

Monkton Development Review Board
Meeting Minutes
July 12, 2011
Approved: 7/26/11

Attendance:

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

DRB Members not Present: Alex Goodrich, Philip Russell

Others in attendance: John Winsor, Michael Sorce, Jonathan Corcoran, Kenneth Goodrich, Laurie Goodrich

The meeting was called to order at 8:01 pm.

Administrative

Janet Dermody made a motion to approve the meeting minutes from June 28th, 2011 as written. Chris Acker seconded the motion and it was passed 5-0.

Corcoran 2011-07-CON Jonathan Corcoran 2722 Mountain rd.

Mr. Corcoran would like to erect a 30meter meteorological tower for 2 years to measure wind speed, etc. He came before the DRB to discuss the project. The tower is made out of 4 ½ inch tubes (galvanized steel) with 4 anchor points (steel cables) that extend 50 feet from the tower. The tower and its anchor points would be within the property setbacks. Mr. Corcoran's son is interested in raising and maintaining a tower so he can better serve his customers at NRG. Michael Sorce was present to discuss his objection. Mr. Sorce presented the DRB with a letter stating his objections; such as obstructing his view and concerns about the purpose of the project. The letter was read out loud to the board and Mr. Corcoran responded to the objections. Mr. Corcoran noted that the tower would be 100 feet from Mr. Sorce's property. Mr. Sorce stated that he spoke with people from NRG and he was told that NRG is currently looking for alternative sites to erect their test towers. Peter Close noted that Mr. Corcoran may want to look for an alternative placement for the tower where it would not obstruct anyone's view. Mr. Corcoran noted that it could be moved; however the prime spot is in the front field. Marsha Abramo asked if there were anything critical about the front field location. Curtis Layn noted that if the erecting and maintaining the tower is the main goal of the project then the tower should be able to be relocated. Mr. Sorce noted that he would be ok with the tower if he doesn't have to see it. Peter Close suggested the DRB should set up a site visit. Curtis Layn asked for a simple map that would note the location of the tower. Janet Dermody would like more written information about the structure of the tower itself. The board requested Mr. Corcoran's son be present at the site visit to answer questions. Mr. Corcoran will get back to the board with a good time to do a site visit. Mr. Corcoran's son would like to begin the project as soon as possible.

Goodrich 2001-10-VAR Kenneth and Laurie Goodrich 944 Bristol Rd.

Mr. and Mrs. Goodrich were present to discuss their project. The Goodrich's would like to build a deck on the back of their house. The deck will be within the setbacks; however because the home is already a non conforming structure they require a variance.

Checklist for a Variance

Items marked with an 'X' have been met

X	Unique physical circumstance or conditions, including irregularity, narrowness, shallowness of lot size or shape, or exceptional topographical or other physical conditions particular to the particular property, and that unnecessary hardship is due to these conditions, and not the circumstances or conditions generally created by the provisions of the bylaw.
X	Because of these physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the bylaw, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
X	Unnecessary hardship has not been created by the applicant.
X	The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare.
n/a	The variance, if authorized will represent the minimum variance that will offer relief and will represent the least deviation possible from the bylaw and the plan.

Chris Acker made a motion to approve the variance for 2011-10-VAR. Janet Dermody seconded the motion and it was passed 6-0.

Luanne Rotax 2011-01-MAJ The board received the current road agreement from Ms. Rotax. Chris Acker made a motion to set subdivision for the final hearing. Marsha Abramo seconded the motion and it passed 5-0. The hearing will be set for August 9th, 2011 at 8:00 pm.

Michael Norris- 2009-06-MAJ The board received information from Mr. Norris. This information included the driveway design, proposed deed language, state approved storm water and waste water permits, and proposed easements. The board will request that Mr. Norris come to the July 26th, 2011 at 7:30pm to discuss the subdivision. The DRB is still looking for the mylar to be signed, a signed easement by the Hartwell's, and clarification on the easements.

Adjournment

Curtis Layn made a motion to adjourn, Chris Acker seconded the motion and it passed 5-0. The meeting adjourned at 10:12 pm.

Respectfully submitted,
Bailee Layn-Gordon