

# Town of Cambridge Development Review Board

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## Subdivision Plat Review - Findings and Decision

In re: **Sterling Ridge Management Co., Inc.**  
Permit Application No. **SD-2015-16**

### INTRODUCTION AND PROCEDURAL HISTORY - FINAL PLAT REVIEW

1. This proceeding involves review of an application for subdivision of land submitted by **Sterling Ridge Management Co., Inc.** for Final Plat approval under the Subdivision Regulations for the Town and Village of Cambridge, Lamoille County, Vermont effective September 1, 2006, Amended March 3 2015, effective March 24, 2015.
2. The application was received by **Mark Roberts** on **October 9, 2015**. A copy of the application and supporting documentation are available at the Cambridge Town Clerks Office.
3. On **October 26, 2015**, notice of a public hearing for Final Plat review was posted at the following places:
  - a. The Cambridge Town Clerks Office.
  - b. The Cambridge Post Office.
  - c. The Jeffersonville Post Office.
4. On **October 22, 2015** notice of a public hearing for Final Plat review was published in the **Transcript**.  
On **October 26, 2015** a copy of the notice of a public hearing was mailed to the applicant.  
On **October 26, 2015** a copy of the notice of public hearing was mailed to the following owners of properties adjoining the property subject to the application [SEE ATTACHED CERTIFICATE OF SERVICE].
5. The application and plan were considered by the Development Review Board at a public hearing on **November 9, 2015**. The Development Review Board reviewed the application under the Subdivision Regulations for the Town and Village of Cambridge, Lamoille County, Vermont as adopted April 17, 2006 (Selectboard) and June 20, 2006 (Trustees) and effective September 1, 2006. Amended March 3 2015, effective March 24, 2015.
6. The following members of the Development Review Board were present at the hearing:
  - Kathy Quimby Johnson (Chair)
  - Andy Hoak
  - David Fay
  - Jeff Coslett
  - Jonathan Wood (Recused)
7. At the outset of the hearing, the Development Review Board afforded those persons wishing to achieve status as an interested person an opportunity under 24 V.S.A. §4465(b) to demonstrate

that the criteria set forth in that statute could be met. Those persons were sworn in by the chair. A record of the name and address of persons wishing status as an interested person, a summary of their evidence with regards to the criteria, and a record of their participation at the hearing is attached hereto.

8. During the course of the hearing the following exhibits were submitted to the Development Review Board:
  - Overall Site Plan for Sterling Ridge Management Co. (Sheets C-1 and C-2) by Cross Consulting Engineers.
  - Map of Boundary Survey, Junction Hill Road for Sterling Ridge Management Co. by Cross Consulting Engineers.
  - Subdivision Narrative.

## FINDINGS

Based on the application, testimony, exhibits, and other evidence the Development Review Board makes the following findings:

1. The applicant seeks a permit to subdivide land (**2 lot subdivision**). The subject property is a **361+/- acre** parcel located on Junction Hill Road and Rood Road in the Town of Cambridge. [The property is more fully described in a deed recorded at **Volumes 232/179, Pages 452/560**, of the Town of Cambridge Land Records.]
2. Subdivision Final Plat approval is requested for the project pursuant to review under **Section 3.02 Subdivision – Final Plat Review** of the Subdivision Regulations for the Town and Village of Cambridge, Lamoille County, Vermont.
- 3.a. Among other requirements Section 3.02 (B) [1] states as a requirement for Final Plat Approval that the plat shall include a map of the property that is prepared by a licensed land surveyor, registered civil engineer or registered architect. The map must also show any easements, deed restrictions, existing features including buildings, wooded areas, roads, water courses, wetlands and prime and statewide agricultural soils. The map shall also show all parcels immediately adjacent to the project with the names and addresses of the adjacent landowners.
- b. Among other requirements Section 3.02 (B) 2 states that the Final Plat shall show sufficient data acceptable to the DRB to determine readily the location, bearing and length of every road line, easement/ROW, lot line, building envelope, boundary line and to reproduce those lines on the ground.
- c. Among other requirements, Section 4.01 states that no new lot shall be created that does not meet the minimum area (1 acre), dimensional requirements (75 feet width), and frontage requirements (100 feet) of the district in which it is located. No dogleg, bowling alley, or lots otherwise contorted to avoid these bylaws are permitted.
- d. Section 4.01(A)(2) states that all new lots shall have frontage on a public or private road.
- e. Among other requirements, Section 4.02 states that any proposed parcel must have an approved access onto a private road or town highway or State highway.
- f. Among other requirements, Section 4.03 states that all new lots must have some potential permissible use.
- g. Among other requirements, Section 4.04 requires developments serviced by individual wells to provide evidence of the location of all wells and that these locations shall meet the

water supply and well shield isolation distances established by the *Vermont Water Supply Rules*.

- h. Among other requirements, Section 4.05 requires individual wastewater disposal systems to be designed and installed in accordance with municipal and state regulations and standards.
- i. Among other requirements, Section 4.06 requires that all utilities be shown on the final plat.
- 4. Based upon the application submitted and evidence submitted at the public hearing, the following facts were ascertained that are pertinent to the decision:
  - a. The map presented for final approval meets the requirements of section 3.02 B 1.
  - b. The map presented for final approval meets the requirements of section 3.02 B 2.
  - c. The proposed lots are to be: 113+/- acres (Lot 1) and 248+/- acres (Lot 2), minimum widths of 75 feet are maintained as currently drawn. Lot 1 has frontage on Rood Road and junction Hill Road and Lot 2 has frontage on Rood Road. The shape of both lots conforms to the regulations.
  - d. Frontage for Lot 1 is on Rood Road and Junction Hill Road. Frontage for Lot 2 is on Rood Road.
  - e. Access for lot2 is from Rood Road. Access for Lot 1 is from Junction Hill Road.
  - f. Both lots have a permissible use.
  - g. Both lots meet the requirements of Section 4.04 for water systems.
  - h. Both lots the requirements of Section. 4.05 for wastewater disposal.
  - i. Both lots the requirements of Section 4.06 for utilities.

#### **DECISION AND CONDITIONS**

Based upon these findings, and subject to the conditions set forth below, the Development Review Board hereby Grants **Final Plat approval** of the application and plat for Sterling Ridge Management Co (Permit Application No. SD-2015-16).

This decision was made and Dated at Cambridge Vermont, on the 9<sup>th</sup> day of November 2015.