

**Monkton Development Review Board**  
**Meeting Minutes**  
**November 8, 2011**  
Approved: 11/22/11

**Attendance:**

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

DRB Alternate Present: Thea Gaudette (not voting)

Others in Attendance: Ken Wheeling, Alan Karnatz

The meeting was called to order at 7:39 pm.

**Administrative**

Janet Dermody made a motion to approve the minutes of the October 25<sup>th</sup>, 2011 meeting as written. Chris Acker seconded the motion and it was passed 7-0.

Thea Gaudette suggested that the DRB minutes reflect the attendance and voting status of the alternate at the beginning of the minutes instead of on every case throughout the minutes. Marsha Abramo made a motion to accept Thea Gaudette's suggestion to clarify the voting status of the DRB alternate starting November 8, 2011. John Winsor seconded and it was passed 7-0.

**Donald and Julie Gould:**

Thea Gaudette suggested that a finding of fact be written for this case. Thea Gaudette will write the finding of fact for this case. The board members reviewed the information provided by Mr. Gould. It was discussed among those present. Marsha Abramo will draft a letter to Mr. Gould regarding information that is needed for the hearing.

**Alan Karnatz- Vermont Land Trust:**

Mr. Karnatz from the Vermont Land Trust was present to discuss the conservation project on the Orb Weaver Farm (Susman/ Pollock). The owners of the Orb Weaver Farm are interested in conserving some of their land; however they would like to exclude a building lot for the future. Their farm is in 5 acre zoning; but they would prefer a 1 acre building lot instead of 5 acres. Mr. Karnatz stated that the Vermont Land Trust would be conserving the remaining land. Thea Gaudette commented that a waiver would be required. Chris Acker noted that one challenge with a 1 acre lot would be the location of the waste water system. Mr. Karnatz noted that they often allow part of the waste water system on the conserved land if they are unable to maintain it on their 1 acre lot. Curtis Layn noted that it is important to make sure the position of their well shield and septic system doesn't impose on a neighboring property. It was also noted that the setbacks could cause more challenges; as the 5 acre regulations would have to be followed for this property. Mr. Karnatz noted that the property owners are interested in having the smallest possible building lot; that may have to be larger than one acre due to the utilities and setbacks. Thea Gaudette noted that the owners should carefully site any structures on the property, as they wouldn't be granted any variances because they created their own hardship.

**Huizenga 2011-08-Maj:**

The driveway design and three copies of the preliminary plat were received. The new information was reviewed by the board. Marsha Abramo made a motion to set the subdivision for final. Janet Dermody seconded the motion and it was passed 7-0. The final hearing will be set for December 13<sup>th</sup>, 2011 at 8:35pm.

**Adjournment**

Philip Russell made a motion to adjourn, Janet Dermody seconded the motion and it passed 7-0. The meeting adjourned at 9:50 pm.

Respectfully submitted,  
Bailee Layn-Gordon