

Town of Jericho

Development Review Board SUBDIVISION Application

Application #: 2016017

Parcel Code: BT581

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: 2

2. Project Information

Description: Subdivision of existing 75.5 acre undeveloped lot into two home sites (Major)

Location: 581 Brown's Trace Road

Zoning District(s) in which property is located: AGR COM FOR OS RR VCTR VIL

3. Interested Parties

Applicant Name: Phylvin Acres LLC; Contact: Betty Keefe

Email address: bettykeefe50@comcast.net Mailing Address: 579 Brown's Trace Rd. Jericho, VT 05465

Phone: (802) 899-3926 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 Dean A. Grover, PE - Grover Engineering PC, 2044 Main Rd. Huntington, VT 05462

Other (specify) _____

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

Abutting landowners are identified on the Sheet 1 of attached plans titled "Site Overview - Sketch Plan"

Katherine Keefe 5-10-2016
Landowner Signature (Date)

Katherine Keefe 5-10-2016
Applicant Signature (Date)

FOR OFFICE USE ONLY	
Public Hearing(s) Date: <u>June 23, 2016</u>	DRB Action taken: _____
Fee Paid: <u>\$100</u> <u>Ch. 126</u>	Application Date: <u>5-16-16</u> Decision Date: _____

Michelle Patrick

From: deangrover33@gmail.com on behalf of Dean Grover
<dean@groverengineeringpc.com>
Sent: Tuesday, May 10, 2016 11:25 AM
To: Michelle Patrick
Cc: Betty Keefe; Rob Macklin
Subject: Re: Pond lot ideas
Attachments: Sketch Plan Review Application.pdf; Phylvin Acres Overview 2016-05-09.pdf; Phylvin Acres Lot3 Sketch Plan 2016-05-09.pdf; Phylvin Acres Lot4 Sketch Plan 2016-05-09.pdf; Phylvin Acres Lot3 Future Parcel 2016-05-09.pdf

Hello Michelle:

Following up on our discussions, I have attached an application and three supporting drawings for Sketch Plan review of a proposed subdivision of the Phylvin Acres lot at 581 Brown's Trace Road. We will be following this email with a signed application and a fee (\$100).

Per our discussions you will be checking on the number of subdivisions that have occurred from this parent lot in the past 10 years. I have not filled in the number of lots in the current form.

The fourth drawing presents a potential future subdivision of the lot abutting Browns Trace Road, that we'd like to also discuss with the DRB. Note that we will not be formally applying for creation of this lot at this time, but wish to discuss its possible eventual creation.

Thank you for your assistance.

Dean

On Tue, May 10, 2016 at 8:16 AM, Dean Grover <dean@groverengineeringpc.com> wrote:
Thanks Rob. We'll get these to the ZA.

Dean

On Mon, May 9, 2016 at 8:12 PM, Rob Macklin <rob@marshotel.com> wrote:
Hi Dean,

Thanks for the updated drawings. They look great. All set to go for me!

What is the Riverview Commons Groundwater SPA anyway?

Thanks,
Rob

On Mon, May 9, 2016 at 3:39 PM Dean Grover <dean@groverengineeringpc.com> wrote:
Betty and Rob:

We have moved the well on the Hall property. The state's database is often poor when it comes to locating these wells.

We enlarged the building envelopes, as requested. Setbacks to proposed lot lines and to proposed mounds restricts us somewhat here.

We did consider whether we could move the driveway and put the "future" mound below the house. Sliding the driveway to the north would shorten and steepen it so that it would be steeper than 4 percent. At the current 4 percent we're showing we are able to use the grassy swale best management practice (BMP) to handle water quality and recharge as the town requires for stormwater treatment. A steeper drive would likely require installation of a pocket pond at the base of the drive. This could be difficult to make work, especially as a recharge device with the relatively high water table at this location. If it worked, it would be more costly to design and construct.

A mound in the southwest corner of the "future" lot would require additional test pits to prove out this area. We'd be proposing a wastewater system inside the Riveview Commons Groundwater SPA. Not an insurmountable hurdle, but it would require extra steps in the permitting process.

For these reasons we're not recommending moving the driveway and future mound site.

Please let us know if you have any other concerns with the revised plans. We need to get these to the town in the next few days.

Thanks,

Dean

On Fri, May 6, 2016 at 1:39 PM, <bettykeefe50@comcast.net> wrote:
Hi:

I have reviewed the plans that you forwarded and feel that they are acceptable for presentation at the sketch plan review. It is important to keep in mind, however, that Phylin Acres, LLC is seeking only the approval for one 9.5 +/- acre lot and one 66 +/- acre lot, each with one designed envelope. I believe that is clear to everyone involved but we certainly do not want to muddy the waters or slow the process by speculating too much on any future subdivision of either lot.

Hope this answers your question. If not, please let me know.

Thanks and have a good weekend.

From: "Dean Grover" <dean@groverengineeringpc.com>
To: "Rob Macklin" <rob@marshotel.com>
Cc: "Betty Keefe" <bettykeefe50@comcast.net>
Sent: Friday, May 6, 2016 10:57:14 AM
Subject: Re: Pond lot ideas

Hello Betty and Rob:

I haven't heard back from either of you, so wanted to be sure you got these draft sketch plans. Since we have a deadline of May 12 to submit these plans, I'll need edits early next week at the latest.

Let me know if I need to resend the plans or mail hard copies.

Thanks,

Dean

On Tue, May 3, 2016 at 8:57 AM, Dean Grover <dean@groverengineeringpc.com> wrote:
Good Morning Betty and Rob:

I've attached four pdfs of sketches for your review and comments. The first is an overview of the full parcel, the second a detail of Lot 3 that fronts on Browns Trace, the third shows Lot 3 with the possible future subdivision, and the fourth is a detail of the back lot, Lot 4. These are D-sized drawings (24 x 36) that we will provide to the town both in full size and 11x17 format. They should be quite legible at 11x17-size. If you would like us to print out drawings and mail or drop them off to you we'd be glad to do that.

Keep in mind that we are just using LIDAR contours here for ground contours, so the shape/layout of the driveways and leachfields may change somewhat after site surveying is completed.

Note that the future subdivision of Lot 3 requires that an easement be granted from Lot 3 to this future lot for the wastewater disposal field.

Building envelopes are 50-feet x 50-feet. These could be made larger if you're less certain about the final location of the homes and want more flexibility.

If you have any questions about the features we're showing please let me know. I look forward to your input.

Thanks,

Dean

On Tue, Apr 19, 2016 at 4:13 PM, Dean Grover <dean@groverengineeringpc.com> wrote:
Rob:

You're correct that the Sketch Plan is optional, but I am recommending to you and to the Phylvin Acres folks that we not skip it. If we attempt to go to Preliminary, and there are required revisions to submittals, they can only be handled as permit conditions, which can be messy.

This parcel spans three zoning districts, involves new curb cuts, wetlands, and we have to also gain approval of a building lot on the back 60-acre parcel (in other districts). I don't consider this a straightforward application. And...I confess to not having all kinds of history with this board.

Thanks for the Google Map adjustments.

Dean

On Tue, Apr 19, 2016 at 1:39 PM, Rob Macklin <rob@marshotel.com> wrote:

Hi Dean,

Thanks for the info.

No permit required for the possible second home site.

I spoke with Barry King (from the DRB) and he said it would be possible to skip the sketch plan review if all the correct info is submitted. Are you sure there's no way to complete this sooner? Is a major subdivision really needed? Could sketch and preliminary be combined?

I've added a few points to the Google map to help me more accurately locate the house. I'll adjust it some, but the current locations are fairly close.

Thanks,
Rob

On Tue, Apr 19, 2016, 10:50 AM Dean Grover <dean@groverengineeringpc.com> wrote:
Rob:

Thanks for sending the Google Maps link. We will pull this information into a plan that will also show wetlands and where we propose wastewater systems and wells. Per our discussions, I believe that you want us to indicate the second south lot (and supporting wastewater system and well) as "possible future development", but not seek a permit for this lot at this time. Do I have this right?

We are aiming toward having the sketch material in to Michelle by May 12th and a sketch hearing on May 26th. Since the parent lot has been previously subdivided, this new lot requires approval as a Major Subdivision, so we have to go through Preliminary and Final.

I don't see a way to circumvent Sketch review here. I guess you could ask Michelle about this, but I'm not hopeful.

Getting this subdivision through Sketch, Preliminary and Final, and a WW permit from the state will require roughly 3 to 4 months. We can conduct Final and the WW permit applications concurrently.

Please let me know if you have any revisions to your Google Maps concept following your weekend review of the site.

Thanks,

Dean

On Thu, Apr 14, 2016 at 12:55 PM, Rob Macklin <rob@marshotel.com> wrote:
Dean,

This link should bring you to a Google Maps page where I have added the boundaries of the pond lot, a split showing a possible subdivision, two home sites, and a proposed driveway.

<https://www.google.com/maps/d/edit?mid=zeBzgooWKcCQ.ki7nTj0fTnQo&usp=sharing>

I would like to walk the land this weekend and get more accurate locations, but this is a good start. I'll let you know when I update the map.

One thing we didn't discuss on the phone was any way that the process could be expedited. Since most of the work is done, would it be possible to skip the sketch plan review and move towards final approval? How quickly can we return to the DRB after the review for final approval? Can some of the permitting be done in parallel? I would like to develop a rough timeline so I can begin to make some plans with contractors.

Also, if you feel that you are spending any extra time helping me and answering my questions, please keep track of that time and bill me separately from Phylvin Acres.

Thanks,
Rob

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Huntington, VT 05462

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