

Monkton Development Review Board
Meeting Minutes
June 14, 2011
DRAFT

Attendance:

DRB Members Present: Curtis Layn, Chris Acker, Marsha Abramo, Janet Dermody, Peter Close, Philip Russell

DRB Members not Present: Alex Goodrich

Others in attendance: John Winsor, Ken Wheeling

The meeting was called to order at 7:46pm.

Administrative

Chris Acker made a motion to approve the meeting minutes from May 24th, 2011 as amended. Marsha Abramo seconded the motion and it was passed 5-0. Curtis Layn abstained from the vote.

Fritz- The board reviewed the letter sent by Mr. Fritz to clarify his questions. The regulations were reviewed and Marsha Abramo will send their response to Mr. Fritz.

Corcoran- 2011-07-CON Mr. Corcoran is requesting a permit to construct a weather monitoring tower. Ken Wheeling presented the board with a similar situation with a ham radio that was handled in the past. A warned hearing is required and Mr. Corcoran will have to notify all abutting landowners of the hearing. Chris Acker made a motion to set the hearing for a conditional use on July 12th, 2011 at 8:00pm. Marsha Abramo seconded the motion and it was passed 6-0.

Peter Norris-2011-06-MAJ

Sketch Plan Checklist for Subdivision:

Items marked with an 'X' have been received. Please see the 'Subdivision Checklist: Sketch Plan' form for additional details. Items below have been summarized.

X	Boundaries and names of all abutting landowners.
	Zoning district in which property is located.
	Zoning boundaries (if applicable)
X	Location of easements.
	Lot boundaries.
X	Location of access for all proposed lots.
X	Location of existing buildings.
X	Water courses, marshes, wooded areas, public facilities and other significant physical features.
X	Existing and proposed streets.
	Proposed pattern of lot layout, including width and depth, open space, drainage, water and

	sewage systems.
X	Narrative statement of conformance with Town Plan, zoning and subdivision regulations.
X	Act 250 status/information.

The board determined that the application was missing:

- Zoning district in which property is located
- Zoning boundaries
- Lot boundaries
- Proposed pattern of lot layout, including width and depth, open space, drainage, water and sewage systems.

Curtis Layn made a motion to set the subdivision for Sketch. Chris Acker seconded the motion and it was passed 6-0. The hearing is set for July 26th at 8:00pm.

Huizenga-2011-08-MAJ East Parcel (4 lot)- reopening subdivision

Sketch Plan Checklist for Subdivision:

Items marked with an 'X' have been received. Please see the 'Subdivision Checklist: Sketch Plan' form for additional details. Items below have been summarized.

X	Boundaries and names of all abutting landowners.
X	Zoning district in which property is located.
X	Zoning boundaries (if applicable)
X	Location of easements.
X	Lot boundaries.
X	Location of access for all proposed lots.
X	Location of existing buildings.
X	Water courses, marshes, wooded areas, public facilities and other significant physical features.
X	Existing and proposed streets.
X	Proposed pattern of lot layout, including width and depth, open space, drainage, water and sewage systems.
X	Narrative statement of conformance with Town Plan, zoning and subdivision regulations.
X	Act 250 status/information.

Chris Acker made a motion to set the East Parcel subdivision for sketch. Philip Russell seconded the motion and it was passed 6-0. The hearing is set for July 26th at 8:35pm.

Huizenga-2011-09-MIN Farm homestead -2 lot subdivision.

Sketch Plan Checklist for Subdivision:

Items marked with an 'X' have been received. Please see the 'Subdivision Checklist: Sketch Plan' form for additional details. Items below have been summarized.

X	Boundaries and names of all abutting landowners.
X	Zoning district in which property is located.
X	Zoning boundaries (if applicable)
n/a	Location of easements.
X	Lot boundaries.
X	Location of access for all proposed lots.
X	Location of existing buildings.
X	Water courses, marshes, wooded areas, public facilities and other significant physical features.
X	Existing and proposed streets.
X	Proposed pattern of lot layout, including width and depth, open space, drainage, water and sewage systems.
X	Narrative statement of conformance with Town Plan, zoning and subdivision regulations.
X	Act 250 status/information.

Curtis Layn made a motion to set the Farm Homestead subdivision for sketch. Chris Acker seconded the motion and it was passed 6-0. The hearing is set for July 26th at 9:10pm.

Hal Saunders-2010-01 MAJ The board received the protective covenants and restrictions for the Saunders subdivision.

Gould- The board received copies of the most recent actions in the Gould case. The board discussed the information.

Goodrich-2011-10-VAR Mr. Goodrich has a non conforming house and would like to expand his deck. Marsha Abramo made a motion to set the variance for July 12th at 8:35. Janet Dermody seconded the motion and it passed 6-0.

Adjournment

Philip Russell made a motion to adjourn, Curtis Layn seconded the motion and it passed 6-0. The meeting adjourned at 9:59pm.

Respectfully submitted,
Bailee Layn-Gordon