



Town of Jericho  
DEVELOPMENT REVIEW BOARD  
67 Route 15  
Jericho, VT 05465

VOL: 311 PG: 746 - 749  
INST: 11003413

**Via Certified Mail**

14 March 2013

Clark Agnew  
692 North Avenue  
Burlington, VT 05408

RE: 69 Packard Road, 2-Lot Subdivision  
Final Plat Review

RECEIVED & RECORDED  
Mar 15, 2013 09:15A  
DOCUMENT TYPE: FINDINGS OF FACT & C  
DOCUMENT NUMBER: 11003413  
JESSICA R. ALEXANDER, TOWN CLERK  
JERICHO, VT

Dear Mr. Agnew:

At a meeting of the Jericho Development Review Board held on 28 February 2013, the Board heard your request for a Minor Subdivision for the above-referenced parcel. The application proposes to subdivide a single parcel of land of  $\pm 42$  acres into two lots of  $\pm 1.3$  acres and  $\pm 40$  acres. The property is located at 69 Packard Road, in the Village (VIL) Zoning District. The Parcel Code is PA069.

After review of the application, the Board **unanimously** voted to approve your request with conditions. Listed below are the Findings of Fact and Conditions that were approved by the Development Review Board on 28 February 2013:

**FINDINGS OF FACT**

1. The Subdivision Plat entitled "Two Lot Subdivision for Elizabeth B. Wood", dated January 2013, prepared by Bradford L. Holden and the Site Plan entitled "Site Plan" Sheet C1.1 and Details Sheet C2.1 entitled "Details" dated 1/18/2013, prepared by Engineering Ventures, Inc. shows the surveyed acreage of the parcel to be subdivided as approximately 42 acres.
2. The proposal will create Lot 1 ( $\pm 40$  acres) and Lot 2 (1.3 acres).
3. The Site Plan shows that Lot 2 will be served by a new driveway off Packard Road.
4. The Site Plan shows an easement across Lot 1 to the benefit of Lot 2 to accommodate the new driveway.
5. The Site Plan shows that the new home will be served by Village Water by a new connection to the existing water main on Packard Road. A letter was submitted from Village of Jericho, Inc. Board of Water Commissioners indicating that water can be furnished to the residence.

6. The Site Plan shows that the new home will be serviced by a new on-site septic system.
7. The Site Plan shows that the new home will be served by natural gas by a new connection to the existing gas main on the opposite side of Packard Road.
8. The Site Plan shows that the walking path will not change as a result of the proposed driveway.
9. A letter was submitted from Chittenden East Supervisory Union, stating that the school will be able to provide services for additional students enrolling as a result of the proposed new residence.

**CONDITIONS**

1. The subdivision shall adhere to The Subdivision Plat entitled "Two Lot Subdivision for Elizabeth B. Wood", dated January 2013, prepared by Bradford L. Holden and the Site Plan entitled "Site Plan" Sheet C1.1 and Details Sheet C2.1 entitled "Details" dated 1/18/2013, prepared by Engineering Ventures, Inc. and submitted to the Jericho Development Review Board on 2/28/2013.
2. Within 180 days of approval by the Development Review Board, the survey Plat mylar shall be submitted for recording by the applicant, signed by the Chair of the Development Review Board and filed with the Jericho Town Clerk.
3. Each lot shall be monumented in accordance with the *Town of Jericho Land Use & Development Regulations*, Section 11.4.10.
4. The subdivision Mylar for recording shall include all easement(s) and rights-of-way.
5. In accordance with the *Town of Jericho Land Use & Development Regulations*, Section 11.4.8.1., the subdivision Mylar for recording shall depict a designated building envelope that shall not include areas within the Wetlands Overlay District, River Overlay District, and Natural Resources Protection Overlay District.
6. In accordance with the *Town of Jericho Land Use & Development Regulations*, Section 11.1.2 and 11.2.3, all easements and/or rights-of-way shown on the subdivision Mylar shall be conveyed to the lot benefited by the easement when it is conveyed.
7. The private driveway shall conform to "*Town of Jericho Public Works Specifications Ordinance*", amended 1/22/09. This Ordinance requires that private driveways shall have a maximum grade of 15%, a minimum width of 12 feet, and be capable of supporting the weight of a two-axle, 40,000 pound vehicle.
8. In accordance with the *Town of Jericho Land Use & Development Regulations*, Sections 10.2.2, prior to issuance of a Building Permit, the applicants shall secure a potable water supply and sewage disposal permit from the State of Vermont.
9. In accordance with the *Town of Jericho Land Use & Development Regulations*, Sections 11.12, all new utilities shall be run underground to any new structures on the property.
10. All other improvements shall adhere to the requirements of the *Town of Jericho Land Use & Development Regulations* in effect as of 2/28/2013.
11. In accordance with the *Town of Jericho Land Use & Development Regulations*, Section 11.13.1.2, the applicant shall conform to the best practices set forth in the Vermont Stormwater Management Manual.
12. In accordance with the *Town of Jericho Land Use & Development Regulations*, Section 11.13.2.2, areas exposed during construction shall be treated in a manner consistent with the procedures contained in the Vermont Handbook for Soil


Erosion and Sediment Control on Construction Sites published by the Vermont Department of Environmental Conservation.

13. The sequence of construction activities shall be designed so that the smallest area possible is disturbed at any one time. Only areas where active construction is taking place shall be exposed. Other areas shall be protected by vegetative and structural control measures. Seed and mulch shall be applied as soon as possible to disturbed soil.
14. In accordance with the *Town of Jericho Land Use & Development Regulations*, Section 11.4.8.3, clearing and grading activities shall be limited to what is necessary to construct and maintain the improvements as shown on the Site Plan.
15. The applicant will obtain and abide by all conditions of all other required local and State permits.
16. The project will be constructed, and subsequently operated, consistent with all Findings of Fact set forth above and in any other permit obtained by the applicant for this project.
17. Substantial revisions to this plan shall require the further review and approval of the Development Review Board at a publicly warned hearing.
18. By acceptance of these conditions without appeal, the applicants confirm and agree for themselves and all successors in interest that the conditions of this decision shall run with the land and shall be binding and enforceable.

Motion by Kevin Spensley to approve the request by Clark Agnew and Elizabeth Wood, to subdivide parent parcel PA069 as a two-lot subdivision. Seconded by Wayne Hendee. Those in favor: Barry King, Bob Dasaro, Wayne Hendee, and Kevin Spensley. Opposed: None. Abstained: None. Motion carried 4-0. The application was approved.

In accordance with 24 V.S.A. §4471 any Interested Person may appeal this decision within 30 days by filing a notice of appeal by certified mail, sent to the State Environmental Court with a copy to the Town of Jericho.

Sincerely,



Barry J. King, Chair  
Jericho Development Review Board

cc: Elizabeth Wood, owner  
Clark Agnew, applicant  
Town Clerk  
Town Planner  
Zoning Administrator  
Lister - Town of Jericho  
Selectboard