



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

June 14, 2016

Katherine Sonnick
Planning and Development Coordinator
Jericho Municipal Offices
P.O. Box #39
Jericho, VT 05465

RE: June 23, 2016 Sketch Hearing, Bissonette Parcel (VT329, c), 329 VT-15

Dear Katherine:

We are writing on behalf of L&S Properties, LLC. (c/o Joe Bissonette) as a follow-up to our April 7, 2016 Sketch Plan submission and subsequent correspondence and conversations regarding conformance with the new Character Based Zoning for the subject parcel.

Specifically, we have revised the Sketch Plan again as a follow-up to our June 13, 2016 meeting with Chris and yourself. We are attaching two (2) full size copies and seven (7) reduced 11" x 17" copies of the revised Sketch Plan.

We trust the "Waiver" for the dead end road will not be an issue, as we are willing to provide an easement to the abutting property, but caution encouraging access from said property is not wise. We are also in hopes that a "Septic Lot" or "Lots" can be avoided as while it may address no land on the opposite side of the Alley, it either creates a Lot that is wider than the "Max." 120' or it creates two (2) Lots for questionable benefit. As discussed, as I will be out of Town, Dan Heil of our office will be at the June 23rd Hearing.

Sincerely,

David W. Burke

Enc.
cc: Joe Bissonette



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

April 7, 2016

Katherine Sonnick
Planning and Development Coordinator
Jericho Municipal Offices
P.O. Box #39
Jericho, VT 05465

RE: Request for Sketch Hearing, Bissonette Parcel (VT329, c), 329 VT-15

Dear Katherine:

We are writing on behalf of L&S Properties, LLC. (c/o Joe Bissonette) to request Sketch Plan scheduling for a proposed Planned Unit Development on a 1.01 acre parcel (VT 329), zoned Village Center (VCTR) on the westerly side of VT Route 15. The existing abandoned home / foundation, shed and existing drilled wells will be removed.

The proposal is for a Planned Unit Development consisting of two (2) duplex units (2 bedrooms/unit). The proposed development will be served by an on-site shared septic system and municipal water. Access to the parcel will be through an existing 30' Access Easement from Vermont Route 15 on the southern side of the property.

The parcel is part of the area covered by the Character Based Zoning Ordinance (CD3). The District generally covers lots fronting Route 15, where this lot is a back lot, approximately 210 feet back from Route 15, with proposed Units at approximately 300 feet back from Route 15 behind two (2) existing single family lots fronting Route 15. While visibility of this parcel and the proposed Units will be limited at best, in order to incorporate the general intent of the Character Based Zoning Ordinance, small duplexes are proposed and will face Route 15, include front porches and have driveways/parking to the sides of the Units rather than directly in front of the Units.

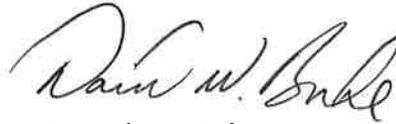
Please find attached the following information:

1. Sketch Plan Application;
2. \$100 Application Fee;
3. Abutters List;
4. Proposed Unit 1/2 Front Elevation and Floor Plan and Unit 3/4 Front Elevation (Porch to be added) and Floor Plan;
5. Two (2) full size copies of the Sketch Plan;
6. Seven (7) reduced 11" x 17" copies of the Sketch Plan.

Katherine Sonnick
April 7, 2016
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If scheduling still allows, please don't schedule for the April 28th meeting, as I will be out of Town. If you have any questions, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Burke". The signature is written in a cursive style with a large initial "D" and "B".

David W. Burke

Enc.

cc: Joe Bissonette

Abutters to Bissonette Parcel (VT329)

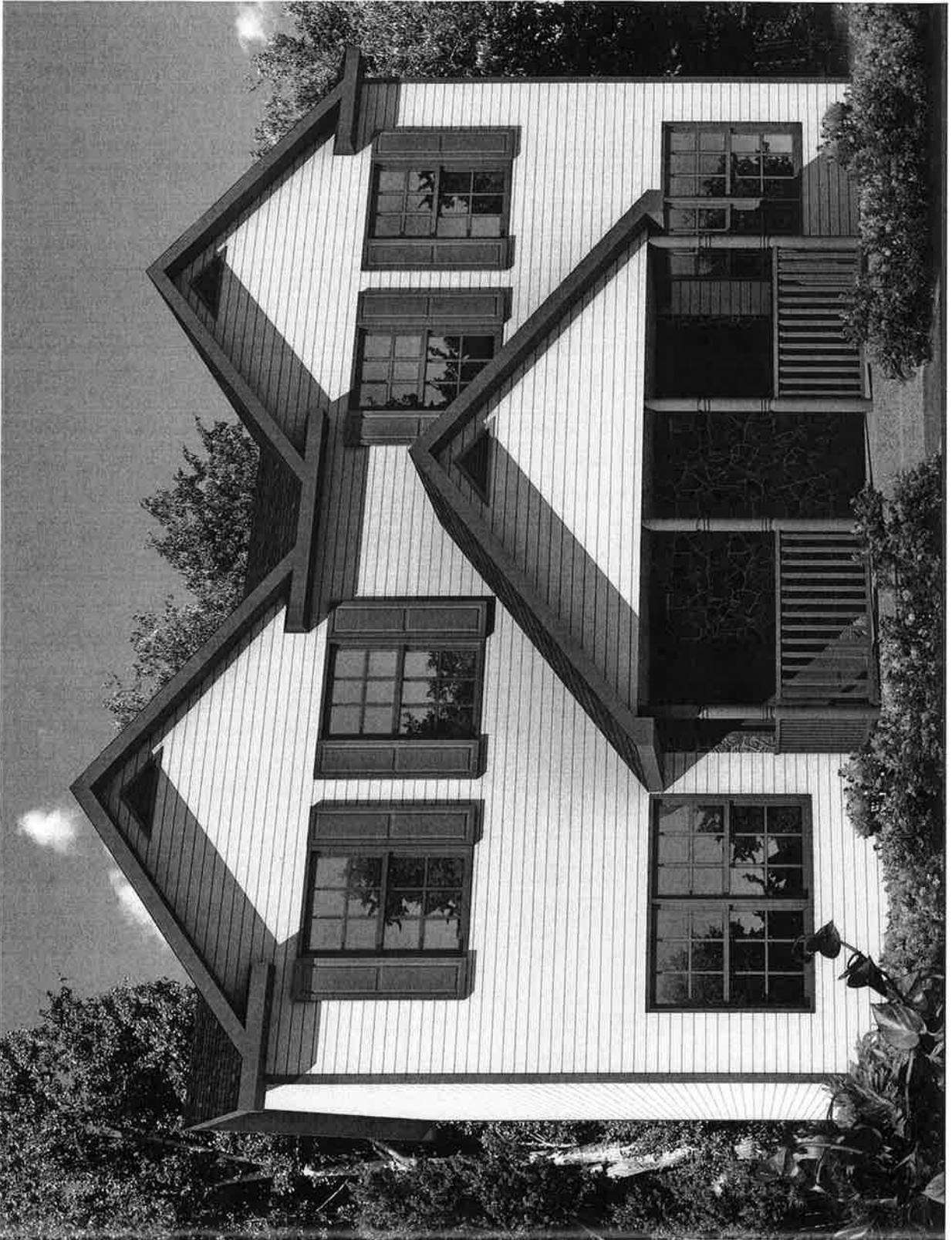
VT309,B
David Villeneuve
PO Box 360
Underhill, VT 05489

VT337
Jolley Associates
PO Box 671
St. Albans, VT 05478-0671

VT333
Tanner D Palmer
333 VT Route 15
Jericho, VT 05465

VT331
Dez Marcello
331 VT Route 15
Jericho, VT 05465

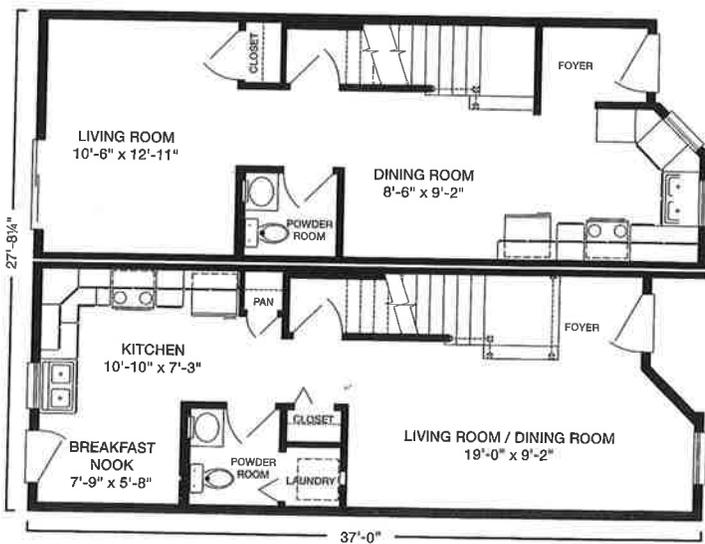
VT325
Green Mountain Chipping Inc.
PO Box 360
Underhill, VT 05489



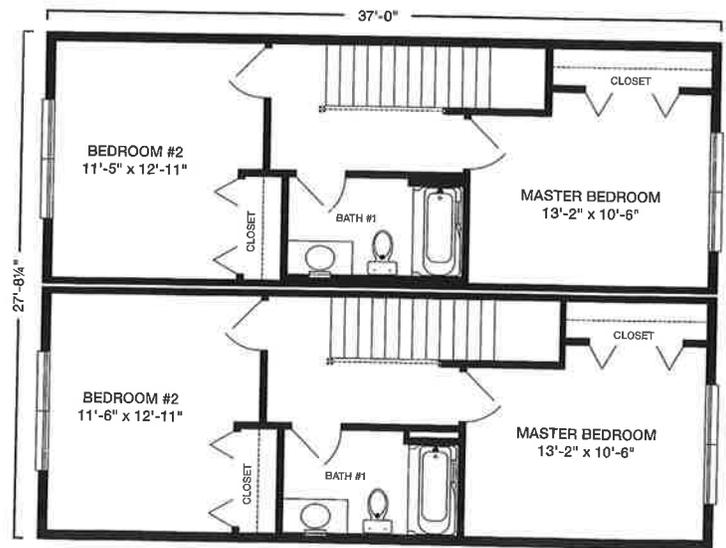


Landon

976 sf
Duplex



FIRST FLOOR



SECOND FLOOR

