

Town of Jericho
Development Review Board SUBDIVISION Application

Application #: _____

Parcel Code: _____

1. The undersigned hereby applies to appear before the Development Review Board for the following (check one):

- ☒ **Boundary Line Adjustment**
☐ **Sketch Plan Review**
☐ **Preliminary Plan Review**
☐ **Amendment to Subdivision Approval**

Final Plan Review:

- ☐ Subdivision (1-3 lots) - *must complete all requirements in Section 10 of the Jericho Land Use and Development Regulations (see checklist).*
☐ Subdivision (4+ lots) - *must complete all requirements in Section 10 of the Jericho Land Use and Development Regulations (see checklist).*

Number of lots resulting from subdivision: N/A

2. Project Information

Description: BLA between the Estate of Elizabeth Wood and Town of Jericho & Agnew. See Narrative

Location: 69 Packard Road

Zoning District(s) in which property is located: **AGR** **COM** **FOR** **OS** **RR** **VCTR** **VIL**

3. Interested Parties

Applicant Name: Estate of Elizabeth B. Wood, Gretchen McDaniel - Executrix

Email address: gretchen.mcdaniel98@gmail.com Mailing Address: 9342 RT 96 Trumansburg NY 14886

Phone: 606-342-7600 Applicant's relationship to parcel (check one): ☒ Owner ☐ Option to purchase

Landowner of Record Name (if not applicant): _____

Address/Phone: _____

Professional advisor(s) *Give name, address, phone, title:*


~~Professional Engineer~~ _____

Other (specify) Brad Holden, L.S. 60 Covey Road Underhill VT 05489 802-578-7401

Name(s) of current adjacent landowner(s):

Mailing labels submitted

Permission given for Brad Holden, L.S. to sign this application by Gretchen McDaniel via email to Chris Flinn, Z.A. on May 6th

 5/13/2019
Landowner Signature (Date)

Applicant Signature (Date)

Public Hearing(s): Date

DRB Action taken:

Fee Paid: _____

Application Date: _____

Decision Date: _____

Bradford Holden, L.S.
60 Covey Road
Underhill VT 05489

May 13, 2019

Town of Jericho
PO Box 67
Jericho VT 05465
Attn: Chris Flinn, Zoning Administrator

RE: Proposed Boundary Line Adjustment between the Estate of Elizabeth B. Wood and the Town of Jericho and Clark P. & Christina B. Agnew. Property located at 69 Packard Road in Jericho.

Background:

Glen M. & Elizabeth B. Wood purchased 45 acres of land on August 6, 1956. The parcel included land and an existing dwelling on the east side of Packard Road and land with existing outbuildings on the west side of Packard Road. The land was previously owned by Leighton & Lena Rice in the early 1900's. The Rice family conveyed portions of the farm to the Incorporated Village of Jericho during the 1930's and 40's for water supply purposes. The parcel was referred to as "Rice Springs" The Glen & Elizabeth Wood property was the remaining land and is designated as 69 Packard Road.

In June of 1994 the Incorporated Village of Jericho conveyed Rice Springs to the Town of Jericho. There exists the remains of an old reservoir on the property, which is reputed to be not in use. The property is mostly utilized by residents for the vast walking trail network that now exists. The property is designated as 62 Starbird Road.

The Wood property remained fully intact until 2013 when a 1.3 acre parcel was subdivided in the south corner of the westerly lands and conveyed to a family member. The property and existing house is now designated as 78 Packard Road

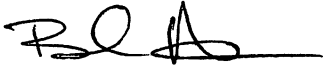
Existing conditions:

The subject property lies in the Village Zoning District. Portions of the property are included on the Jericho Natural Resource Overlay which consists of Forested Riparian Areas per the June 2018 map prepared by VCGI and the Vermont Fish and Wildlife Department. An unnamed stream and a tributary feeding into it bisect the property. There are no mapped Class 2 wetlands according to the Vermont Agency of Natural Resources Atlas and there are no mapped deer wintering areas. Since no new improvements or development is being proposed with this application it would be my preference to not depict the riparian overlay on the plat as I feel it would take away from the purpose of this plat which is to clearly depict how the effected properties are being adjusted.

Proposal:

Both Glen and Elizabeth Wood have passed on now and the Estate of Elizabeth Wood is proposing conveying +/- 13.5 acres of their land, which include private walking trails, adding to the Town of Jericho's existing 28.7 acre, Rice Springs, property. Secondly the Wood Estate is proposing conveying +/- 1.3 acres of their land adding to the Agnews 1.3 acre existing lot. The Agnew lot is currently accessed via a triangular easement off Packard Road. The proposal would eliminate the need for the easement because the adjusted area would include the driveway and easement area. Once the adjustments with the two properties have been made the remaining land of the Wood Estate, on the west side of Packard Road, will consist of +/- 4.8 acres with existing outbuildings and a replacement septic system that was installed in 2005 servicing the existing dwelling on the east side of Packard Road.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'BRAD HOLDEN', followed by a horizontal line.

Brad Holden, L.S.