

Monkton Development Review Board
Meeting Minutes
January 24, 2012
Approved: 2/14/12

Attendance:

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

DRB Alternate Present: Thea Gaudette (not voting)

Others in Attendance: Nancy Goodrich, Ken Wheeling, Ruth Dennis

The meeting was called to order at 7:41 pm.

Administrative

Chris Acker made a motion to approve the minutes of the January 10th, 2012 meeting as amended. John Winsor seconded the motion and it was passed 5-0-1.

Brisson Stone LLC

Ken Wheeling presented the board with information regarding a permit for a gravel pit for Brisson Stone LLC. It was noted that this permit falls under the 1978 zoning regulations with the 1986 amendments. The permit requires a public hearing regarding a rehabilitation plan for the site. The board reviewed and discussed the information provided. Marsha Abramo made a motion to go into executive session to discuss a legal issue. Janet Dermody seconded the motion and it passed 6-0. The board entered executive session. Janet Dermody made a motion to exit executive session. John Winsor seconded the motion and it passed 6-0. The board came out of executive session. Janet Dermody made a motion to set a hearing for February 14th, 2012 at 8:35. Marsha Abramo seconded the motion and it passed 6-0. A public hearing will be held on February 14th, 2012 at 8:35 pm.

Ruth Dennis 2012-01-Maj- sketch hearing - 3 lot subdivision. Ruth Dennis and Nancy Goodrich were present to discuss a three lot subdivision. The proposed subdivision was described by Ms. Goodrich. The plan is to divide a 20.11 acre lot into 3 lots (two 2 acre lots and a 16.11 acre lot).

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.
N/A	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.
	Act 250 status/information.

The board determined that the application was missing:

- Proposed pattern of lot layout, including width and depth, open space, drainage, water and sewage systems
- Act 250 status/ information

Chris Acker made a motion to approve the subdivision for sketch. Curtis Layn seconded the motion and it was passed 6-0. Ruth Dennis submitted a check for the three lot subdivision.

Donald & Julie Gould 2011-11-AP -appealing the Zoning Administrator's denial of building permit # 10-33. Mr. Gould sent a letter to the Zoning Administrator and DRB regarding notes from the public hearing on December 13th, 2011. This was reviewed by those present. Thea Gaudette presented the board with the findings of fact for this appeal. The findings were reviewed and discussed among those present. Janet Dermody made a motion to deny the application and accept the finding of fact. Philip Russell seconded the motion and it was passed 5-0-1. Curtis Layn abstained.

Adjournment

Philip Russell made a motion to adjourn, Janet Dermody seconded the motion and it passed 6-0. The meeting adjourned at 10:11 pm.

Respectfully submitted,
Bailee Layn-Gordon