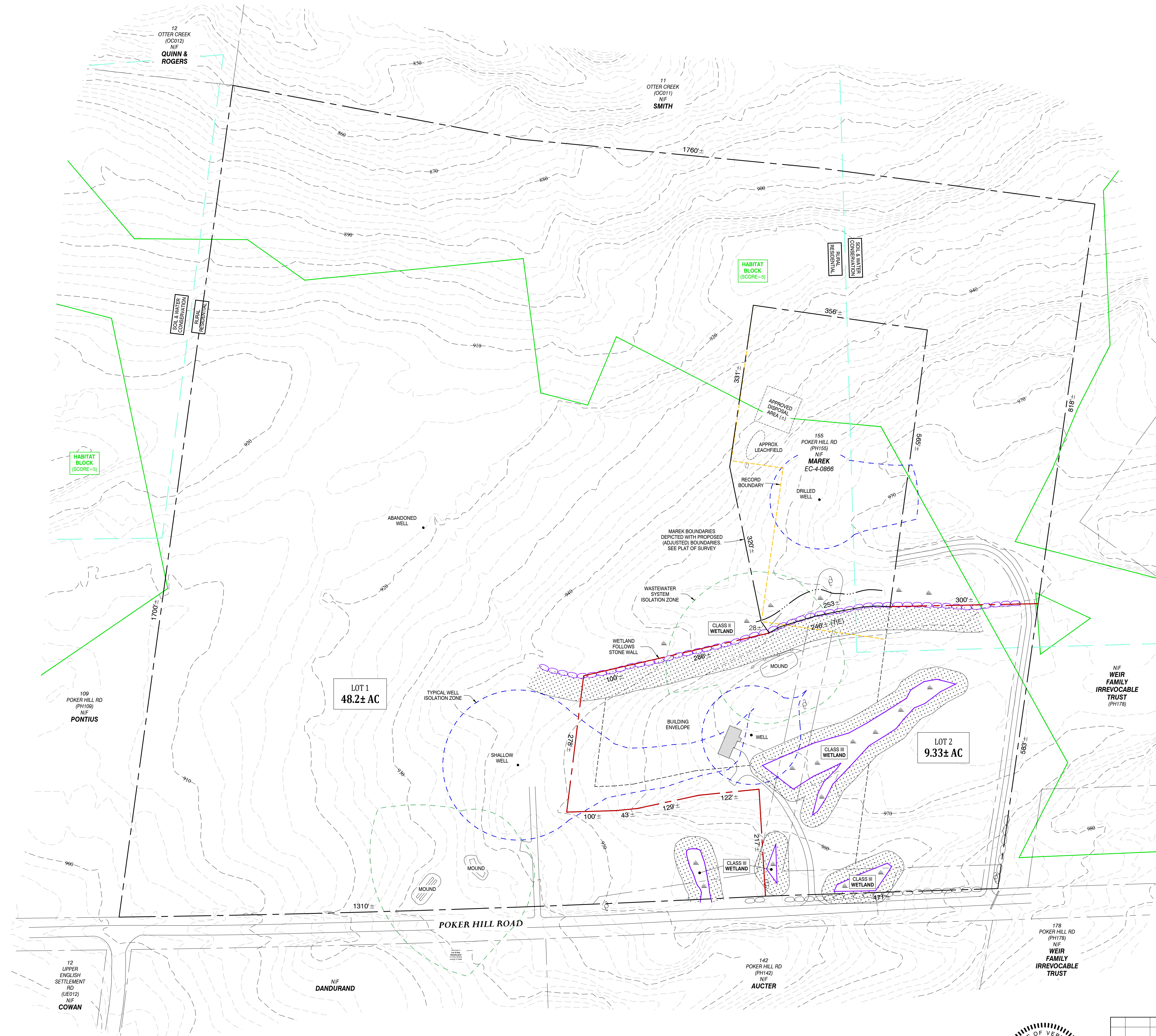


POKER HILL ROAD - DANDURAND SUBDIVISION
DRIVEWAY ACCESS DESIGN PLAN
141 POKER HILL ROAD
UNDERHILL, VERMONT 05489















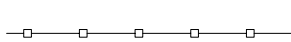

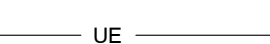


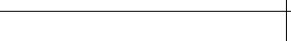


DRAWN RH
CHECKED SJD
DATE 11/10/2023
SCALE AS NOTED
JOB NO. 810230330
SHEET

SP.1

Zoning District	Underhill Flats Village Center	Underhill Center Village	Rural Residential	Water Conservation	MT Scientific Special Preservation	Soil & Water Conservation
Districts Standards:						
Minimum Lot Size:	1 acre	1.50 Acres	3 acres	5 acres	10 acres	15 acres
Minimum Front Setback:	150'	100'	250'	300'	400'	400'
Minimum Side Setback:						
Principal (Front) Side Yard	0/20/20 ft	0/15/15 ft	30/50/50 ft	30/50/50 ft	30/75/75 ft	30/75/75 ft
Accessory (Front/Side) Yard	0/75/15/15 ft	0/20/20 ft	30/50/50 ft	30/50/50 ft	30/75/75 ft	30/75/75 ft
Driveway (Side) Yard	12'	12'	25'	25'	30'	30'
Max Building Coverage	50%	52%	25%	20%	10%	7%
Max Lot Coverage	75%	75%	50%	35%	15%	10%
Max Height	35'	35'	35'	35'	40'	40'
PUD, Pro	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed



LEGEND

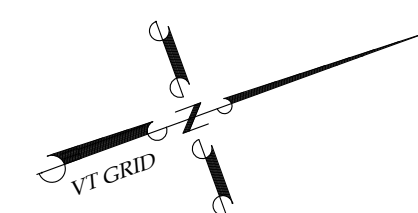
	TEST PIT (DEPTH TO SHWT)
	CONTROL POINT (8" SPIKE IN GROUND OR NAIL WHERE NOTED)
	BOUNDARY CORNER (OR CALCULATED POINT)
	UTILITY POLE
	DRILLED WELL
	SHALLOW WELL
	EXISTING CONTOURS
	EXISTING BOUNDARY
	PROPOSED BOUNDARY
	EASEMENT
	BUILDING ENVELOPE
	TREE LINE
	WETLAND
	BUFFER ZONE
	EDGE OF WETLAND
	STREAM
	STONE WALL
	WIRE FENCE
	WOOD FENCE
	WATER LINE
	OH ELECTRIC LINE
	U/G UTILITIES

- LANDOWNER -
LUC R. & AMY W.
DANDURAND
141 POKER HILL RD
UNDERHILL, VT 05489

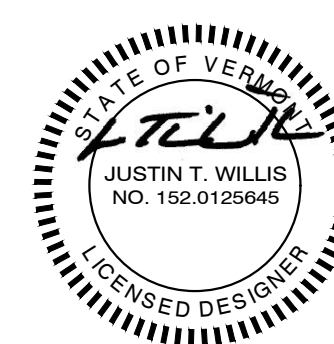
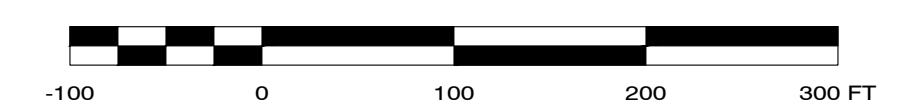
B. 166, P. 455
SLIDE 167A
PARCEL PH141
SPAN 660-208-10138

- ZONING DISTRICT(S) -
RURAL
RESIDENTIAL

SOIL & WATER
CONSERVATION



GRAPHIC SCALE



NO.	DATE	REVISION	BY

WILLIS DESIGN ASSOC., INC.

P.O. BOX 1001, JERICHO, VERMONT 05465 (802) 858-9228

OVERALL SITE PLAN 2-LOT SUBDIVISION

LUC & AMY
DANDURAND
141 POKER HILL ROAD
UNDERHILL - VERMONT

<i>DRAWN:</i> JTW	<i>SCALE:</i> NOTED
<i>DESIGN:</i> JTW	
<i>DATE:</i> 11/28/23	<i>SHEET:</i> 1A
<i>PROJECT:</i> 22-042	
<i>DRAWING:</i> 20042.1	

State of Vermont
Department of Environmental Conservation
Drinking Water and Groundwater Protection Division
Essex Junction Regional Office
<http://dec.vermont.gov/water/ww-systems>

Agency of Natural Resources

[phone] 8028795656

February 5, 2024

Luc & Amy Dandurand
141 Poker Hill Road
Underhill, VT 05489

Anthony K. & Dorothy G. Marek
155 Poker Hill Road
Underhill, VT 05489

Subject: Wastewater System and Potable Water Supply Permit # WW-4-6068 for a project located in Underhill, Vermont

Dear Permittee:

Enclosed you will find:

1. a copy of the WW-4-6068 Permit document marked "Documents For Recording"
2. a copy of permit document for your records.

As the permittee, you shall ensure this permit is recorded and indexed in the land records within 30 days of permit issuance. Please take the document stamped "Documents For Recording" to your town clerk. You will be required to pay a recording fee to your town clerk at that time.

Approved Plans: You may either contact your consultant for copies of the approved plan(s) or you may obtain a copy of them by accessing our website <https://dec.vermont.gov/water/ww-systems> and using the document search option. You may print out any documents or plans that you view.

Please read your permit thoroughly and be sure you understand all the requirements. Please be aware your permit may include a condition for the submission of installation certifications, annual inspections, or other reporting requirements.

Please note, other VT Agency of Natural Resources (ANR) permits may be needed for your project. To assist in determining which ANR permits might be needed, ANR recommends that you use VT ANR's Permit Navigator Tool by going to <http://dec.vermont.gov>. Your project may require other local, state, or federal permits outside of VT ANR's jurisdiction which are not covered by the VT ANR Permit Navigator Tool. Please contact your local officials regarding any necessary town or city permits needed for your project.

Thank you for your cooperation. Please contact me at the above address if you have any questions.

Sincerely,



Ernestine Chevrier
Environmental Technician III
Enclosures



WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT**LAWS/REGULATIONS INVOLVED**10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective November 6, 2023**Permittee(s): Luc & Amy Dandurand**
141 Poker Hill Road
Underhill, VT 05489**Permit Number: WW-4-6068****Anthony K. & Dorothy G. Marek**
155 Poker Hill Road
Underhill, VT 05489

This permit affects the following properties in Underhill, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	PH141	660-208-10138	57.53	Book:166 Page(s):455, Book:166 Page(s):455
1	PH141	660-208-10138	48.20	Book:166 Page(s):455, Book:166 Page(s):455
2			9.33	
PH155	PH155	660-208-10140	4.72	Book:191 Page(s):46-48

This application consists of the subdivision of an existing 57.53-acre developed parcel into two lots. Lot 1 will retain 48.2-acres with an existing 3-bedroom single-family residence served by an existing on-site wastewater disposal system and an existing on-site shallow well water supply. Lot 1 will also have a designated wastewater replacement area. Lot 2 will consist of 9.33-acres with a new 4-bedroom single-family residence served by a new on-site wastewater disposal system and new on-site drilled well water supply. This application also includes an amendment to Permit EC-4-0866 to adjust boundaries between existing Lot 1 and town parcel number PH155, located at 141 Poker Hill Road in Underhill, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1. The permittee is responsible for recording this permit in the Underhill Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2. The permittee is responsible for recording the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Underhill Land Records.
- 1.3. Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4. By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.



- 1.5. The Drinking Water and Groundwater Protection Division relied upon the Vermont Licensed Designer's certification that the design-related information submitted is true and correct and complies with the Wastewater System and Potable Water Supply Rules. This permit may be revoked if it is determined the design of the wastewater system or potable water supply does not comply with these rules.
- 1.6. All conditions set forth in EC-4-0866 shall remain in effect except as amended or modified herein.
- 1.7. This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.

2. SUBDIVISION AND CONSTRUCTION

- 2.1. Subdivision and construction shall be completed as shown on the plans and/or documents prepared by Willis Design Associates, Inc. (Justin Willis, L.D.), with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Lot 1 Site Plan, 2-Lot Subdivision	1	11/28/2023	N/A
Plat of Two Lot Subdivision	1 of 1	01/03/2024	N/A
Overall Site Plan, 2-Lot Subdivision	1A	11/28/2023	N/A
Lot 1 Site Plan, 2-Lot Subdivision	2	11/28/2023	N/A
Lot 2 Details, 2-Lot Subdivision	3	11/28/2023	N/A

- 2.2. Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3. No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

3. INSPECTIONS

- 3.1. No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests."

or which satisfies the requirements of §1-311 of the referenced rules.

- 3.2. Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. The Lead sample shall be a first-draw. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Drinking Water and Groundwater Protection Division and the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

4. DESIGN FLOW

- 4.1. Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	Existing	3-bedroom single-family residence	420	420
2	Proposed	4-bedroom single-family residence	490	490

5. WASTEWATER SYSTEM

- 5.1. Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2. This project includes the approval of a designated replacement area for Lot 1, the Licensed Designer shall accurately flag/stake-out the corners of designated replacement area(s) prior to construction with the flagging/staking being maintained until construction is complete.
- 5.3. Prior to the construction of a replacement wastewater system in the replacement area, the landowner shall file an application with the Drinking Water and Groundwater Protection Division pursuant to the Wastewater System and Potable Water Supply Rules.
- 5.4. Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.5. This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

- 6.1. Prior to construction or site work, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.2. Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Julia S. Moore, Secretary
Agency of Natural Resources

By Denise Johnson-Terk
Denise Johnson-Terk
Environmental Analyst VI
Essex Junction Regional Office
Drinking Water and Groundwater Protection Division

Dated February 5, 2024

cc: Justin Willis
Watershed Management Division- Tina Heath



Dear Eli Dandurand

January 29th 2024

Thank you for sharing your plans with the UJFD. Our ability to provide life and property saving fire suppression, rescue and Emergency Medical Services relies on easy access to homes and residents, we very much appreciate the ability to be involved in the construction project.

We have reviewed your plans.

The only thing not listed on the plans is the required 2-foot shoulders.

If the plans show that and the property is constructed to the plans, we will have no problem servicing this address.

The Underhill Jericho Fire Department also reminds you to reinforce this property with, at minimum, the smoke detector and fire prevention systems as required by state and federal law. We also recommend that you place reflective 9-1-1 address signs at the entrance of the driveway, such as the ones we provide, see attached application. With these recommendations documented in final plans and accordance with the recommendations list we provide all 1 or 2 family residences, see attached, the UJFD feels confident we could provide fire suppression to these properties in normal weather and environmental conditions.

Please reach out if you have any follow up questions. We would be happy to re-review your revised plans as needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Mathew Champlin".

Mathew Champlin, Chief
Underhill – Jericho Fire Department



UNDERHILL-JERICO FIRE DEPARTMENT



REFLECTIVE ADDRESS MARKER ORDER FORM

Please complete the following information:

Name _____
Address _____
City, ST Zip _____
Phone Number _____

Address Number Requested

☐☐☐☐

Note: If your address has fewer than 4 digits, please X those boxes not used.
If your address has only 1 or 2 digits you may choose the smaller sign (6" x 9")

Mounting Preference

____ HORIZONTAL
____ VERTICAL

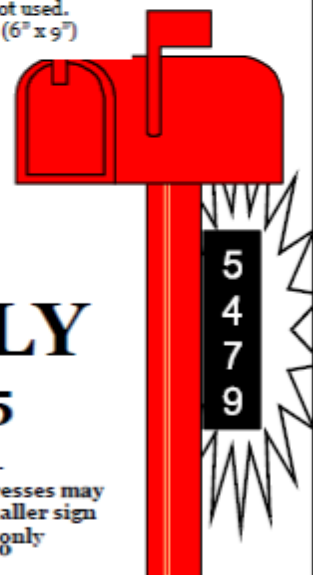
HORIZONTAL

____ Full Size (6" x 18")
____ Half Size (6" x 9")

V
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ONLY
\$15

Note -
1 or 2 digit addresses may
choose the smaller sign
which is only
\$10.00



Mail to:
UJFD
PO BOX 150
UNDERHILL VT 05489

For Faster Service, Please Call 899-4025