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HINESBURG DEVELOPMENT REVIEW BOARD
DONALD AND LAUREL PALMER 2-LOT SUBDIVISION
FINAL PLAT APPROVAL - GRANTED MAY 7, 2002

The Hinesburg Development Review Board hereby grants final plat approval to Donald and Laurel Palmer for one 10.3 acre single family residential lot from a 70 acre parcel located on Palmer Lane, leaving a 60 acre parcel with one existing house located on the portion of the parcel in the Town of Richmond (tax map parcel #2-01-03). This includes approval for Development on a Private Right-of-way for a common driveway in a 50' right-of-way between the new 10.3 acre parcel and the David Palmer lot to the north.

The subdivision shall be as shown on a plat by Ronald LaRoc last revised 4/03/02 and a site plan and wastewater disposal system design by Willis Design Associates, inc., last revised 4/03/02, and shall be subject to the following conditions:

1. Utility lines shall be placed underground as required in Section 7.9.1 of the Subdivision Regulations.

2. A 42.3 acre portion of the 60 acre property remaining after this subdivision is created, is located in Hinesburg, and is separated from the 18.8 portion remaining in Richmond by the Hinesburg-Richmond town boundary. Due to lack of frontage on a town road, the 42.3 acre portion shall not be considered a lot and shall not be placed in separate ownership from the 18.8 portion without further subdivision review by the Hinesburg Development Review Board. No zoning permit shall be issued for development on the 42.3 acre portion without Development on a Private Right-of-Way approval. This requirement shall be noted on the final plat.

3. The proposed driveway is located on the northern boundary in the location of an existing driveway (not in the location shown on the site plan for the wastewater system) and will be located in a right-of-way shared with the David Palmer property. The right-of-way shall be shown on the plat and the proposed deed language governing the use, sharing and maintenance of a common driveway shall be applied to the deeds for both the Donald Palmer and David Palmer properties.

4. The driveway shall be designed to disperse runoff from the driveway onto the applicant's property and reduce the amount discharged into the town road right-of-way. This may require that one or more culverts be placed under the driveway.

5. The proposed driveway for the new lot shall be constructed, maintained and plowed at least 12 feet in width. No road cut permit was required by the Select Board because it is located at an existing cut. If an additional lot is served by this driveway, the driveway shall but upgraded to the town road standards and the proposed deed language for sharing the costs and maintenance of the driveway shall be applied.

Re: 42.3 A in Hinesburg
See # 2 above

PALMER FINAL PLAT

DRB - Granted 5/8/02

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6. In accordance with State statute, the mylar of this subdivision and a copy of the conditions of approval shall be recorded in both the Hinesburg and Richmond Land Records within 90 days of this approval. Before the plat is recorded, the applicant make the following revisions and submit two paper copies of the plat to the DRB and shall obtain approval of it:
 - a. Show the easple easement on David Palmer's land.
 - b. Show the driveway easement on David Palmer's land.
 - c. Note restrictions on the retained 42.3 acre portion of land in Hinesburg (see condition #2).
 - d. Location of building envelope with dimensions from properties lines.
7. In keeping with the rural character of Hinesburg, all exterior lighting shall be installed or shielded in such a manner as to conceal light sources and reflector/refractor areas from view from points beyond the lot.
8. Any principal structure and any garage shall be located in the building envelope shown on the plat.
9. The septic system for the new lot is designed for a 3 bedroom house and shall be installed in such a way that it meets the standards of the State Small Scale Treatment and Disposal Rules and as shown on the Site Plan and Wastewater Disposal System Plan. Any increase the number of bedrooms shall be approved by the DRB.
10. Before obtaining a Certificate of Occupancy for a dwelling on the new lot, the owner of the land shall require that a licensed engineer or site technician submit a letter to the Zoning Administrator stating that the septic system has been built in accordance with the approved plans.
11. "Substantial Construction" for this subdivision shall consist of construction of the driveway for the new lot. In accordance with Section 8.9 of the subdivision regulations, if substantial construction has not begun within 3 years from the date of this approval, final plat approval shall expire.
12. No further subdivision of this property shall occur without review and approval of the Hinesburg Development Review Board.
13. The well shall be as shown on the site plan or in a location to ensure that the wellhead protection area does not impact adjacent properties.

RICHMOND, VT TOWN CLERK'S OFFICE
Received for record
June 24 AD. 2002
At 11:00 AM 40 pages 173-177
and recorded in Book 181 Page 173-177
d. [Signature] Recorder
[Signature] ASAC
[Signature] Town Clerk