

The Maple Leaf Farm Property

10 Maple Leaf Road, Underhill, VT



79.17 +/- Acres

Located just a short drive from Burlington, Vermont, this is a unique opportunity to own a piece of quintessential Vermont in a beautiful country setting. This property is currently configured as a campus with 6 buildings and 3 out buildings, totaling 18,000 +/- SF.

Plenty of room to expand and grow with mountain views, a pond, babbling brook and privacy.

Potential for reuse or redevelopment!

List Price \$1,275,000

Call for more information about this great property!

POMERLEAU
— REAL ESTATE —



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PROPERTY IDENTIFICATION

PROPERTY ADDRESS:	10 Maple Leaf Road, Underhill, Vermont
TAX MAP PARCELS:	ML008, ML010, ML012, ML014 & ML020
LAND SIZE:	79.17 acres
USE:	Residential treatment facility
AGE:	Less than 1 year to 100+ years
SIZE:	Five primary improvements; 17,119 SF
FRONTAGE:	1,100 feet along the west side of Maple Leaf Road, 1,800 +/- feet along the east side of Maple Leaf Road, 2,078.75 feet along the north side of Stevensville Road
ACCESS:	Adequate
STREET:	Public with gravel surfaces
TOPOGRAPHY:	Level to steeply sloping
GRADE:	At grade
COVER:	Predominately wooded
SHAPE:	Irregular
ELECTRICITY:	Central Vermont Public Service Corporation (Green Mountain Power Corporation)
GAS:	Private
WATER:	Private (2 wells)
SEWER:	On-site Septic
DRIVEWAY:	Gravel-surfaced
PARKING:	Paved with adequate capacity
LANDSCAPING:	Good to average
CONDITION:	Average to good
ZONING:	Water Conservation and Soil and Water Conservation
FLOOD PLAIN:	No
OTHER RESTRICTIONS:	Utility and access easements

COMMENTS

Irregular in shape, the subject parcel contains 79.17 acres. The parcel is situated on the west and east sides of Maple Leaf Road and on the north side of Stevensville Road. The parcel is shown on a copy of a survey included in this section of the report and on a parcel map included in the addenda.

The parcel is partitioned by Maple Leaf Road with 7.38 +/- acres located on the west side of Maple Leaf Road and 71.79 +/- acres situated on the east side of Maple Leaf Road and the north side of Stevensville Road. The parcel has a frontage of 1,100 +/- feet along the west side of Maple Leaf Road, 1,800 +/- feet along the east side of Maple Leaf Road, and 2,078 +/- feet along the north side of Stevensville Road.

The topography of the parcel is level to steeply sloping. The land on the west side of Maple Leaf Road is predominately level adjacent to the road, sloping downward to Stevensville Brook which runs through the northerly segment of the parcel. The land on the east side of Maple Leaf Road is generally level to gently sloping adjacent to Maple Leaf Road and Stevensville Road and sloping upward from Maple Leaf Road and downward before sloping upward from Stevensville Road.

The parcel is predominately wooded with roughly 10 to 15 acres of open land including the building site along the southerly Maple Leaf Road frontage. The timber resource is reported to be under a management plan and includes a mix of hardwoods and softwoods with a good to average quality. No information was provided about the quantity or value of the timber resource.

Soils on the parcel are identified by the Natural Resources Conservation Service (NRCS) as including Adams and Windsor loamy sands with 5% to 12% slopes (AdB) and 12% to 30% slopes (Add); Cabot extremely stony silt loam with 3% to 25% slopes (CbD); Colton and Stetson soils with 20% to 30% slopes (CsD) and 30% to 60% slopes (CsE); Duane and Deerfield soils with 5% to 12% slopes (DdB); Lyman-Marlow very rocky loams with 30% to 60% slopes (LyE); Peru extremely stony loam with 0% to 20% slopes (PsC); Stetson gravelly fine sandy loam with 0% to 5% slopes (StA), 5% to 12% slopes (StB) and 12% to 20% slopes (StC); and Winooski very fine sandy loam (Wo). These soil types are classified by the NRCS as being favorable (AdB, StA, StB), restrictive (Add, DdB, StC) and severely restrictive (LyE, Wo) for development.

The parcel is located in the foothills of Mt. Mansfield with pleasant views of the mountain.

The building site is level to sloping. The site has an asphalt-surfaced driveway and walks. There is an asphalt-surfaced parking lot on the west side of Maple Leaf Road. Other site improvements include a lawn, ornamental plantings, shade trees and brick and stone retaining walls. There is a volley ball court and a paved basketball court that measures 37' by 42'.

Utilities including electricity, telephone, two wells and on-site septic are developed to serve the improved property. One of the wells is located on a recently acquired parcel. A new water line and treatment shed were developed in order to bring the new water supply to the building site. There is a 5,000-gallon subsurface water storage tank. A failed septic system serving the women's dorm was recently replaced. Located on the northerly section of the parcel is a fire pond with hydrants developed adjacent to the existing building site. The condition of site improvements is average to good.

ASSESSMENT AND TAXES

ASSESSMENT:

Identification	Location	Tax Parcel ID	Assessment
10 A & Men's Building 1	8 Maple Leaf Rd.	ML008	\$ 509,000
Women's Building 2	10 Maple Leaf Rd.	ML010	\$ 174,600
Building 3	12 Maple Leaf Rd.	ML012	\$ 157,900
Barn 4, Shop & Misc.	14 Maple Leaf Rd.	ML014	\$ 465,400
68 A	20 Maple Leaf Rd.	ML020	\$ 385,700
		Total	\$1,692,600

A majority of the property is tax exempt. The assessment records indicate the 68-acre parcel (ML020) is subject to taxes. A \$158,700 exemption from the total assessment of the parcel of \$385,700 results in a net grand list assessment of \$227,000. The annual real estate tax for the 2012-2013 tax year is \$4,257.16.

NEIGHBORHOOD DATA

ACCESS:	Adequate via Stevensville Road, Maple Leaf Road, Pleasant Valley Road
BUILT-UP:	Less than 25%
USES:	Predominately rural residential
BUILDING CHARACTERISTICS:	Varied single-family dwellings
UTILITIES:	Electricity and telephone available
TRENDS:	Stable neighborhood

COMMENTS

The subject's neighborhood is located within the southerly segment of the town of Underhill, approximately 1 to 2 miles easterly of the village of Underhill Center. Access to the neighborhood is considered to be adequate via Stevensville Road, Maple Leaf Road and Pleasant Valley Road.

The neighborhood is a rural residential area of the town of Underhill. The area is estimated to be less than 25% developed with developed uses consisting primarily of single-family dwellings and seasonal camps. The subject's residential treatment facility was noted to be the sole exception. Typical lot sizes are in excess of 10 acres with a majority of lots subdivided from larger agricultural properties and/or forestry landholdings. Existing homes vary in age and quality, and include a significant number of high value residences. The neighborhood is adjacent to Mount Mansfield and Mount Mansfield State Park. Exceptional views of the mountain are afforded from properties in neighborhood.

Demand for real estate in the neighborhood is considered to be good. Underhill is a desirable residential location due to the quality of the education system, reasonable proximity to employment centers of Chittenden County, recreational facilities and/or opportunities provided by its proximity to Mt. Mansfield, and its rural landscape. No significant adverse influences were identified.



The Barn

USE:	Medical Treatment and Dining
NO. OF STORIES:	1 to 2
GROSS FLOOR AREA:	6,908 square feet
YEAR BUILT:	Estimated in excess of 100 years with subsequent renovations
FOUNDATION:	Concrete slab
FRAME:	Wood frame, post and beam, concrete block
EXTERIOR WALLS:	Wood clapboard, masonite, concrete block
WINDOWS:	Sliders and double-hung
DOORWAYS:	Appropriate exterior doors
ROOF COVER:	Metal
HEATING AND COOLING:	Oil-fired hot water heat, through-wall air conditioners
SPRINKLER:	None
SECURITY:	Fire alarm system, emergency lightings, closed circuit security cameras
BATHROOMS:	Modern in style

The building improvement is a 1- to 2-story barn structure that contains 6,908 square feet of gross floor area. The upper level of the building is used for medical treatment and is at grade on the east side of the structure. The lower level is predominately below grade and is exposed along the western exposure. This floor is used for food preparation, dining and as common space. Attached to the building are covered and enclosed building entrances and an unused silo, as shown on the attached building sketch.

Attached to the building is a concrete block structure with a separate exterior entrance. This room contains two oil storage tanks, an oil-fired boiler, heat distribution lines and a hot water storage tank.

An interior stairway interconnects the two levels of the improvement. The lower level contains a large open room that is used as a dining room and as program space. Off the common room are a commercial kitchen, a dishwashing room, a pantry with a walk-in cooler, a kitchen office and three restrooms. The kitchen has stainless steel sinks and counters and a commercial hood/fan.

The upper level is used for medical treatment and is partitioned into an entry area, five bedrooms, a nurses' station, five offices, a staff room, a $\frac{3}{4}$ bath and two $\frac{1}{2}$ baths. Three of the bedrooms contain 2 beds and the other two bedrooms contain single beds. The nurses' station contains a double-sink and some built-in cabinetry.

An interior stairway leads to an unfinished attic area that is used for storage. The attic is unheated, has fluorescent lights and a plywood floor.

Quality, Condition and Functional Utility

The quality of construction is average. The condition of the building is average to good. The building has been adequately maintained and periodically updated. The structure functions adequately for the intended uses.



Men's Dorm

USE:	Dormitory
NO. OF STORIES:	2
GROSS FLOOR AREA:	4,408 square feet
YEAR BUILT:	Around 1987
FOUNDATION:	Concrete slab
FRAME:	Wood
EXTERIOR WALLS:	Wood clapboard
WINDOWS:	Double-hung
DOORWAYS:	Appropriate exterior doors
ROOF COVER:	Metal
HEATING AND COOLING:	Oil-fired hot water
SPRINKLER:	Wet system
SECURITY:	Fire alarm, security cameras
BATHROOMS:	Modern in style

The improvement is a 2-story wood frame building that contains 4,408 square feet of gross floor area and is used as a dormitory. Attached to the structure is a covered porch, as shown on the building sketch.

The two levels of the improvement are interconnected by two interior stairways. The first level of the building is partitioned into an entry area, five bedrooms, a bathroom and a utility & laundry room. A center hallway extends from exterior entrances at each end of the building. Each room is located off the hallway. The bedrooms are large enough to accommodate two beds and all but one of the bedrooms has a closet.

The utility room and laundry contains an oil-fired boiler, a hot water storage tank, two washers and two dryers. The bathroom has a ceramic tile floor and wainscoting, and contains two toilet stalls, two showers and three sinks set in a vanity.

The second floor has vaulted ceilings, skylights and a floor plan similar to that of the first floor. This level is partitioned into six bedrooms and a seven-fixture bathroom.

Quality, Condition and Functional Utility

The quality of construction is average. The condition of the improvement is predominately good. No significant physical deficiencies were reported or observed. The building has been well-maintained and functions adequately for the intended use. Reportedly, a sprinkler system was recently installed in the improvement.



Women's Dorm

USE:	Dormitory
NO. OF STORIES:	1 to 2
GROSS FLOOR AREA:	2,331 square feet
FOUNDATION:	Stone and mortar foundation
FRAME:	Wood
EXTERIOR WALLS:	Wood clapboard, concrete block
WINDOWS:	Double-hung
DOORWAYS:	Appropriate exterior doors
ROOF COVER:	Slate, asphalt shingle, metal
HEATING AND COOLING:	Oil-fired hot water heat
SPRINKLER:	None
SECURITY:	Fire alarm, emergency lighting
LIGHTING:	Drywall
BATHROOMS:	Semi-modern in style

The building improvement is a one- to two-story wood frame structure that contains 2,331 square feet of gross floor area and is used for dormitory purposes. Attached to the building are a covered porch with an access ramp, two covered entries and a concrete block shed, as shown on the building sketch.

There is a full and unfinished basement that is accessible by an interior stairway. A separate exterior entrance extends through a storage room to the basement stairs. The basement contains two oil storage tanks, an oil-fired boiler and a hot water storage tank.

The first floor of the building is partitioned into a living room, a dining room, two bedrooms, a laundry and a three-fixture restroom. The laundry contains a washer and a dryer. The larger of the two bedrooms contains two beds; the smaller bedroom contains one bed.

The second floor is accessible by an interior stairway. The second floor is partitioned into a sitting area, four bedrooms that contain two beds each, one 3-fixture bath and one ½ bath. The second floor was noted to have low clearance.

Quality, Condition and Functional Utility

The quality and condition of the building is average. Interior floor coverings exhibit wear and tear consistent with the age and use of the building. No significant deficiencies were reported or observed. The building functions adequately for residential use.



Administration Building

USE:	Office and meeting
NO. OF STORIES:	1 with full, exposed and finished basement
GROSS FLOOR AREA:	1,568 square feet including lower level
YEAR BUILT:	Estimated in excess of 20 years
FOUNDATION:	Concrete slab
FRAME:	Wood
EXTERIOR WALLS:	Wood clapboard, brick
WINDOWS:	Casement
DOORWAYS:	Service entrances
ROOF COVER:	Asphalt shingle
HEATING AND COOLING:	Oil-fired hot water
SPRINKLER:	Above boiler only
SECURITY:	Fire alarm system
REST ROOMS:	Modern in style

The subject improvement is a one-story wood frame building that contains 784 square feet of gross floor area. The structure is set on a fully excavated foundation that is exposed along the west and north sides, and provides an additional 784 square feet of finished floor area. Each level is accessible by at-grade entrances. Attached to the structure are an open entry deck and a covered entry deck, as shown on the building sketch.

The upper level is partitioned into four offices and a two-fixture restroom. The lower level (basement) consists of an open conference room, a two-fixture restroom and a utility area. Located off the conference room are a sink set in a base cabinet with a cupboard above. The utility room contains an oil-fired boiler and a hot water storage tank.

Quality, Condition, and Functional Utility

The quality of construction is average. The condition of the improvement is average to good. The building has been adequately maintained. The boiler was recently installed. The building functions adequately for office use.



Modular Building

USE:	Office
NO. OF STORIES:	1
GROSS FLOOR AREA:	1,904 square feet
YEAR BUILT:	2006
FOUNDATION:	Piers
FRAME:	Wood frame modular
EXTERIOR WALLS:	Vinyl
WINDOWS:	Sliders
DOORWAYS:	Three service entrances
ROOF COVER:	Asphalt shingle
HEATING AND COOLING:	Gas-fired warm air, central AC
SPRINKLER:	None
REST ROOM:	Modern in style

The building is a one-story modular office building that contains 1,904 square feet of gross floor area. Attached to the building are three decks and an access ramp, as shown on the building sketch.

A center hallway extends the length of building off of which are approximately ten rooms used for office or meeting rooms. The rooms have solid core doors. Light is provided by ceiling-mounted fluorescent lights. There is an open copy room at the south end of the hallway. There is a two-fixture restroom.

Quality, Condition and Functional Utility

The quality of construction is average. The condition of the improvement is average to good. The building exhibits wear and tear commensurate with its age and use. The building is well-suited to office use.



Garage

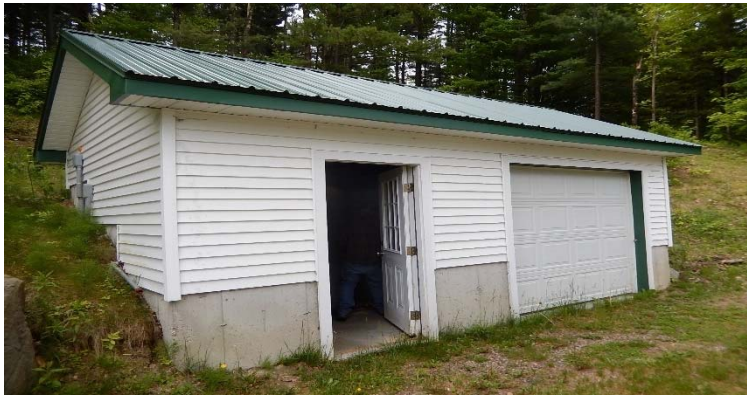
USE:	Storage
NO. OF STORIES:	1 to 2
GROSS FLOOR AREA:	1,760 square feet
YEAR BUILT:	2011
FOUNDATION:	Concrete slab
FRAME:	Wood
EXTERIOR WALLS:	Vinyl
WINDOWS:	Double-hung
DOORWAYS:	Three overhead doors, service entrances
ROOF COVER:	Metal
HEATING AND COOLING:	Gas-fired space heat
SPRINKLER:	None
SECURITY:	Typical features
REST ROOMS:	None

The building is a one- to two-story wood frame structure that contains 1,760+/- square feet of gross floor area. There are three overhead doors along the front of the building. Portions of the building are heated by gas-fired space heaters. The southerly section of the first floor is used as a shop and has particle board interior walls. An interior wall partitions this section from two bays used for vehicle and equipment storage.

An interior stairway leads to the second floor, which contains a heated, roughly finished office and secured storage.

Quality, Condition and Functional Utility

The quality of construction is average. The condition of the improvement is good. The building was constructed in 2011.



Sprinkler Building

Located behind the men's dormitory is a wood frame building that contains 2 1000-gallon water storage tanks. The structure is built on a concrete slab, has a service entrance and an overhead door, and is heated by an electric space heater. The building was constructed in fall of 2011 and is in good condition.



Pump House

The pump house is a wood frame building that contains 4 tanks that are part of the on-site water supply. The building is used for water treatment and monitoring. The structure is built on a concrete slab, has a service entrance, and is heated by an electric space heater. The building is in good condition.



IT Building

The IT building is a former garage that was modified to house a computer server. The first floor is used for storage and has a service entrance and an overhead door. The wood frame building is built on a concrete slab and has painted plywood interior walls. The building is heated by gas space heat. There are ceiling-mounted fluorescent lights. An interior stairway provides access to the second floor, which contains computer equipment. This level has panel interior walls, conduit wiring and is served by a through wall air-conditioner. The condition of the building is good.

ZONING

ZONE: Water Conservation and Soil and Water Conservation
COMPLIANCE: Yes
CONFORMANCE: Yes

COMMENTS:

The building improvements are located in the **Water Conservation** zoning district. The intention of the zone is “to protect the important gravel aquifer recharge area in Underhill Center”. Permitted uses include accessory structure, agriculture, camp, dwelling- accessory, dwelling-single-family, dwelling-two-family, forestry, group home-maximum 8 residents, home child care-maximum 10 children, home occupation. The zone also allows a range of commercial and institutional uses as conditional uses. The current use of the subject is considered to be a residential care facility, which is an allowed conditional use.

The zoning district requires a minimum lot size of 5 acres with a minimum road frontage of 300 feet. The maximum building coverage is 20% of the lot area. The existing property appears to comply with the dimensional requirements of zoning. The zoning administrator reported that a condition has been placed on the current use of the property that requires the owner to submit a master plan for the total property if an increase in the number of residents is sought.

The extreme northeasterly section of the property is in the **Soil and Water Conservation** zone. The purpose of the zone is “to protect Underhill’s more remote and inaccessible forested upland areas...” The zone allows a narrower range of permitted and conditional uses than the Water Conservation zone, and requires a minimum lot size of 15 acres.

Portions of the zoning ordinance that contain the descriptions of these zoning districts, the allowed and conditional uses in the zones, and the dimensional standards have been photocopied and are contained in the addenda of this report.

Table 2.1 District Summary Table

Zoning District	Underhill Flats Village Center	Rural Residential	Water Conservation	Mt Mansfield Scenic Preservation	Soil and Water Conservation
Districts Standards:					
Minimum Lot Size	1 acre	3 acres	5 acres	10 acres	15 acres
Minimum Frontage	150 ft	250 ft	300 ft	400 ft	400 ft
Minimum Setbacks:					
Principal (Front/Side/Rear)	0/20/20 ft	30/50/50 ft	30/50/50 ft	30/75/75 ft	30/75/75 ft
Accessory (Front/Side/Rear)	0*/15/15 ft	30/20/20 ft	30/20/20 ft	30/20/20 ft	30/20/20 ft
Driveway (Side/Rear)	12 ft	12 ft	12 ft	12 ft	12 ft
Max Building Coverage	50%	25%	20%	10%	7%
Max Lot Coverage	75%	50%	30%	15%	10%
Max Height	35 ft	35 ft	35 ft	35 ft	35 ft
PUD, PRD	Allowed	Allowed	Allowed	Allowed	Allowed
*Accessory structures shall be located at or behind the front building line of the principal structure.					
Uses (P - Permitted Use, P⁵ - Permitted w/Site Plan Review, C - Conditional Use, X - Not Allowed):					
Accessory Structure, Use	P / C	P / C	P / C	P / C	P / C
Adaptive Reuse	C	C	C	C	C
Agribusiness	X	C	C	C	C
Agriculture	P	P	P	P	P
Agritourism	X	C	C	C	C
Alpine Ski Facility	X	X	X	C	C
Bed & Breakfast	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵
Camp	X	P	P	P	P
Campground	X	C	C	C	C (Primitive)
Cemetery	C	C	C	C	X
Community Center	C	C	C	X	X
Contractors Yard	X	C	C	X	X
Cultural Facility	C	C	C	X	X
Day Care Facility	P ⁵	C	C	C	X
Dwelling – Accessory	P	P	P	P	P
Dwelling – Single Family	P	P	P	P	P
Dwelling – Two Family	P	P	P	P	P
Dwelling – Multifamily (3+ units)	C Max: 8 Units	C Max: 8 units	C Max: 8 units	C Max: 5 units	X
Extraction & Quarrying	X	C	C	C	C
Forestry	P	P	P	P	P
Financial Institution	C	X	X	X	X
Funeral Home	C	C	C	X	X
Garden Center	X	C	C	C	X
Gas Station	C	C (RT 15)	X	X	X
Grocery Store	C	X	X	X	X
Group Home	P	P	P	P	P
Health Clinic	C	C	C	X	X

Article II. Zoning Districts

Adopted 3-1-11, Amended 3-6-12

Zoning District	Underhill Flats Village Center	Rural Residential	Water Conservation	Mt Mansfield Scenic Preservation	Soil and Water Conservation
Uses (Permitted - P, Permitted w/ Site Plan - P^S, Conditional - C, X - Not Allowed):					
Home Child Care	P	P	P	P	P
Home Industry	C	C	C	C	C
Home Occupation	P	P	P	P	P
Inn	C	C	C	C	X
Kennel	X	C	C	C	C
Light Industry	C	C (RT15)	X	X	X
Mixed Use	P ^S / C	C	C	C	C
Mobile Home Park	C	C	X	X	X
Mobile Home Sales	C	X	X	X	X
Motor Vehicle Sales & Service	C	X	X	X	X
Nature Center	X	C	C	C	C
Nordic Ski Facility	X	X	X	C	C
Office	P ^S	C	C	X	X
Outdoor Market	C	C	C	C	X
Parking Facility	C	X	X	X	X
Personal Service	P ^S	C	C	X	X
Private Club	C	X	X	X	X
Public Facility:					
Government – Public	P ^S	P ^S	P ^S	P ^S (Parks)	P ^S (Parks)
Government – Other	P ^S	C	C	C	X
Institutional	X	C (RT 15)	X	X	X
Place of Worship	P ^S	P ^S	P ^S	X	X
School – Public, Private	C	C	C	X	X
Waste Mgt Facility	X	C (RT 15)	X	X	X
Recreation – Indoor	C	C (RT 15)	C	X	X
Recreation – Outdoor	C	C	C	C	C
Residential Care Facility	C	C	C	X	X
Restaurant	C	C	C	C	X
Retail Store	P ^S / C	C	C	X	X
Salvage Yard	X	C (RT 15)	X	X	X
Sawmill	X	C (RT15)	X	X	X
Snack Bar	P ^S	C	C	X	X
Telecommunications Facility	C	C	C	C	C
Transit Facility	C	C	C	X	X
Veterinary Clinic	C	C	C	C	C
Wildlife Management Area	X	P ^S	P ^S	P ^S	P ^S

Table 2.4 Water Conservation District, continued

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D. Dimensional Standards:

Minimum Lot Size	5 acres
Minimum Frontage (along road ROW)	300 feet
Minimum Setbacks – Principal Structures:	
Front (from road ROW/ front lot line)	30 feet
Side (from side lot lines)	50 feet
Rear (from rear lot line)	50 feet
Minimum Setbacks – Accessory Structures:	
Front (from front lot line)	30 feet
Side (from side lot lines)	20 feet
Rear (from rear lot line)	20 feet
Minimum Setback – Surface Waters, Wetlands	See Section 3.19
Minimum Setbacks – Driveways	See E.4
Maximum Building Coverage (all building footprints)	20%
Maximum Lot Coverage (all impervious surfaces)	30%
Maximum Height (see Section 3.6)	35 feet
Planned Development (PUD, PRD)	Allowed

E. Supplemental District Standards:

1. All allowed uses within this district must meet applicable general standards for development under Article III. Specified uses are also required to meet applicable use standards under Article IV.
2. Agriculture, forestry, single and two family dwellings, and associated accessory uses (including group home, home child care, home occupations, and bed and breakfasts) do not require site plan review. All other permitted uses are subject to site plan review under Section 5.3. Such uses must receive site plan approval from the Development Review Board prior to the issuance of a zoning permit. Conditional uses are subject to conditional use review under Section 5.4 and must receive conditional use approval from the Development Review Board prior to the issuance of a zoning permit.
3. Maximum square footage (SF) limitations listed above for specified uses within this district refer to the maximum total gross floor area.
4. Driveways shall be located not less than 12 feet from side and rear lot lines unless waived by the Development Review Board for shared driveways [see Sections 3.2(D)(8) and 3.7(E)(3)] and lots with limited frontage [see Section 3.2(B)].

1 **Table 2.4 Water Conservation District, continued**

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- 5. Public Facilities (see also 4.16):
 - a. Public facilities allowed as a permitted use within this district are limited to places of worship and municipal facilities owned and operated by the Town of Underhill that are open to the public and intended for general public access or use (e.g., town office, town hall, post office, public park, playground), with the exception of public or private schools or other educational facilities certified by the Vermont Department of Education, which are conditional uses in this district.
 - b. Public facilities allowed as conditional uses within this district, in addition to schools, are limited to other facilities that serve the public, but are not intended for general public access or use (e.g., fire and ambulance stations, town garage, transfer station, public water, regulated utility or wastewater facility).
 - c. Other institutional uses (e.g., correctional facilities, hospitals) and hazardous and solid waste management facilities are specifically prohibited in this zoning district.
- 6. Planned residential and planned unit developments (PRDs, PUDs) are allowed within this district to promote clustered development that minimizes the amount of impervious surface and impacts to groundwater recharge areas, to protect other significant natural resources as identified in the Underhill Town Plan and maps, to promote the development of affordable housing in appropriate locations, and to preserve open space. Dimensional standards may be modified or varied accordingly under Article IX.
- 7. All structures, with the exception of telecommunications and wind towers and ancillary facilities, and tent platforms and lean-tos are prohibited in this district over 1,500 feet in elevation above mean sea level.

Table 2.6 Soil and Water Conservation District

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A. Purpose: The Soil and Water Conservation District includes significant headwater and aquifer recharge areas, unique and fragile natural areas, critical wildlife habitat, and mountainsides and ridges characterized by steep slopes and shallow soils. The purpose of this district is to protect Underhill's more remote and inaccessible forested upland areas from fragmentation, development, and undue environmental disturbance, while allowing for the continuation of traditional uses such as forestry, outdoor recreation, and compatible development.

B. Permitted Uses:

- 1. Accessory Structure, Use (to a permitted use)
- 2. Agriculture (Section 10.2)
- 3. Camp
- 4. Dwelling- Accessory (Section 4.2)
- 5. Dwelling- Single-family
- 6. Dwelling- Two-family
- 7. Group Home (max: 8 residents; Section 4.11)
- 8. Forestry (Section 10.2)
- 9. Home Child Care (max: 10 children; Section 4.8)
- 10. Home Occupation (Section 4.12)

Site Plan Review (see E.2):

- 11. Bed & Breakfast (max: 5 rooms; Section 4.6)
- 12. Public Facility (see E.6; Section 4.16)
- 13. Wildlife Management Area

C. Conditional Uses:

- 1. Accessory Structure, Use (to a conditional use)
- 2. Adaptive Reuse (see Section 4.3)
- 3. Agribusiness
- 4. Agritourism
- 5. Alpine Ski Facility (see E.5)
- 6. Campground (primitive, see E.9; Section 4.5)
- 7. Extraction and Quarrying (Section 4.9)
- 8. Home Industry (Section 4.12)
- 9. Kennel
- 10. Mixed Use (Section 4.13)
- 11. Nature Center
- 12. Nordic Ski Facility (see E.5)
- 13. Recreation- Outdoor
- 14. Telecommunications Facility (Section 4.18)
- 15. Veterinary Clinic

D. Dimensional Standards:

Minimum Lot Size	15 acres
Minimum Frontage (along road ROW)	400 feet
Minimum Setbacks – Principal Structures:	
Front (from road ROW/front lot line)	30 feet
Side (from side lot lines)	75 feet
Rear (from rear lot line)	75 feet
Minimum Setbacks – Accessory Structures:	
Front (from front lot line)	30
Side (from side lot lines)	20 feet
Rear (from rear lot line)	20 feet
Minimum Setback – Surface Waters, Wetlands	See Section 3.19
Minimum Setbacks – Driveways	See E.7
Maximum Building Coverage (all building footprints)	7 %
Maximum Lot Coverage (all impervious surfaces)	10 %
Maximum Height (see Section 3.6)	35 feet
Planned Development (PUD, PRD)	Allowed

1 **Table 2.6 Soil and Water Conservation District, continued**

2
3 **E. Supplemental District Standards:**

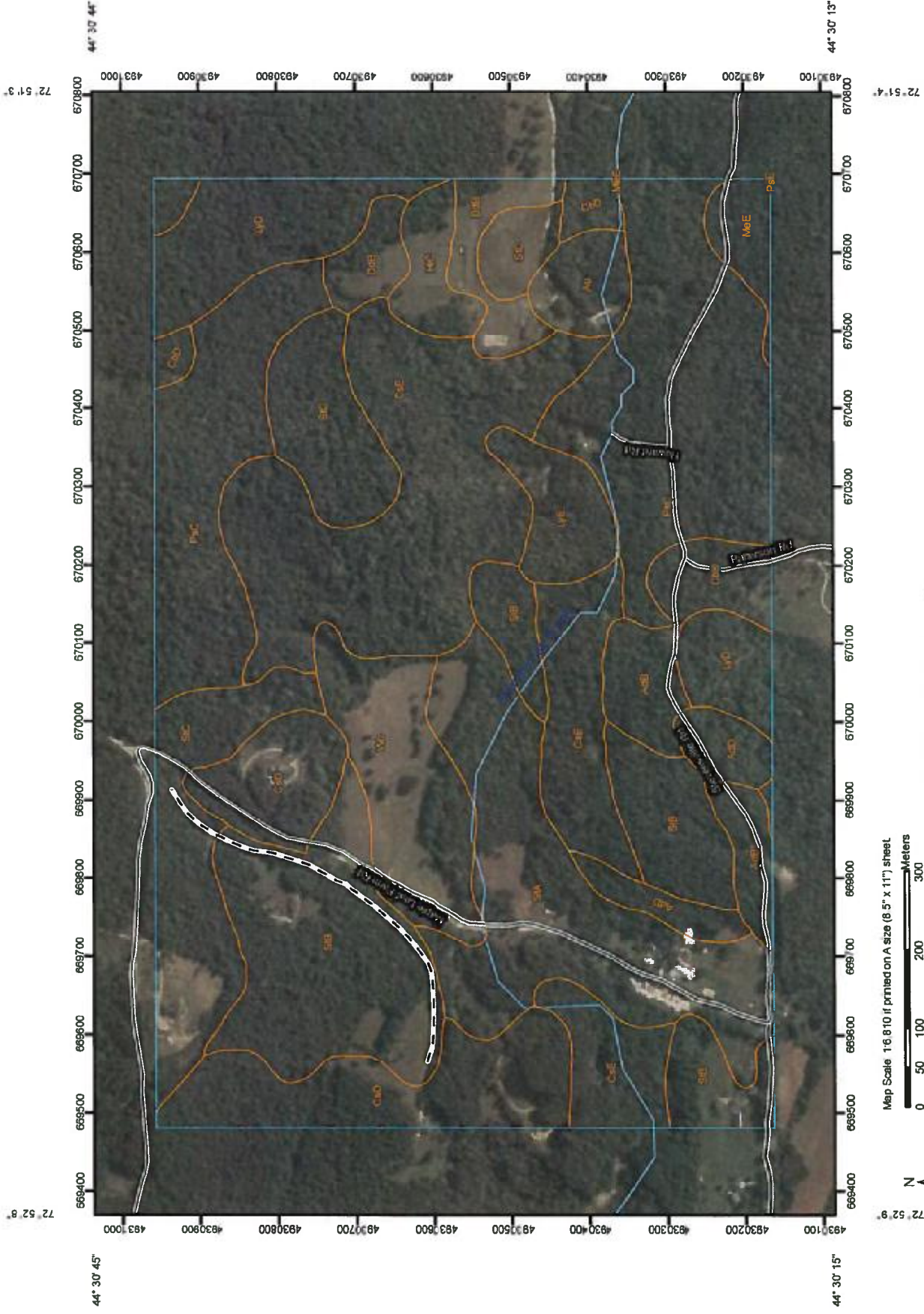
- 4
- 5 1. All allowed uses within this district must meet applicable general standards for
6 development under Article III. Specified uses are also required to meet applicable use
7 standards under Article IV.
- 8
- 9 2. Agriculture, forestry, single and two family dwellings, and associated accessory uses
10 (including group home, home child care, home occupations, and bed and breakfasts) do
11 not require site plan review. All other permitted uses are subject to site plan review
12 under Section 5.3. Such uses must receive site plan approval from the Development
13 Review Board prior to the issuance of a zoning permit. Conditional uses are subject to
14 conditional use review under Section 5.4 and must receive conditional use approval
15 from the Development Review Board prior to the issuance of a zoning permit.
- 16
- 17 3. For development in this district that is subject to conditional use review under Section
18 5.4 the Development Review Board, to avoid or mitigate potential adverse impacts to
19 environmental or scenic resources as identified in the Underhill Town Plan and maps or
20 from site investigation, may:
- 21
- 22 a. Limit the extent of site clearing and disturbance, including the removal of existing
23 vegetation.
- 24 b. Require screening or reforestation as necessary to minimize the environmental or
25 visual impacts of development.
- 26 c. Require the submission of environmental or visual impact assessments, lighting
27 plans, forest, wildlife habitat, erosion control and /or stormwater management
28 plans for board review and approval.
- 29
- 30 4. Alpine and Nordic ski facilities allowed in this district as conditional use are limited to
31 trails, ski lifts, warming huts, and ancillary storage and maintenance facilities.
- 32
- 33 5. Public facilities allowed in this district are limited to federal, state, or municipal parks,
34 forests, wildlife management and outdoor recreation areas and associated facilities. All
35 other types of public facilities are prohibited (see also 4.16).
- 36
- 37 6. Planned residential and planned unit developments are allowed within this district to
38 protect significant natural resources as identified in the Underhill Town Plan and maps;
39 to promote the development of affordable housing in appropriate locations; and to
40 preserve open space. Dimensional standards may be modified or varied accordingly
41 under Article IX.
- 42
- 43

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Table 2.6 Soil and Water Conservation District, continued

- 7. Driveways shall be located not less than 12 feet from side and rear lot lines unless waived by the Development Review Board for shared driveways [see E. 8 below and also Sections 3.2(D)(8) and 3.7(E)(3)] and lots with limited frontage [see Section 3.2(B)].
- 8. To the extent feasible, in addition to the requirements of Section 3.2, access roads and driveways in this district shall be designed and located to:
 - a. Share existing rights of way and/or follow existing linear features (e.g. tree or fence lines);
 - b. Minimize their visibility as viewed from public vantage points, including public roads;
 - c. Minimize the extent and number of stream crossings; and
 - d. Avoid the fragmentation of wetlands, significant wildlife habitat, natural areas and timber stands.
- 9. Campgrounds within this district are limited to designated tenting areas and tent sites. No facilities of structures other than tent or yurt platforms, a central lean-to, composting-type toilets or saunas are allowed (see Section 4.5).
- 10. New structures, with the exception of telecommunications and wind towers and ancillary facilities, tent platforms and alpine and Nordic ski facilities, are prohibited in this district over 1,500 feet in elevation above mean sea level.

Soil Map—Chittenden County, Vermont





Vermont Interactive Map Viewer
Vermont Center for Geographic Information (VCGI)

Maple Leaf Farm



- Legend**
- Airports
 - Mountains and Hills
 - Interstates
 - US Highways
 - VT State Highways
 - Rail Lines
 - Town Boundaries
 - Roads
 - Class 1-3
 - Class 4
 - Driveways
 - Rivers and Lakes
 - Streams
 - Intermittent
 - Perennial
 - Unassigned
 - Wetlands - VSWI
 - Deer Wintering Areas
 - 50 ft contours
 - Cities
 - VT State Boundary

VT State Plane Meters (NAD83)



Scale: 1:7,500

Map center: 471330, 223186

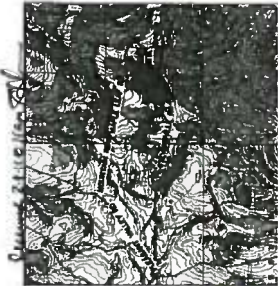
0 750 1500 2250 ft

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. VCGI and the State of Vermont make no representations of any kind, including but not limited to the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

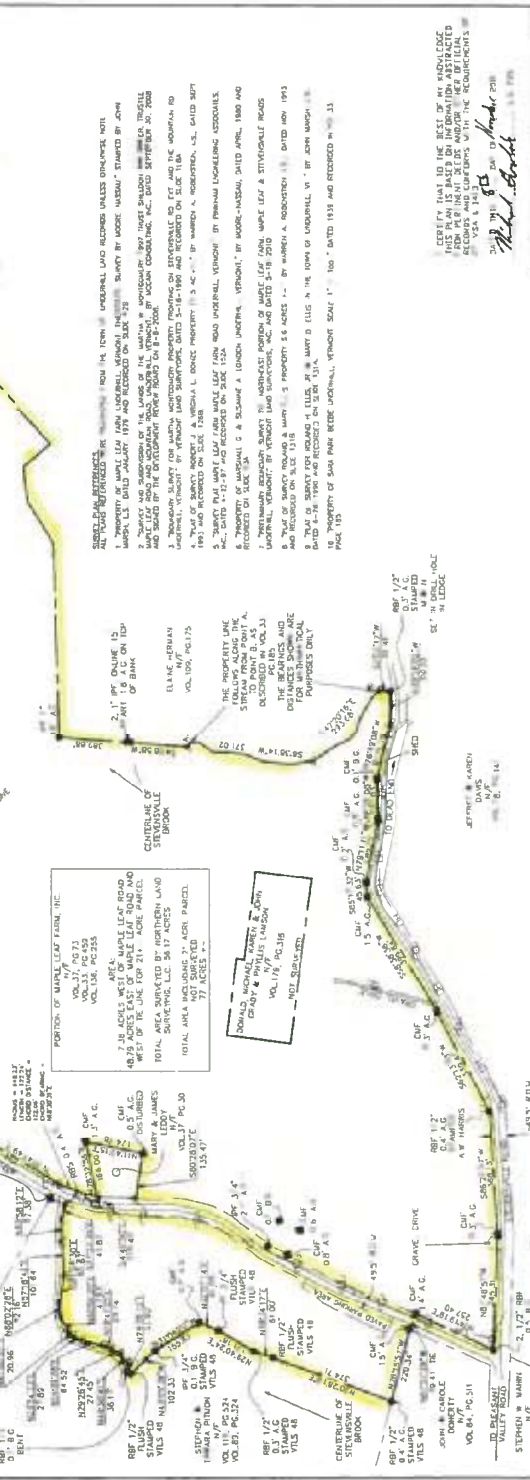
URL: http://maps.vermont.gov/imf/sites/VCGI_basemap/jsp/launch.jsp



11/7/12



LOCATION PLAN
NO. 735



DATE	DESCRIPTION	BY
11-11-2019	SEE CHECKER	SEE CHECKER
11-11-2019	FINAL I.C.A. REVIEW	FINAL I.C.A. REVIEW
11-11-2019	PROJECT	PROJECT
11-11-2019	MAPLE LEAF FARM ASSOCIATES, INC.	MAPLE LEAF FARM ASSOCIATES, INC.
11-11-2019	BOUNDARY RETRACEMENT SURVEY	BOUNDARY RETRACEMENT SURVEY
11-11-2019	NORTHERN LAND SURVEYING, LLC.	NORTHERN LAND SURVEYING, LLC.
11-11-2019	400 WEST MAIN ST. #200	400 WEST MAIN ST. #200
11-11-2019	0605 922-3348	0605 922-3348
11-11-2019	PL-1	PL-1

LEGEND

PROJECT BOUNDARY LINES
 ABUTTING BOUNDARY LINES
 NEW OR CORRECTED
 REBAR SET
 REBAR FOUND
 4" x 4" CONCRETE MULTILAYER FOUND
 BARBED WIRE FENCE
 OVER 1600 WELLS
 ABOUT GRADE
 BENCH MARK
 INTERIOR BOUNDARY LINES
 CALCULATED CORNER
 LINE
 UTILITY POLE

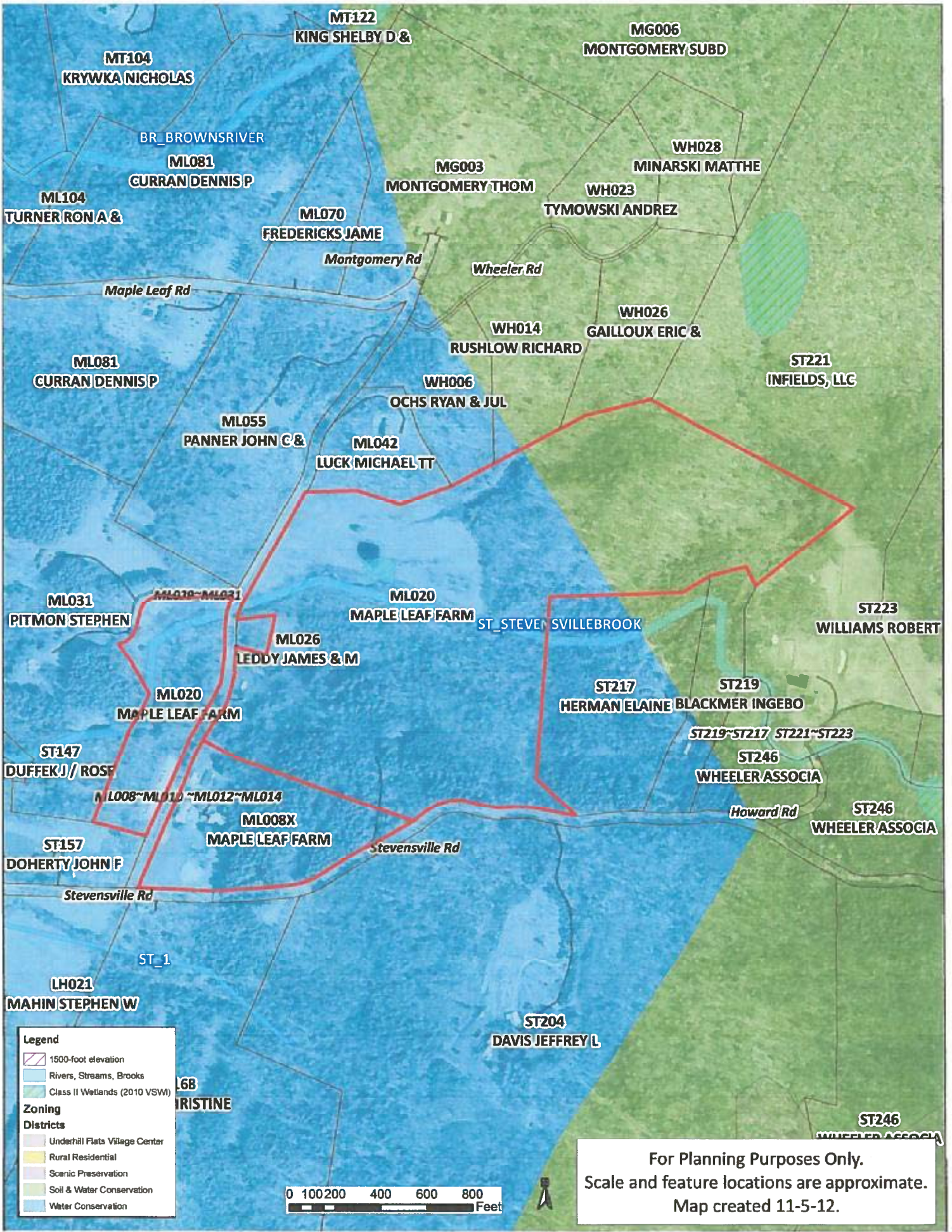
NOTES

1. A TRAPSHOOTING HOLE LOCATED IN VOL. 13, PG. 3
 2. A ROAD OF 10' WIDE RIGHTS TO ADJACENT PROPERTY OWNED BY THE TOWN OF WASHINGTON, LAND RECORDS
 3. A ROAD OF 10' WIDE RIGHTS TO ADJACENT PROPERTY OWNED BY THE TOWN OF WASHINGTON, LAND RECORDS

NOTES

1. THIS SURVEY IS BASED ON THE RECORDS OF THE TOWN OF WASHINGTON, LAND RECORDS
 2. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE TOWN OF WASHINGTON, LAND RECORDS
 3. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE TOWN OF WASHINGTON, LAND RECORDS
 4. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE TOWN OF WASHINGTON, LAND RECORDS
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THIS IS ORIGINAL INK ON MYLAR



Legend

- 1500-foot elevation
- Rivers, Streams, Brooks
- Class II Wetlands (2010 VSW)

Zoning

Districts

- Underhill Flats Village Center
- Rural Residential
- Scenic Preservation
- Soil & Water Conservation
- Water Conservation



For Planning Purposes Only.
 Scale and feature locations are approximate.
 Map created 11-5-12.

Map labels include:

- MT104 KRYWKA NICHOLAS
- MT122 KING SHELBY D &
- MG006 MONTGOMERY SUBD
- BR_BROWNSRIVER
- ML081 CURRAN DENNIS P
- MG003 MONTGOMERY THOM
- WH028 MINARSKI MATTHE
- ML104 TURNER RON A &
- ML070 FREDERICKS JAME
- WH023 TYMOWSKI ANDREZ
- Maple Leaf Rd
- Montgomery Rd
- Wheeler Rd
- WH026 GAILLOUX ERIC &
- ML081 CURRAN DENNIS P
- WH014 RUSHLOW RICHARD
- ST221 INFIELDS, LLC
- ML055 PANNER JOHN C &
- WH006 OCHS RYAN & JUL
- ML042 LUCK MICHAEL TT
- ML031 PITMON STEPHEN
- ML020 MAPLE LEAF FARM
- ST223 WILLIAMS ROBERT
- ML026 LEDDY JAMES & M
- ST217 HERMAN ELAINE BLACKMER INGEBO
- ST219
- ST219~ST217 ST221~ST223
- ST147 DUFFEK J// ROSE
- ML008~ML010~ML012~ML014
- ST246 WHEELER ASSOCIA
- ST157 DOHERTY JOHN F
- Maple Leaf Farm
- Stevensville Rd
- ST246 WHEELER ASSOCIA
- ST1
- LH021 MAHIN STEPHEN W
- ST204 DAVIS JEFFREY L
- ST246 WHEELER ASSOCIA
- ST246 WHEELER ASSOCIA
- ST246 WHEELER ASSOCIA