

MEMORANDUM

Date: February 5, 2021

To: Development Review Board

From: Ravi Venkataraman, Town Planner and Acting Zoning Administrator

RE: Sketch Plan application SUB21-02, 2427 Hillview Road

Overview

Applicant Hillview Heights, LLC is looking to create a nine-lot subdivision. Currently, the property is 85.5 acres, hosts a single-family dwelling and also conducts agriculture uses. The property is located within the Agricultural/Residential (A/R) District. Proposed lots 1 through 8 range between two to 5.5 acres. The applicant is proposing single-family dwelling uses on proposed lots 1 through 9. Proposed lot 9 would be 61.35 acres and would not host any uses. Proposed lots 1 through 8 would be served by on-site water and wastewater systems.

List of Submissions

- A. Sketch Plan Application, submitted January 15, 2021
- B. Overall Site Plan (#C-1)
- C. ANR Location Map
- D. ANR Resource Map (provided by staff)

Prior approvals

- 1981-11 - Zoning Permit to host a single-dwelling trailer on the lot. Approved July 17, 1981.
- 1995-103 - Zoning Permit to build a three-sided pasture shelter for horses. Approved November 1, 1995.
- 2020-042 - Zoning Permit to remove mobile home addressed 2883 Hillview Road. Approved April 30, 2020.
- 2020 - Zoning Permit to remove mobile home addressed 2235 Hillview Road. Approved September 17, 2020.

Public Notice

Public notice for the Sketch Plan application was published in *Seven Days* on January 20, 2021. Staff sent the notification to the abutters on January 23, 2021.

Zoning Regulations Review

Staff comments are in **bold**.

Single-family dwelling uses are permitted uses in the A/R District.

Information regarding lot size and lot frontage is as follows:

	<u>Lot Size (acres)</u>	<u>Lot Frontage (feet)</u>
A/R District Requirements	1	100
Lot 1	2.16	233
Lot 2	5.43	222
Lot 3	2.48	339
Lot 4	2.20	None*
Lot 5	4.82	219
Lot 6	2.21	None**
Lot 7	2.03	404
Lot 8	2.80	None**
Lot 9	61.35	671

*The applicant is proposing a 30-foot easement to serve Lot 4.

**The applicant is proposing a 60-foot easement to serve lots 6, 7, and 8

All of the proposed lots have a point in which a circle with a radius of 50 feet can be inscribed within the boundary of the lot.

Lot coverage, setback requirements and building height will be reviewed when the applicant applies for building permits on the proposed lots.

The applicant will need to provide additional information in their Preliminary Subdivision application on the following to indicate conformance with the Richmond Zoning Regulations:

- **Traffic Impacts - Calculations to prove that traffic shall not exceed 10 vehicle trip ends during the peak evening hours for the entire subdivision.**
- **Driveway Requirements - Driveway profiles to show conformance with the town's Public Improvement Standards, Agency of Transportation's B-71 standards, and the driveway grade standards.**
- **Steep Slopes - Any proposed construction on land with a slope of over 20% shall be required to submit engineering plans for adequate erosion control and safe construction methods.**
- **Land Capability - Each lot must contain at least one contiguous 10,000 square foot area of land that is capable of supporting land development**

Subdivision Review

Staff comments are in bold.

Per Richmond Subdivision Regulations Section 500, the DRB shall evaluate subdivision proposals with consideration to the following:

1. Whether SUBDIVISION or development would be harmful to the safety, health and general welfare of the present or future inhabitants of the SUBDIVISION and/or its surrounding areas, due to flooding, improper drainage, steep slopes, rock formations, topography, utility easements or other features;
2. Whether the proposed SUBDIVISION has an UNDUE ADVERSE IMPACT on existing historical resources or natural features, trees, brooks, rock outcroppings, water bodies, ground water, or other natural and/or historical resources;
3. Whether the proposed SUBDIVISION includes adequate provision for the control of runoff and erosion during and after construction;

Staff recommends that the applicant enclose a detail sheet showing compliance with the state erosion prevention and sediment control standards.

4. Whether the proposed SUBDIVISION is in compliance with the ACT, the ZONING REGULATIONS and any other bylaws or town ordinances in effect;
5. Whether the proposed design and configuration of parcel boundaries and location of associated improvements achieve the desired settlement pattern for the zoning district and neighborhood in which the SUBDIVISION is located;

The purpose of the Agricultural/Residential District is "to retain and provide areas of low density housing, particularly of the single-family type, in a rural setting" and to include "[areas] of moderate density housing surrounded by open space or working landscapes, as well as homesteading occupations and cottage industries". The proposed lot sizes are in compliance with the dimensional requirements for lots in the zoning district.

6. Whether the site is suitable for the proposed density;
7. Whether the proposed SUBDIVISION, when reviewed in the context of the Town's adopted capital budget and program, and other developments in the Town, will place an unreasonable burden on the ability of the local governmental units to provide municipal or governmental services or facilities;
8. Whether there is a sufficient potable water supply and adequate area for wastewater disposal;
9. That the wastewater disposal system(s) and potable water supply will not impair or pollute surface water and groundwater;
10. Whether the proposed SUBDIVISION will cause unreasonable highway congestion or unsafe conditions with respect to the use of roads and highways in the Town;
11. Whether the proposed development avoids UNDUE ADVERSE IMPACT on established LARGE ANIMAL HABITAT and prevents UNDUE ADVERSE IMPACT to, or provides adequate protection for, such habitat, and retains unrestricted animal access to the identified habitat; and,

A map from the Agency of Natural Resources showing natural features on the property is enclosed. The applicant does not propose any development in areas identified as habitat blocks, areas with uncommon plant species, and areas considered to host significant natural communities.

12. Whether the proposed development would cause undue air, water, noise or light pollution.

Per Section 310, the following additional information will need to be provided with the Preliminary Subdivision application in order to show compliance with the Richmond Subdivision Regulations:

- **Location of known archaeological sites;**
- **Location and dimensions of culverts, drains, drainage ways, and/or underground cables. Per Section 670, all utility systems shall be located underground throughout the proposed subdivision;**
- **Proposals for maintaining open spaces, natural features and resources on the site;**
- **A master development plan, showing future roads, future stormwater infrastructure, future building areas, future open areas, and future uses on such remaining land [proposed lot 9], pursuant to Sections 600.2 and 610.1;**

Procedure

The purpose of the Sketch Plan Review is to acquaint the DRB of the intent of the project at an early stage in the design process. The Sketch Plan Review is a voluntary, informal review, and is non-binding. Any determination by the DRB is simply advisory. Following a Sketch Plan Review an applicant would submit a Preliminary Subdivision application for DRB approval.