

PLANNING COMMISSION scheduled for February 5, 2015 at 7:55PM; Site visit scheduled for Saturday, January 31 at 9:00AM.

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| <b>General Information</b>   |   |
| Applicant:   | George and Claire Aube  |
| Application No.: PC-15-01  | Parcel No.: M03B01L38   |
| Status of Applicant:   | Landowner   |
| Requested Action:  | Sketch Review   |
| Purpose:   | 2-lot Subdivision   |
| Existing Zoning:   | Rural / Conservation Zone along Laplatte  |
| Location:  | 1025 Carpenter Road (corner of Carpenter and Dorset)  |
| Size:  | Parent Lot (Lot 1)- 100+/1 acres (does not include 10 acre Aube lot with existing residence or recently permitted Lot 2 - 5 acre lot bordering Laplatte), Lot 3 – 5.03 acres  |
| Existing Land Use:   | Residential / Agriculture   |
| Surrounding Land Use and Zoning:   | North – Carpenter Rd / Agriculture / LDR<br>South – Agriculture / LDR<br>East – Dorset Street / LDR<br>West – Forest / Tributary to Laplatte (Mud Hollow Brook?)  |
| Town Plan:   | Rural Area Strategies - During development review, Areas of High Public Value will be identified and prioritized based on the qualities and relative values of each resource. This analysis will be site specific, but will also consider resources in a broader context as appropriate.  |
| Recent Permitting History:   | PC-13-19 2-lot Subdivision (new Lot 2 = 5.71 acres)<br>1995 – Created 10 acre lot which houses current residence of applicants (also created 2 lots across Carpenter Road).   |
| Applicable Regulations:  | Town Plan 2013<br>Land Use Regulations 2010<br>Recommended Standards for Developments and Homes, 1997   |
| <b>Chapter VII – Subdivision Review Standards</b><br><u>7.2 General Standards</u><br>Table 7.1: Areas of High Public Value | <ul style="list-style-type: none"> <li>▪ <u>Agricultural use</u>: Portions of property still used for agriculture (westernmost field accessed via ROW on O’Brien property to south?)</li> <li>▪ <u>Agricultural soils</u>: Some Prime but mostly statewide soils throughout parcel (NRCS data)</li> <li>▪ <u>Steep slopes</u>: 15-25% along Laplatte</li> <li>▪ <u>Flood hazard areas</u> – fluvial erosion hazard area along Laplatte</li> <li>▪ <u>Surface waters, wetlands and associated setback and buffer areas</u>: The Laplatte River and a tributary to Laplatte bisect the property</li> <li>▪ <u>Wildlife habitat</u>: Forest habitat and aquatic habitat on parcel but located along Laplatte and forested area south and west of river.</li> <li>▪ <u>Water Supply Source Protection Area</u>: for CWD</li> <li>▪ <u>Scenic Views and Vistas</u>: Carpenter Road id’d as scenic public road</li> <li>▪ <u>Conserved land on adjacent parcels</u>: Thibault property to N and E under VLT easement</li> </ul> |

**Recommendations:**

- Discussion and understanding of agricultural use of property and keys to continued viability.
- By creating this lot, there is no residence associated with remaining parent parcel. Should we ask for a building envelope? What about master plan?
- We should also work to protect the riparian area including FEH area along Laplatte and tributary.
- Since this is essentially a request for subdivision and 'redevelopment' of the old farmstead, nexus to protection via this application may be limited to establishment of building envelope on remaining parent and 'requirement' for master plan with future applications.

**Public Notice:** Public notice was achieved by mailing a copy of the meeting agenda to all adjoining landowners and posting on January 12, 2015.

**Prepared By:** Jeannine M. McCrumb, Planner / Zoning Administrator 1/22/15.

**Attachments:** AHPV map, application materials.

**Documents to be provided at the meeting:** same plus notes from site visit.