



## Staff Report

**To:** Development Review Board

**From:** Christopher Yuen

**Date:** 07/18/2023

**Subject:** Sketch Plan review for a two lot subdivision at 2 River Street in the R-2 District, by Bryan Carrier of O'Leary-Burke Civil Associates for Yuning Liu, owners.

**File:** SP# 3.2023

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### EXISTING CONDITIONS AND GENERAL INFORMATION

**Project Location:** 2 River Street

**Project Area Size:** 17,800 sf

**Lot Frontage:** 158 feet

**Existing Land Use:** Residential

**Surrounding Land Use:** Residential

**Zoning District:** Residential 2 (R2)

**Minimum Lot Size:** 7,500 sf

**Lot Coverage:**

- Existing: 6%
- Proposed Lot 1: 14.1%
- Proposed Lot 2: 0%
- Permitted: 30% for Buildings; 40% total

### **Project Description:**

Subdivision of the 0.41 acre, 2 River St. Plot. Lot 1 will be 7600 sqft and contain the existing structures and impervious surfaces. Lot 2 will be 9400 sqft.

### Chapter 7: General Development Standards - Section 720: Lot Frontage

#### A. Lot Frontage

Section 720.A states *"Within any District, a minimum frontage of sixty (60) feet is required at the street, unless specifically stated otherwise. The Development Review Board may waive this requirement in unusual circumstances, including but not limited to small lots and preexisting, non-conforming lots."*

The proposed lots have a 71' and 87' frontage, respectively.

**B. Required Frontage**

Section 720.A states: *"In accordance with Section 4406 of Vermont Municipal Planning and Development Act (24 VSA, Chapter 117), no development shall be permitted on any lot which does not have either frontage on a public road or public waters or, without approval of the Development Review Board, access to such road or waters by a permanent easement or right-of-way at least twenty (20) feet in width."*

Both lots will have direct access to River Street.

**Chapter 9: Subdivisions - Section 905: General Standards****A. Conformity with Other Regulations**

No land shall be subdivided except in conformity with the requirements of this Code.

All subdivisions are required to be in conformity with all other regulations in the LDC. Section 503 and Sections 720 of the LDC are directly relevant to this application.

**B. Site Suitability**

*"No subdivision shall be approved on any land, which is unsuitable for development due to flood hazard, poor drainage, unstable soils, rock formations, slopes, or other conditions, which may be a hazard to the public health, safety or welfare unless sufficient measures are proposed to mitigate the identified risks."*

This lot is already zoned for residential use. Staff is not aware of any reason for it to be unsuitable for development.

**C. Public Facilities**

*"All subdivision proposals shall demonstrate the adequacy of all public facilities and services including streets, drainage, stormwater treatment, water supply, sanitation facilities, lighting, emergency access, recreation facilities and similar services or facilities. All proposals shall include an analysis of any potential adverse impact of these services or facilities on adjacent land uses."*

Both lots will be served by existing municipal water and sewer. The City has sufficient sewer and water capacity for this project. The applicant will be subject to all applicable sewer connection and sewer capacity allocation fees, as well as all applicable water service fees.

**D. Protection of Significant Features**

*"In all subdivisions, to the maximum extent possible, efforts shall be made to preserve historic sites, scenic views, forested lands, and unique natural physical characteristics. The Development Review Board shall consider all alternatives available to preserve these significant features, including the donation of lands for public purposes."*

There are no known significant features to be protected in this minor subdivision.

**E. Subdivision Name**

As a minor, 2-lot subdivision, a subdivision name is not necessary.

**F. Lot requirements**

1. *“Arrangement. Lot area, width, depth, orientation, and setbacks shall be arranged to minimize impact on adjoining properties and public streets. Double Frontage Lots shall be avoided whenever possible. Frontage on all corner lots shall be increased by a minimum of fifteen (15) percent.”*

The arrangement of the proposed 2-lot subdivision has minimal impact on adjoining public streets and adjoining properties.

2. *“Shape. Side lot lines shall be as close as practical to right angles to street lines or radial to curving street lines. Lots shall be no more than twice as deep as the width of the lot.”*

Due to the shape of the existing lot, the proposed subdivided lots would also have side lot lines that are not at right angles to the street. The eastern lot line of Lot 2 is 174', which is exactly twice the 87' width of the lot. As such, the lot shape requirements of the LDC are met.

3. *“Access. Each lot shall have direct access to a public street. The Development Review Board may approve a private drive, which serves not more than two (2) lots if both lots have the required sixty (60) feet of frontage on a public street for new subdivisions. A private drive can also serve an existing lot without sixty (60) feet of frontage. Secondary access shall be provided whenever possible. The Development Review Board may require secondary access for any subdivision of ten (10) or more lots or units. The Development Review Board may require more than two (2) access points into subdivisions over ten (10) lots or units based on the ability to connect existing or planned streets. The Development Review Board may require a right-of-way(s) accommodate future street connections to adjacent properties in any subdivision.”*

The proposed lots would both have direct access to a public street.

#### **Chapter 9: Subdivisions - Section 906: Streets**

No new public streets are proposed.

#### **Chapter 9: Subdivisions - Section 907: Easements**

If determined to be necessary during final subdivision plan review, all drainage and utility easements will have to be specified on the plat. Easements shall be based upon standard engineering practices for the associated utility and a twenty-five (25) year design storm.

#### **Chapter 9: Subdivisions - Section 909: Pedestrian and Bikeway Standards**

A. *“Concrete Sidewalks shall be constructed along both sides of major arterials and along one side of all other streets. The Development Review Board may waive this requirement in favor of a specific alternative, which provides equal or superior pedestrian access.”*

River Street does not currently have a sidewalk nor is it designated to have a sidewalk in the current Comprehensive Plan. However, River Street is a major access road for Global Foundries, which has over 2000 employees. Without a sidewalk and shoulder, motor vehicle traffic on River Street may make walking and cycling undesirable or unsafe.



Above: a Google Streetview screenshot showing the existing pedestrian access conditions at the site, facing East. 2 River Road is indicated by a yellow star in the picture above.



Above: a Google Streetview screenshot showing the existing pedestrian access conditions at the site, facing West.

**The DRB should consider whether to require a sidewalk on River Street between Park Street and the subject lot, as a condition of approval.**

**Technical Review / Other sections of the LDC**

The conceptual subdivision plan review process focuses only on basic land-use and dimensional aspects of the proposal. A full technical review of this application has not been conducted by City staff. Additional requirements of the LDC are applicable and will be reviewed during Preliminary and Final Plan Review.

**Recommendations**

Staff recommends the DRB approve the sketch application for a two-lot subdivision at 2 River Street. Staff also recommends that the DRB consider including that the applicant provide a sidewalk on River Street between Park Street and the subject lot, as a condition of approval.