

## 2-LOT SUBDIVISION FINAL SUBDIVISION PLAT

<b>Owners &amp; Applicants:</b> Gary & Mary Thibault 312 Pinecrest Road Hinesburg, VT 05461	<b>Engineer:</b> Krebs & Lansing Consulting Engineers, Inc. 164 Main Street Colchester, VT 05446
<b>Surveyor:</b> G.E. Bedard Inc. 1351 Silver Street Hinesburg, VT 05461	<b>Properties Address, Tax Map #, Area &amp; Zoning District:</b> 312 Pinecrest Road, Tax Map #08-01-73.600, 29.74 acres, Agricultural Zoning District (AG)

**BACKGROUND** - Gary & Mary Thibault, hereafter referred to as the Applicants, are requesting final subdivision plat approval of a 2-lot subdivision of their 29.74-acre property 312 Pinecrest Road in the Agricultural Zoning District (AG). The property is lot #6 from a previously approved subdivision. The proposed subdivision would reduce the size of lot #6 to 28.17 acres, and would create a new 1.57-acre buildable lot (lot #8). The Applicants received sketch plan approval for this subdivision on July 20, 2021. They also received on July 20, 2021 a subdivision revision application to revise the lot #6 building envelope. They want to provide one survey mylar for both the subdivision approval and the subdivision revision.

This property was lot #6 of a six lot subdivision of a 63.25 acre undeveloped property, which the DRB approved on December 15, 2009, and is recorded on map slide 183 in the Hinesburg land records. Findings of Fact #10 of the December 15, 2009 subdivision approval stated “The proposal for six lots creates a density similar to that of the ten acre lots that is located to the north and west however the density is much greater than the remainder of the Agricultural district average” and the need to “keep lot #6 sufficiently large to keep most of the forested land eligible for Tax Use appraisal.” The Applicants have provided a letter from a licensed forester and a plan showing that 25.16 acres of land will remain in the forest management plan on lot #6 to demonstrate that lot #6 would have sufficient area for the VT Current Use tax abatement program per 6.12.3(3) of the Hinesburg Subdivision Regulations (HSR) and as required by Order 3d of the sketch plan approval.

The zoning regulations were modified in 2013 to better clarify subdivision density, and to allow lots in existence as of November 5, 2013 that were 12 acres in size or more in the AG to subdivide. Subdivision approval to allow the 14.58 acre lot #1 to subdivide into a 2.51 acre lot #1 and a 12.07 acre lot #7 was issued on October 4, 2016. The survey and site plan are recorded on map slides 226 and 228 respectively.

Section 2.10.2(1) of the Hinesburg Zoning Regulations (HZR) allows a lot, that accesses a class 3 roadway, like Baldwin Road or Burritt Road, to have a developmental density of one dwelling unit per 12 acres. This would allow the 29.74 acre lot #6 to have a developmental density of 2 dwelling units. This section of the HZR allows lot #6 to subdivide to create one and only one additional lot. This subdivision would create the last allowable new lot in the overall subdivision per current regulations.

Proposed lot #8 is proposed to have the required 200 feet of frontage along Burritt Road as required by Table 1 of Section 2.4 of the HZR. Lot #6 would keep the remaining 304.80 feet of Burritt Road frontage. Lot #8 will maintain a 200-foot width for a depth of 100-feet and then extend about 425 feet from Burritt Road narrowing to a minimum width of 100-feet to conform to Section 2.5.6 of the HZR. Proposed lot #8 would have a building envelope that meets setback requirements and avoids a wetland buffer.

Access to lot #6 utilizes the Pinecrest Road private right-of-way. Access to the proposed lot #8 would be from Burritt Road. The Applicants have obtained a driveway permit from the Town for the proposed lot #8 access as required by Order 3e of the sketch plan approval.

A wastewater system and potable water supply permit, WW-4-3301, was issued on June 15, 2009 for the lots created in the 2009 DRB approval. This approval was amended, WW-4-3301-1, on July 17, 2017 to permit the system that would accommodate lot #7. Some of the leachfields servicing the other lots in the subdivision are located on lot #6. The Applicants have provided a wastewater system design and well location by a licensed professional engineer capable of receiving a State permit as required by Orders 3a and 3b of the sketch plan approval. The Applicants' Engineer also showed on a plan the locations of the well and leachfield on the property located to the west of proposed lot #8. According to ANR's Natural Resource Atlas, well yields in the area range from 2gpm to 60gpm.

Resources on lot #6 include steep (>25%) and moderate (15%-25%) slopes, some wetlands and associated buffers, core wildlife habitat and agricultural soils. In the area of proposed lot #8, there is a small area with moderate slopes and an area with agricultural soils. Concerns were raised at sketch plan that there is a wetland and buffer area on the eastern portion of lot #8. As required in Order 3c of the sketch plan approval, the Applicants provided a wetland determination, which is shown on the lot #8 plans. The proposed building envelope for lot #8 avoids the wetland and associated buffer. The envelope also avoids the moderate slopes and the area with the proposed septic system.

As required by Order 3f of the sketch plan approval, the Applicants Engineer calculated that the new impervious area would be approximately 0.12 acres and the disturbed area would be approximately 0.30 acres. To conform to the stormwater requirements found in Section 6.6.3(1) of the HSR, the plans for lot #8 show the stormwater discharge flow direction and indicate that the stormwater discharge will be able to sheet flow without concentrating, will not traverse slopes greater than 15%, will not traverse poorly drained areas, nor affect deficient existing infrastructure. Since the project will disturb more than 10,000sf in area, the Applicants' Engineer showed locations on the lot #8 plans for silt fencing for conformance to Section 6.6.1 of the HSR.

A perimeter survey showing the existing and proposed lot lines, easements, right-of-ways, and the lot #8 building envelope has been provided. However, the Applicants' Surveyor provided a survey that did not have the revised lot #6 building envelope per their subdivision revision approval. Then provided a survey with the updated envelope, but which also had contour lines, well information and other additional text. A final survey with the revised lot #6 envelope, but

without the extraneous information needs to be provided for conformance to Order 2a of the sketch plan approval.

Utility access, as shown on the plans, would be from a utility pole located to the east of lot #8 on the south side of Burritt Road. The plans show an underground line from this pole along Burritt Road and then turning to be adjacent to the proposed driveway to reach the proposed building envelope. The survey also includes the required utility note. Showing utility access and the required note shows conformance to Order 2b of the sketch plan approval and Section 6.9 of the HSR.

The one proposed residence could be designed for high solar gain in conformance to Section 5.1.12 of the HSR.

The final subdivision plat application was submitted and was deemed complete on September 17, 2021. This application included the application form and the following documents, which are contained in the document file (08-01-73.600) in the Hinesburg Planning & Zoning office.

- Town access approval for proposed lot #8.
- 2 surveys titled ‘Pinecrest Ridge subdivision’, by G. E. Bedard Inc., dated 1-06-2009, and with a revision date of 8-26-21. One clean with older lot #6 building envelope. The other with the revised lot #6 envelope, but with too much extra information.
- A plan titled ‘Overall Site Plan, by Krebs & Lansing Consulting Engineers, Inc., with project number 07237, sheet number 1, dated June 2, 2008, and with a revision date of October 12, 2021.
- A plan titled ‘Wastewater Disposal Plan, by Krebs & Lansing Consulting Engineers, Inc., with project number 07237, sheet number 6, and dated Sept. 8, 2021.
- A plan titled ‘Erosion Prevention & Sediment Control Plan, by Krebs & Lansing Consulting Engineers, Inc., with project number 07237, sheet number 6A, and dated Oct. 12, 2021.
- A plan titled ‘Use Value Appraisal Forest Type Map, Thibault Pinecrest Ridge Sub-Division LLC, by Edward Campbell, with a map revision date of September 9, 2021.
- A use value appraisal forest management plan letter from Edward Campbell dated 9/30/21.
- Email from the Applicants and their Engineer stated the impervious and disturbed areas from September 20, 2021 and September 27, 2021.

**STAFF COMMENT** – The survey needs to be cleaned up.

Respectfully submitted,

Mitchel Cypes, P.E.,  
Development Review Coordinator.