

**Monkton Development Review Board  
Meeting Minutes  
May 10, 2011  
DRAFT**

**Attendance:**

DRB Members Present: Curtis Layn, Chris Acker, Philip Russell, Marsha Abramo, Alex Goodrich

DRB Members not Present: Janet Dermody, Peter Close

Others in attendance: John Winsor, Ken Wheeling,

The meeting was called to order at 7:45pm.

**Administrative**

Marsha Abramo made a motion to approve the meeting minutes from April 26<sup>th</sup>, 2011 as amended. Chris Acker seconded the motion and it was passed 4-0. The June 23<sup>rd</sup>, 2009 minutes will be reviewed at a future meeting with more members present.

**Nancy Sabin- 2009-03-MAJ** The board received a final mylar for the Sabin subdivision. The mylar was reviewed for accuracy and signed by Curtis Layn. Ken Wheeling will file the mylar.

**Putnam- 2011-05-VAR** Mr. and Mrs. Putnam is requesting a variance for an accessory building. They were present at the meeting to set a time for a site visit. The board reviewed the map provided. Some board members will do a site visit on Monday, May 16<sup>th</sup>, 2011 at 7:00pm at 606 Rotax rd.

**Sutherland-2011-04-VAR** The Sutherlands would like a variance for an accessory building. Mrs. Sutherland was present at the meeting to set a time for a site visit. The board reviewed the paperwork provided. Mrs. Sutherland will email photographs of the property before the site visit. Some board members will do a site visit on Monday, May 16<sup>th</sup>, 2011 at 7:30pm at 21 Hollow Rd.

**Fritz-** The board received a letter from Mr. Fritz regarding camping on his property on Mountain rd. In the letter, Mr. Fritz stated that his family has recorded permission to camp on the land on Mountain rd. He noted that the camp was removed from the property without his permission and he was not allowed to replace it a few years later. Mr. Fritz stated that he wants to be grandfathered in to the town regulations so he is able to leave his camper on the land year round and to camp there for six months out of the year. Mr. Fritz expressed frustration with the lack of written response from his appeal in 2007. Ken Wheeling noted that Mr. Fritz has requested curb cuts and a subdivision at various time in the past few years. Mr. Wheeling stated that the town did not remove the first trailer. Mr. Wheeling found paperwork stating that a real estate agent, with Mr. Fritz's approval, removed the original camp. Curtis Layn noted that the camp Mr. Fritz wants to put on his property is not a mobile camping trailer. The board members had questions regarding the definition of a primitive camp and the use of a camper on the property. Mr. Wheeling stated that in April 24<sup>th</sup>, 1973 Mr. Fritz was in volition of Monkton zoning. In 1973 it was agreed that a small shed was considered a moveable structure and the camper needs to be moved seasonally. Marsha Abramo noted that the state law has changed since 1973 regarding the definition of a primitive camp. The board will research the state and local regulations on this topic and discuss it at a future meeting. Curtis Layn suggested the board send Mr. Fritz a letter

stating that they have received his letter and are in the process of reviewing and researching the details. When the board has all the information gathered Mr. Fritz will be invited up to a meeting to discuss the issues. Chris Acker made a motion to support Marsha Abramo is sending Mr. Fritz a letter stating that they received his letter. Alex Goodrich seconded the motion and it passed 5-0.

**Corcoran-** Mountain rd. The board received a letter from Mr. Corcoran on Mountain rd. He is interested in installing a 98ft tall meteorological tower on his property. Mr. Wheeling noted that anything over 30 ft requires DRB approval. Ken Wheeling will look back in the minutes to see what has been done previously with tall structures.

**Gould-** The board received a packet of information sent by Mr. Rath that was submitted to the Environmental Court for a summary judgment.

**Adjournment**

Philip Russell made a motion to adjourn, Marsha Abramo seconded the motion and it passed 5-0. The meeting adjourned at 9:41pm.

Respectfully submitted,  
Bailee Layn