

**TOWN OF WARREN
SUBDIVISION AND PUD
PERMIT APPLICATION**

Permit Application No. 2014-08-PUD

Parcel ID # 023-002-301

Application Requirements: The applicant shall submit to the Administrative Officer, at least 15 days prior to a regularly scheduled Development Review Board meeting, a subdivision, PRD/PUD application and associated fee. The application shall include, with the required fee, 1 original and 5 copies of a subdivision, PRD/PUD application, and 1 original and 5 copies of the proposed sketch plan that include the information for sketch plan applications specified in Table 6.2. Copies of the proposed sketch plan shall be 11" X 17" or smaller. Applicants are strongly urged to review the Town of Warren Land Use & Development Regulations Articles 6, 7 and/or 8 before submitting an application.

1. Name of Landowner(s): L. Macrae + Roberta C. Rood
 Address: Po Box 307, Warren VT 05674 Telephone: 802 496 5200

2. Applicant(s), if other than Landowner: same
 Address: _____ Telephone: _____

3. Property Locations: 960 + 962 Fuller Hill Rd
 Zoning District: RR

4. Does the proposed development contain Steep Slopes as outline in Article 3, §3.4, *Erosion Control & Development on Steep Slopes*? Yes No *ie not developed*
 Does the proposed development contain Critical Wildlife Habitat? Yes No
 Is the proposed development within the Meadowland District? Yes No *There is meadow on the property.*
 Is the proposed development within the Flood Hazard District? Yes No *It will not be developed*

5. Total acreage to be subdivided: 11.14 acres 6. Total number of lots: 3

7. Attached evidence of written notification to all adjacent property owners, together with a copy of the documentation sent to adjoining to explain the project (see Section 9.8).

8. Attach a narrative describing the proposed subdivision (see Articles 6 & 7).

9. Attach a complete sketch plan (see Table 6.2) of the project.

10. To facilitate the subdivision, PRD/PUD approval process, the applicant should consult the Warren Fire Department before the initial meeting with the Development Review Board.

[Signature] Roberta C. Rood
 Signature(s) of Landowner(s) of Record

[Signature] Roberta C. Rood
 Signature(s) of Applicant(s)

Date Application Received: _____

Fee Schedule	
Minor Subdivision	\$400/lot
Major Subdivision	\$800/lot
Rev to an Approved Plat ½ Base Fee	
PUD Review	\$800
Hearing Notification Fee:	
Minor	\$100.EA
Major	\$125.EA

Fee Received: _____

To: Warren DRB
2/25/2014

Enclosed is our application for a PUD on our property on Fuller Hill Rd, as per the board's suggestion at the sketch plan review of 6/17/13.

The property is located at 960 & 962 Fuller Hill Rd, Warren VT (parcel ID# 023-002-301)

(C) Application Requirements for PUD

1) No physical modifications are proposed to the property. No construction is proposed.

The goal of this application is to legally subdivide the property so that the two existing buildings are each on their own discrete piece of property and can be owned by separate owners.

Because the two buildings are approximately 20 feet apart, no lot line could be created between them that would observe the required minimum setbacks in the zoning ordinance.

At the sketch plan review, the DRB suggested applying for a PUD, which allows for clustered development. This proposed PUD of three lots (7.63 acres, 0.69 acres and 2.82 acres) meets the following purposes listed in Section 8.1 (A) of the ordinance:

- (1) Increase density and facilitate the economical provision of streets and utilities.
- (2) Cluster development to avoid fragmentation of farmland and enhance rural character.
- (3) Protects scenic features (specifically the open meadow at the top of Fuller Hill).
- (4) Promotes diversity of housing types, by making the ADA accessible house more affordable as its own separate unit.
- (5) Not applicable
- (6) creative layout of development promotes efficient use of land
- (7) We believe this proposed PUD carries out the purposes of the Warren Town Plan.

2) We propose that this PUD meets the requirements of an **Uplands Enclave**.

Specifically, it is characterized by "*concentrated, clustered lots and buildings to allow the remaining land to be used for common open space, recreation, productive farm...*" The buildings have been built outside of the meadow to allow the continued use of the meadow for pasture. Historically the meadow has been used for beef cattle, and is currently used for horses, sheep and goats. The driveway was located at the edges of the meadow, along the contour to preserve the scenic characteristics of the top of the hill. One driveway servicing two buildings reduces unnecessary fragmentation of the pasture.

This PUD is a cluster "*of compact development, surrounded by undeveloped open space that comprises at least 50 percent of the gross parcel area*". As evidenced by the State subdivision permit application, we will create three lots to comply with the requirement that "*No fewer than three ...principal buildings shall be located within a single conservation cluster*". The building envelope for the third lot is indicated on the attached site plan, but there is no current intention to build on that lot.

Further design guidelines in 8.2.F.3 are addressed as follows:

- (a) *All lots and/or development envelopes and buildings are grouped into... contiguous groups of clustered buildings.*
- (b) The stone wall defines the edge between the building cluster and the surrounding open space.
- (c) We believe the *buildings relate to one another and a small common area* (ie the deck).
- (d) The driveway is arranged to enhance the rural character of the meadow. (Along the contour and of the crest of the hill.)
- (e) A long standing pedestrian path between our building cluster and the house immediately to our south has been preserved. In addition, access to our neighbor's barn is through our property to minimize the need for additional roadway, thus "*maximizing protection of natural resources*". None of these paths follow roadways within the PUD.
- (f) The shared septic system is in fact *within the designated open space*.
- (g) The PUD, which is located on *open agricultural land*, was *designed to preserve working land by locating house sites along the edges of fields, pastures...*
- (h) This section is not applicable (ie forested areas).

3) No additional information has been required by the DRB at this point. If additional information is required, we would be happy to provide it.

4) Affordable housing as defined under Section 10.2 is not part of this project.

E) General Standards

We believe this PUD meets the subdivision standards set forth in Article 7 as well as the following:

- 1) The only primary or secondary conservation area is the meadow, which has been preserved. We believe this PUD reflects *an effective and unified treatment of the development possibilities*.
- 2) We believe this PUD is consistent with the goals of the Warren Town Plan.
- 3) As mentioned above, the path and road connections to the adjacent property to the south as well as to the north, have been preserved.
- 4) We believe the landscaping is compatible with neighboring properties.
- 5) This PUD involves "*the creation of separate building lots*".
- 6) The clustering, or concentration of the buildings is offset by lesser concentration in the remainder of the property.
- 7) Not applicable
- 8) The only renewable energy resource on this site is solar. Both buildings have south facing roofs that could accommodate solar panels.

Adjacent Landowners:

Myra Ardiff, Ben Posey, Barbara Dix, Belinda Lazinsky
4530 Lavallet Lane
Pensacola, FL 32504

Michael McGonagle, Raymond Ricci, Sharon Ricci
10 Westwood Dr.
Westwood, MA 02090

Parcel 023-002-201, formerly owned by Wayne & Anne Youlden

Kurt & Susan Saraceno
30 Pleasant St
Dover, MA 02030

Genrocab Holdings Inc
c/o Ron Kogan
98 Garfield Ave.
Toronto, Ontario
Canada M4T1G1

Bill Haynsworth, Anne Hyde
134 Beacon St, unit 101
Boston, MA 02116
(or 1268 Fuller Hill Rd)

State of Vermont

Department of Environmental Conservation

Drinking Water & Groundwater Protection Division

[phone] 802-476-0190

[fax] 802-476-0131

Agency of Natural Resources

Barre Regional Office
5 Perry Street, Suite 80
Barre, VT 05641-4268
www.septic.vt.gov

February 24, 2014

L. Macrae and Roberta Rood
PO Box 307
Warren VT 05674

RE: WW-5-5667-1, amend Permit WW-5-5667 to subdivide 11.1± acre Lot 2 to create Lot 2A being 7.63± acres with an existing 4-bedroom single family residence, Lot 2B being 0.69± acres with an existing 1-bedroom apartment and Lot 2C being 2.82± acres subject to Notice of Permit Requirements, 960 & 962 Fuller Hill Road, Warren

Dear Applicant:

We have received your complete application for the above referenced project on February 20, 2014, including a fee of \$100 paid by check #402. Under the performance standards for this program, we have a maximum of 45 days of "in-house" time to review your application. If we require additional information from you to make a decision, the time until we receive it is not included in the in-house performance standards.

If you have any questions about the review process, or if you have not received a decision on your application within the 45 in-house days, please contact this office.

We have forwarded the information contained in your application to the Permit Specialist for this region. A Project Review Sheet has been included or will be sent to you indicating other state agencies and departments you should contact regarding additional permits or approvals you may need under their programs. If you have not already done so, you should also check with town officials about any necessary town permits.

For the Drinking Water & Groundwater Protection Division



Jill Draper
Environmental Tech III

cc: ✓ Warren Planning Commission
Gunner McCain

*The Wastewater online permit application system (eDEC) is now available for use. Use eDEC to submit permit applications, upload plans and pay online. Check it out at www.securevtanr.com. Find more information about eDEC at (<http://www.anr.state.vt.us/dec/ww/protection/eDECFAQ-nolink.pdf>)

