

**Monkton Development Review Board
Meeting Minutes
November 27, 2012
Approved: 12/11/2012**

Attendance:

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

DRB Members Absent: None.

DRB Alternate Present: Thea Gaudette (Only voting on BS/BMC)

Others in Attendance: Ken Wheeling, ZA, Stephen Pilcher, Trafton Crandall, Dolores Norris, Jason Barnard, Frank Stanley, Nancy Sabin, Nancy Goodrich, Jim Dumont, and Linda Panella, and Claudia Orlandi.

Peter Close called the meeting to order at 7:33pm.

Administrative:

1. Stephen Pilcher discussed progress on the collection of the records for the records request by Mr. Donald Gould due November 28, 2012.

Stephen Pilcher noted information covered by lawyer-client privilege is not public record and should not be kept in DRB files that are open for public inspection.

Stephen Pilcher noted the Town plans to develop a policy for Town email in the near future.

2. The DRB reviewed items in its mailbox.

- Letter from Langrock, Sperry and Wool, Willowell's attorney, was received and read to the Board.
- Ken Wheeling received a permit application from Mr. Hill on the extracting of gravel and stone for use on his farm. Farm permits must meet Town setbacks, but they are marked declaratory. The Vermont Agency of Agriculture permits farm activities that do not meet setbacks. Ken Wheeling will follow up with the Commissioner of Agriculture on the order to proceed given Monkton's new regulations.

Old Business

3. 8:00 pm Application # 2012-05-MAJ Moe Dubois 35 Bristol Road Sub-division

Trafton Crandall, representing Moe Dubois, presented new information to the Board. A sketch and site plan were submitted for the ~28.19 acre property, which is in 2 and 5 acre zoning districts. However, their recent wetland delineation showed much of the hayland along the Bristol Road is a wetland, which required them to redesign their site plan. They are proposing a 4-lot PUD subdivision, including the existing duplex, with 3 new deep wells and a common septic system for two new buildings. They are looking at duplexes or triplexes on the two new lots. They will be seeking changes to setbacks, frontage, and lot size to do the PUD. They have two existing curb cuts. The wetland is a class 2, and thus, requires a 50-foot buffer. They will

conserve the wetland. They are holding the 24-acre+ upland cedar wooded lot for future building or for sale. They know they need to present a master plan. The property is not in any of the Town's overlay districts.

Peter Close made the motion to approve sketch and set for preliminary. Curtis Layn seconded the motion. 6-0-0 (Peter Close and Thea Gaudette did not vote.)

4. 8:35 pm Application # 2012-07 Peter Norris First Cut Cemetery Road

Delores Norris and Jason Barnard were present representing Peter Norris. Donald A. Johnston, licensed land surveyor, created the survey map for the property with metes and bounds. The lot was in existence as of March 3rd, 1978. They need to pay the \$25 fee and \$25 warning fee.

Comments from the audience; speaking members were sworn in:

Frank Stanley sent a letter, which was read to the Board. Mr. Stanley requested a site visit, and a signed agreement for shared expenses for road maintenance.

Peter Norris' letter was read to the Board regarding Mr. Stanley's letter. He asked that the Board follow the regulations for first cut.

Nancy Sabin asked about the 4-lots information she got from the Rutland Office of ANR Wastewater Division versus 2-lots submitted to the Board. She discussed the issue of septic being disposed of on her land.

John Winsor made a motion to accept this development for first cut and Chris Acker seconded it. 6-0-0

~Short Break~

5. 9:05 pm: Application # 2012-02 Change of Use BS/BMC or Brisson

Peter Close re-opened the continued hearing. Thea Gaudette moved to continue the hearing to January 22nd at 8pm. Janet Dermody seconded the motion. Vote: 6-0-1 (With Thea Gaudette voting.)

6. Minutes

Minutes from the October 23rd meeting were reviewed and corrected. John Winsor moved the minutes as amended and Curtis Layn seconded. Vote: 5-0-1.

Minutes from the November 7th meeting were reviewed and corrected. Curtis Layn moved the minutes as amended and John Winsor seconded. Vote: 6-0-0.

Minutes from the November 13th meeting were reviewed and corrected. Philip Russell moved the minutes as amended and Curtis Layn seconded. Vote: 6-0-0.

Other Business

7. New forms were reviewed and updated:

- Project Tracking Sheet.
- Conditional Use
- Boundary Adjustment
- First Cut
- Notice of Zoning Permit Request
- Site Plan—was not finished.

8. December meetings were discussed.

Adjournment

Philip Russell moved to adjourn the meeting at 10:25pm. The motion was seconded by Curtis Layn and passed 6-0-0.

Respectfully submitted,

Wendy Sue Harper
Recording Secretary