

Monkton Development Review Board
Meeting Minutes
September 13, 2011
Approved: 10/11/11

Attendance:

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

Others in attendance: Ken Wheeling, John Phillips, Kirk and Carol Lee

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

Administrative

Meeting Minutes

July 26, 2011 Curtis Layn moved to accept the minutes as amended, motion passed with Thea and John abstaining.

August 9, 2011 - Curtis Layn moved to accept minutes as amended, motion passed with Thea and John abstaining.

August 23, 2011 – Marsha Abramo moved to accept the minutes as amended, motion passed.

Blanchard

Kirk and Carol Lea at 427 Silver Street were present to discuss concerns about a neighbor's drive way onto the road. They also discussed questions of increased noise and animals in the brook. The Blanchard property has a six month driveway was approved through the Select Board. The Lea's expressed concerns about the safety of driveway and the pitch. The Lee's want to know what can be done. It was noted that the Blanchard's need to get approval for agricultural land from state. If it's meeting the standard of agricultural operation, the issue goes before the Department of Agriculture. There were some questions about the number of accessory buildings on the property. It was noted that some of land may be that of in laws. Ken Wheeling stated that under current zoning regulations the Blanchard's can have as many accessory buildings as they want. Carol Lea expressed her concern about the safety of the corner created by temporary driveway. It is not to be used from December first to May first. Wayne Preston, the Road Commissioner, didn't have problem because the landowner has to have access to the land. It was stated that the lot was granted access for agricultural equipment to accessory buildings; however not for a car to a house. Ken Wheeling noted 4413parD (Ag. Buildings). The DRB referred to the Select Board for further clarification. The Lea's also wanted know where manure is going; this was discussed among those present.

Huizenga 2011-09 Min

There was a question about whether this land has ever been sub-divided before. Huizenga's claim that the land has never been subdivided; there may have been a boundary adjustment 3-8-98 on the north end of the parcel with Joe Boise. There has been no subdivision since 1978. Therefore this is a minor subdivision.

Preliminary 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	All information required for sketch plan included in preliminary plat approval updated.
X	Contour Map
X	Survey Map
n/a	Location, width and grades of streets and access.
X	Location, dimensions, area and number of proposed lots.
n/a	Location and dimensions of property to be dedicated to public use.
n/a	Boundaries of proposed easements.
	Location of existing sewers, water mains, storm drains, culverts, with pipe sizes and direction of flow.
n/a	Location of existing utilities and easements.
	Proposal for provision of water supply.
	Percolation test results and septic system design.
n/a	Proposal for drainage.
n/a	Driveway/street construction design.
n/a	Copies of proposed legal restrictions or agreements and covenants.
n/a	Location of flood hazard zones.
n/a	Copies of Land Use Permit applications.

The board is requesting the location of the existing septic and replacement system be noted on the map; as well as the water source. Chris Acker made a motion to set for preliminary, seconded by Curtis Layn. The motion was passed and the hearing will be set for October 11, 2011 at 8:00PM.

Marsha Abramo moved and Philip Russell seconded a motion to put off review of Maj 2011-08 Motion failed.

Huizenga 2011-08Maj

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X	Location of existing sewers, water mains, storm drains, culverts, with pipe sizes and direction of flow.
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X	Proposal for provision of water supply.
X	Percolation test results and septic system design.
X	Proposal for drainage.
	Driveway/street construction design.
n/a	Copies of proposed legal restrictions or agreements and covenants.
n/a	Location of flood hazard zones.
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The Board is requesting that the driveway construction design be submitted.

Chris Acker made motion to set the subdivision for preliminary on October 11, 2011 at 8:35PM. The motion was seconded by Curtis Layn. Discussion followed.

Janet Dermody made an amendment to inform Huizenga's of need to be delineate major from minor. Amendment failed for lack of second. The original motion passed 4 to 3 with the Chair voting in favor.

Adjournment

Philip Russell made a motion to adjourn, Marsha Abramo seconded the motion and it passed 7-0. The meeting adjourned at 9:56 pm.

Respectfully submitted,
Bailee Layn-Gordon (based on notes by Janet Dermody)