

**Shane Sizen  
Five-Lot Subdivision  
146 Kays Way, Fletcher, Vermont  
August 28, 2020**

**Project Description**

Shane Sizen owns a 10.76± acre residential parcel of land located at 146 Kays Way in Fletcher. Shane Sizen is proposing a five (5) lot subdivision in order to create the following new parcels:

**Lot 1** will be 2.13± acres and will be improved with a 3-bedroom single-family residence that will be served by an on-site in-ground wastewater system and will be provided water by an on-site drilled well.

**Lot 2** will be 2.01± acres and will be improved with a 3-bedroom single-family residence that will be served by an on-site in-ground wastewater system and will be provided water by an on-site drilled well.

**Lot 3** will be 2.01± acres and will be improved with a 3-bedroom single-family residence that will be served by an off-site in-ground wastewater system located within an easement on Lot 2 and will be provided water by an on-site drilled well.

**Lot 4** will be 2.21± acres and will be improved with a 3-bedroom single-family residence that will be served by an on-site in-ground wastewater system and will be provided water by an on-site drilled well.

**Lot 5** will be 2.40± acres and will include the existing 3-bedroom single-family residence that will continue to be served by the existing on-site in-ground wastewater system, for which a replacement area has been identified. The existing residence will be provided water by the proposed on-site drilled well; the existing shallow well (spring) will be abandoned.

Access to Kays Way will be provided by a 16 foot wide proposed private road located within a 50 foot right-of-way that will be shared by the five proposed lots.

**Town of Fletcher, Development Regulations**

In accordance with **Section 4.2 Application Requirements**, a brief written narrative shall be submitted describing the proposed subdivision and its conformance to the Development Regulations and the goals and policies of the Fletcher Town Plan:

**Development Regulations Section 4.4 – General Subdivision Standards**

**Subsection 4.4(B) Basic Standards:**

1. **Maximum Density** – Each of the proposed lots is greater than two (2) acres in size in compliance with the density standards of the Rural (RUR) zoning district.
2. **Site Suitability and Resource Protection** – The five (5) proposed parcels are suitable for future development and are not subject to periodic flooding, improper drainage, steep slopes

and/or adverse earth formations. There are no easements or other features which would be harmful to the safety, health and general welfare of the present or future inhabitants of the subdivision and/or its surrounding area.

The proposed subdivision is designed to protect all Primary Conservation Resources identified in Section 5.11. The proposed house sites and clearing limits are relatively clustered and confined to the inner portion of the overall property in order to avoid disturbance of the steeper slopes around the perimeter of the property. The subject property does not contain any VSWI wetlands and is not located within a Special Flood Hazard Area (SFHA). There are two small drainage ways along the east & west edges of the property that flow in a general southerly direction; all proposed structures are set back greater than 50 feet from the top of the banks so that no waivers for buffer encroachment are necessary.

The proposed subdivision is also designed to prevent undue adverse effect upon Secondary Conservation Resources; building envelopes are identified to this end. Although there is a small ( $2\pm$  acre) section of Statewide agricultural soil that extends onto the property, this area is within an existing developed residential area and is not reasonably likely to be converted to agricultural use in the future. The existing steep slopes (greater than 15%) are located around the perimeter of the overall property; the proposed building envelopes are delineated to avoid impact to these steep slopes. Finally, the mapped wildlife habitat that overlaps the property is part of a relatively small habitat block (1,511 acres) that is less than the 6,000 acre minimum size that triggers regulation under Section 7.3(C)(4). This habitat block is also classified as relatively low priority (4 out of 10).

In accordance with Section 7.5, an Erosion and Sediment Control plan is incorporated into the Lots 1-5 Site Plan sheet S-2. Because the site topography is so mild in the vicinity of the proposed construction, the only proposed ESPC measures are silt fences to be constructed downslope of the proposed house sites. The contractor shall be responsible for inspecting and maintaining the silt fences on a weekly basis and prior to each predicted rainfall event.

In accordance with Section 7.6, a Stormwater Management Plan is enclosed with this application. The Stormwater Plan is provided on drawing sheet SW-1 and the Stormwater Details are provided on drawing sheet SW-2.

3. **Conformance with Other Regulations** – The proposed subdivision will provide four new homes clustered together within an existing neighborhood, while maintaining much of the existing vegetation to preserve the rural character of the area. This design is consistent with the district purpose as set forth in the Development Regulations, and with the intended Land Use as set forth in Section 9 of the Town Plan.
4. **Lot Layout** – The proposed lots comply with the dimensional requirements set forth in Section 2.4(C). Further, in order to minimize access points to town highways, all five proposed lots will utilize a private road as the single shared access to Kays Way and, subsequently, School Road. The proposed building envelopes allow for active and passive energy conservation and generation opportunities, and the only proposed corner lot (Lot 1) has sufficient width to meet the front yard setback on both streets.
5. **Lot Corner Markers** – Upon DRB approval of the Final Plat, permanent corner markers will be set for all subdivided parcels in accordance with the Rules of the Board of Land Surveyors, Part 5, Standards for the Practice of Land Surveying.

6. **Landscaping and Screening** – The subdivision is designed such that the house sites and their respective building envelopes are located to be clustered at the interior of the overall property with an undisturbed vegetated buffer around the perimeter, thereby protecting the two streams while providing substantial screening from neighboring properties.
7. **Lighting** – Exterior lighting will be customary for single-family residential use and will be downcast and shielded to prevent light trespass onto neighboring properties. In order to prevent light pollution, no street or security lighting is proposed. The Overall Subdivision Plan sheet S-1 includes Project Note #11 requiring all outdoor lighting to comply with the Town of Fletcher Development Regulations section 5.9 Outdoor Lighting.
8. **Energy Conservation** – The subdivision is designed to be a cluster of small lots utilizing a single shared road to minimize impervious surface area. The proposed building envelopes allow for adequate solar gain, yet while maintaining a substantial vegetative buffer around each of the five lots and around the subdivision as a whole.
9. **Master Plans** – Not applicable; the proposed subdivision occupies the entire parcel with no remaining land for future consideration.
10. **District Purpose** – The proposed subdivision is consistent with the purpose of the Rural Residential/Agricultural district as set forth in Section 2.4(A)(2). The proposed density of less than one unit per two acres complies with the district standards and is within the physical capabilities of the land and community services, while the clustered layout and perimeter undisturbed vegetative buffer maintain the rural character of the area.

**Subsection 4.4(C) Community Services and Facilities:**

1. **Traffic** – As part of this project, Kays Way will be improved to 16 feet wide and the proposed private road will be constructed to 16 feet wide. Both Kays Ways and the private road will be constructed in accordance with the Town of Fletcher Road and Bridge Standards. Two pull-off areas will be provided at approximately 500 foot intervals (one on Kays Way and the other on the proposed private road) to facilitate passage of emergency vehicles and other trucks and equipment.
2. **Public Uses and Facilities** – The proposed subdivision is located within an existing larger neighborhood. As such, the addition of four single-family homes is not expected not to place unreasonable burden on existing or planned municipal facilities and services.

**Subsection 4.4(D) Utilities:**

1. **Utilities** – All proposed utilities will be located underground throughout the subdivision, dropping from the existing utility pole and overhead wires that service the existing residence.
2. **Easements** – Utility easements for underground service are identified on the survey plat.

**Subsection 4.4(E) Phasing:** (Not Applicable)