

Monkton Development Review Board
Meeting Minutes
August 14, 2012
Approved

Attendance:

DRB Members Present: Peter Close, Chris Acker, Philip Russell, Marsha Abramo,

DRB Members Absent: John Winsor, Janet Dermody, Curtis Layn,

DRB Alternate Present: Thea Gaudette (voting)

Others in Attendance: Peter Norris, Sam Burr, Matt Schlein, Alan Huizenga Marjorie Dickstein, Elaine Pentaleri, Barbara Yerrick

From 5:30 to 7:30pm the Board met with 3 candidates for the Recording Secretary position; they selected Wendy Sue Harper.

The meeting was called to order at 7:34 pm by Peter Close, Chair.

Administrative:

1. The Minutes from the May 8 2012 were distributed for approval; several typos and grammatical errors were corrected.

Philip Russell moved approval of the amended minutes seconded by Chris Acker.
The motion passed 4-0-0

2. The minutes from May 22, 2012 were distributed for approval; one typo was corrected.

Chris Acker moved to approve the minutes as amended, seconded by Marsha Abramo.
The motion passed 4-0-0.

3. The minutes from July 24, 2012 were distributed for approval. Brisson Stone project number was added and Curtis Layn attendance, he was listed twice, was corrected.

Philip Russell moved to approve the minutes as amended, seconded by Marsha Abramo.
The motion passed 4-0-0.

Old Business

1. Helen Norris 2005 Subdivision: ROW for Septic Easement

Peter Norris, presenting for Helen Norris, brought a question before the DRB:

- 1) A septic area was transferred from Mike Norris to Helen Norris via easements; the easements have been recorded in the paperwork.
- 2) The DRB does not have jurisdiction over septic; the State has approved both these septic designs.
- 3) Sharon has recorded the easement/septic change. Does the DRB approve this new recording on the mylar?

Information was noted. The issue was not voted on; time ran out because of scheduled hearings.

2. Willowell Foundation, 2012-02-CON

Hearing for conditional use located on Bristol Road.

Marjorie Dickstein, Matt Schlein, Alan Huizenga Elaine Pentaleri

Marjorie Dickstein addressed the issues raised by the DRB.

- Lighting: follows the “Dark Sky” initiative. All lighting will be down shielded. Security lights will be down shielded and on a motion sensor. Evening lighting will determine the limit of operation.
- Signage: will be at the north side of property without lights. They would like to move the current barn sign to the new building.
- Construction: Looking at traditional wood planks and wood color with a standing seam roof. Hope to keep existing silo with few punctures.

Conditional Uses:

They believe they are covered by many definitions in the Monkton regulations so conditional uses may not apply. Including:

- Their community center meets that definition in Monkton regulations.
- Offices will be on the second floor, but meet those definitions.
- The day care facility meets the definition in Monkton regulations.
- Height issue: Monkton regulations say a maximum of 35 feet to the ridge, but Willowell would like to apply for a conditional use for the height. They meet the VT building codes (VT fire prevention and safety code and access codes). They are asking for a height of 44 or 45 feet so they can maintain a traditional barn design for the building with a monitor barn type look. Floor height is at the absolute minimum.
- They need to build 36 feet into the Ag reserve; this has been a struggle for them. They would like to put their septic system in Ag reserve too. They believe a septic system does not prevent the land from being used to grow crops if it was removed.

Note: the building has been designed so all spaces could be used for all uses.

Their building phase-in is 12-16 years.

- Phase one (2012-2016; 3-4 years): site work, building on slab, care takers residence, bathrooms, multi purpose room, and preschool with decks, ramps and stairs.
- Phase two (2012-2020; 3-4 years): main big barn building with elevator and two stair towers with decks, ramps and stairs.
- Phase three (2012-2024): large multi-purpose room, reading room and convert silo to a library stacks area.
- Phase four (2025-2028): Fill out mezzanine level, kitchen, terrace.

There were questions on roof connection given the phase-in of the design.

The members of the audience gave no comments.

Evidentiary portion of Willowell application was concluded. The DRB will deliberate and get back to them within 45 days.

3. Review Subdivision Application for Maurice DuBois on Bristol Road, 2012-05-MAJ

Discussion for Sketch: Project might be a good candidate for a PUD.

Review for completeness; applicant used form that was out of date. DRB examined the project information using rules on page 37 of new regulations. Project was reviewed using site plan criteria.

Thea Gaudette moved to set for Sketch, Chris Acker 2nded, Motion passed 4-0-0.

Board discussed project time frame for setting for Sketch. Hearing was set for 9:05pm on August 28th.

Ken Wheeling: because some paperwork is handled by the ZA in new regs need to ensure paperwork flow is set up well.

4. Review Brian Corkins Conditional Use Paperwork, 2012-04-CON

DRB reviewed this project.

Required items:

- Survey map
- Addresses and signatures of all landowners
- Construction schedule
- Approve from Agency of Natural Resources for being in a flood plain (Section 365).

Ken Wheeling will mail the application to ANR if needed.

Hearing was set for 8:05pm on September 11.

New Business:

5. Four Hills Farm

Ken Wheeling sent a letter stating a conditional use permit is required for extraction of rock, gravel and dirt from property from mountain road; a neighbor has complained. Farms are exempt from some regulations, but must fill out the paperwork for a conditional use, but it is stamped Declaratory.

6. Robert and Deborah Masi application for a variance, 2012-06-VAR

Pre-existing non-compliance home burned in February 3rd, 2011; they want to put a doublewide on the site. They do not own the land, and buy plan to buy it. Missed the 1-year grandfather date to build on the existing footprint.

They need a 19-foot variance on the north side of the property to fit a doublewide. They are leaving the garage.

Some issues over the measurement of this lot between tax map/listers' description and former landowners description. Ken Wheeling will get the deed description. In the letter to applicants strongly advise them to get a survey, which would answer some questions that have arisen and have not been resolved.

Set for Variance September 25th.

Adjournment

Philip Russell moved to adjourn the meeting at 9:37pm. The motion was seconded by Chris Acker and passed 4-0-0.

Respectfully submitted,

Wendy Sue Harper
Recording Secretary