

General Information	
Applicant:	Scott Hardy
Application No.: PC-15-12	Parcel Num: M05B03L08.1
Status of Applicant:	Property Owner
Requested Action:	Minor Subdivision
Purpose:	2-lot Subdivision
Existing Zoning:	Rural
Location:	197 Mutton Hill Rd.
Size:	10.6 acres
Existing Land Use:	Low Density Residential / Forest
Surrounding Land Use and Zoning:	North – Forest / MDR South – Forest / LDR East – Forest / Agriculture West – Road / LDR
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.
Permitting History:	3-lot Subdivision 1979
Applicable Regulations:	Town Plan 2013 Land Use Regulations 2010 Recommended Standards for Developments and Homes, 1997
Chapter VII – Subdivision Review Standards	<ul style="list-style-type: none"> ▪ <u>Steep slopes</u>: 15-25% slopes on western portions of property (red dolomite ledge) ▪ <u>Wildlife habitat</u>: wooded area mapped as forest habitat (and state habitat block) ▪ <u>Water Supply Source Protection Area</u>: part of SPA for CWD ▪ <u>Conserved land on adjacent parcels</u>: 202 acre parcel with frontage on Mount Philo Road.
7.2 General Standards Table 7.1: Areas of High Public Value	

Recommendations:

See attached letter from neighbors. I recommend Commission deal with following items first and then ask Mr. Hardy to respond to letter from neighbors:

- Lot 2 as proposed does not meet the minimum frontage requirements for the Rural Zoning District which is 300' (see Section 3.6(B)(4)) and this requirement cannot be waived by the Commission.
- There is no proposed building envelope for Lot 1 yet there are AHPV on the property. Recommend adding envelope to this property as well.
- The applicant has proposed a view easement area for Lot 2 only. This 'easement' should be extended to include Lot 1.
- Utility corridor for Lot 2?
- In an email dated 4/16/15, Chris Davis of CVFD indicated his agreement with upgrading that portion of the now shared driveway (private portion of Mutton Hill Drive) to a point beyond the northernmost (lower) access to the parcel. Mr. Davis recommended a minimum 18' travel way. Mr. Davis also recommended the lower driveway be widened to 14' between Mutton Hill Drive and the existing parking area on Lot 1 (120' east of Mutton Hill Drive). The paved portion of

Mutton Hill Drive which is considered a Town Road is ??? wide. New travelled way should not be any wider than paved portion but will need at least a 1' shoulder and drainage to the east. Discussion on drainage requirements and recommend engineered proposal from applicant.

Public Notice: Public notice was achieved by mailing a copy of the meeting agenda to all adjoining landowners and posting on 5/13/15 and warning in The Citizen on 5/14/15.

Prepared By: Jeannine M. McCrumb, Planner / Zoning Administrator 6/2/15

Attachments: Application materials, sketch letter / AHPV map, email from Chris Davis dated 4/16/15, letter from Danyow and neighbors dated 5/21/15, letter from Foley to Hardy dated 6/2/15

Documents to be provided at the meeting: same