

**Monkton Development Review Board**  
**Meeting Minutes**  
**February 14, 2012**  
**Approved: 4/10/12**

**Attendance:**

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

DRB Members Not Present: Marsah Abramo

DRB Alternate Present: Thea Gaudette (voting)

Others in Attendance: Stephen Pilcher, Sandra True, John True, Darrel Duffy, Laurie Duffy, James Dumont, Sam Burr, Eugenie Doyle, Elise Hotaling, Todd Hotaling, Elizabeth Hoag, Eugene Hall, Gill Coates, Randy Charboneau, Kathy Charboneau, David Shlansky, Andrew Gill, Claudia Orlandi, Linda Panella, Kate Dibble, Keith Dibble, John Shandrow, Tim Cearmouth, Elaine Pertaken, Barbara Yemeh, Lily Jackson, Hannah Mueller, Taylor Duffy

The meeting was called to order at 7:30pm.

**Administrative**

Thea Gaudette made a motion to approve the minutes of the January 24<sup>th</sup>, 2012 meeting as amended. John Winsor seconded the motion and it was passed 6-0.

**Brisson Stone LLC**

The board received information regarding the Brisson Stone hearing; including a denial letter from Ken Wheeling, the Zoning Administrator and a letter from the Brisson Stone representative. The Brisson Stone gravel pit hearing was postponed per request of the applicant due to assertion that there was a lack of warning to abutters by the Town. A suggestion by Andrew Gill that the warning was incomplete; lacking a site plan review. The hearing will be held March 27<sup>th</sup>, 2012 at 8:00pm.

**Gould**

A letter was received from Don Gould regarding his appeal to Environmental Court on the DRB decision. A follow up letter of acceptance from Environmental Court was also received that granted a hearing. Mr. Gould's filing fee was waived by the Environmental Court.

**Town Website**

Steve Pilcher was present to discuss the new town website ([www.monktontest.com](http://www.monktontest.com)). The DRB will be able to post their own minutes, can scan and post materials presented, and will have a place to keep recordings of meetings. Mr. Pilcher encouraged DRB members to test the website and provide feedback on how the website can be best used. On the new website the DRB will have its own page and email addresses for each members to ensure that their personal email is not discoverable.

**Dion**

The board received a mylar from Shirley and Kurt Dion showing a change in the boundary line. This subdivision came before the DRB in 2010. Janet Dermody made a motion to table this topic until the

next meeting. Thea Gaudette seconded the motion and it was passed 6-0.

### **Willow Well 2012-02-CON**

Ken Wheeling presented a copy of the warning that appeared in the Addison Independent. Interested parties are required to sign in and must speak during public comment in order to take part in environmental court.

A spokesperson from Willow Well gave some background information. Willow Well was founded in 2006 as an education center. There are 109 acres of land reserved for agricultural use. Monkton Central School has participated by planting trees. The new center will include offices, a teaching kitchen, art gallery, preschool, and a multi-purpose room. Gregor Masefield from Studio 3 Architects stated that there was an extensive search for septic capacity, as well as a wetlands study done. Buildable sites were found to be on south side of Stoney Meadow Lane. It was also stated that rehabilitation will make the silo and barn accessible. Parking is to be pushed far into property to be off road area for buses and cars; there will be screening along the parking area. The access from State Prison Hollow Road was noted to be unusable at this time. The plans call for the relocation of the existing barn to be an integral part of food to schools program and 2 hoop houses will also be added. There is space for overflow parking to the north of Stoney Meadow Lane.

Thea Gaudette expressed concerns about the caretaker's house being set within agriculture reserve land. She also asked if the preschool would be a fully stated licensed facility. Margery Dickstein asked about the state department's acceptable practices in an agricultural reserve. It was noted that there will be increased traffic two days a week for the Walden School and the pre-school (10-20 children each day). Peter Close noted that the septic system is planned to be placed in a restricted area.

Brad Washington from Green Mountain Engineering spoke about the septic system. The road has to be widened, and there will be 43 parking spaces. Overflow parking would not be paved or graveled. The waste water system will be an enviroseptic 3000 gallon septic tank and will be relocated into the agricultural reserve. The water supply will be a drilled well north of Stoney Meadow Lane. To serve the school, the type of water system will have the possibility of chlorine in the water. This would also include monitoring of neighboring wells, as they may need softening system. Site designed to prevent increase flow; it was also noted that soils on the site are tight. It was also noted that the storm water may require a holding pond.

Elizabeth Hoyt is an abutter. She stated that she was not notified about anything about this development. She is requesting that she be notified of any other events. Gene Hall asked a question regarding run off in the spring and other drainage issues. The culvert shown on the map was in the vicinity of underground power. He also expressed concerns regarding the location of the compost bins in regards to the other homeowners' wells. Sandra True noted that the septic holding tank is located above her land. Mrs. True asked questions about how she will be reassured that there won't be problems. Brad Washington pointed out that the land is still draining and the holding pond would drain away from the homes below. Sam Burr expressed concerns about the mound system being located within agricultural reserve. It was noted that the mound system is 250 feet long and cannot be used for growing anything but must be mowed. The hearing will be continued on February 28<sup>th</sup>, at 8:00pm.

### **Adjournment**

Phillip Russell made a motion to adjourn, Chris Acker seconded the motion and it passed 6-0. The

meeting adjourned at 10:00pm.

Respectfully submitted,

Bailee Layn-Gordon

(Based on notes from Janet Dermody and Peter Close)