

**Monkton Development Review Board**  
**Meeting Minutes**  
**April 9, 2013**  
**Approved: 4/23/2013**

**Attendance:**

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

DRB Members Absent:

DRB Alternate Present: Thea Gaudette (voting)

Others in Attendance: Lisa Burns, Mark Burns Alan Karnatz, VLT, Marjorie Susman and Marian Pollack.

Peter Close, Board Chair, called the meeting to order at 7:32pm.

**Administrative:**

**1.** Minutes from the March 26<sup>th</sup> meeting were reviewed and corrected.

Chris Acker moved the minutes as amended and John Winsor seconded. Vote: 6-0-1 with Thea Gaudette voting and Curtis Layn abstaining.

**2.** Palmer project on Turkey Lane 2013-01-Con 9:10pm

Peter Close brought an issue to the Board raised by Sam Burr. Mr. Burr was concerned that information from a Hinesburg Select Board meeting was brought up at the hearing for Ted Palmer's project. Mr. Burr said the Board should act as quasi-judicial. So this type of information cannot be brought to a hearing. The Board discussed this issue.

Thea Gaudette brought up an issue raised by Melissa Cook in reference to the need for an Act 250 permit for Ted Palmer's project.

The Board discussed which members need to have an authorization signed by Mr. Palmer in order form them to participate in the deliberation.

**3.** Michael and Suzanne Bushey and Jason and Corrie Fitzgerald Project 2013-04-BA

Mrs. Fitzgerald asked to have their boundary adjustment hearing rescheduled. The hearing was rescheduled from April 23<sup>rd</sup> to May 21<sup>st</sup> at 8:00pm. John Winsor moved and Chris Acker seconded it. Vote: 6-0-0.

**4.** The Board reviewed a letter written to Mary Gerdt in reference to Peter Norris application for first cut (2012-07-First Cut). Thea Gaudette will send the letter.

**5.** Sketch hearing of Michael Hinsdale 2013-02-Maj

John Winsor moved and Chris Acker seconded that the Hinsdale's site visit be moved from April 20<sup>th</sup> to April 27<sup>th</sup> at 10:00am so Board members can attend a training the Town is having for Board members. Thea Gaudette will write a letter to the applicant requesting the change.

### **Old Business**

#### **1. Saunders Subdivision 2010-01-MAJ**

Lisa and Mark Burns came in to look at final materials for the subdivision. They have only been able to find drafts. They are looking for: wastewater permits, deed restrictions and protective covenants, the finalized Mylar, and conveyance for a small tract of land to the Burns and Cressys (Lot 4). Paperwork was reviewed. They plan to see the Mylar during regular Town Hall business hours.

#### **2. Marjorie Susman and Marian Pollack, Orb Weaver Farm, Waiver on Lime Kiln Road 2013-03-WAI at 8:35pm**

Alan Karnatz, from Vermont Land Trust, discussed the history of the project and the potential of getting a waiver on a 2-acre building lot during the conservation of the rest of the farm. The Board discussed options with the applicant. The farm is seeking a waiver to create a 2-acre lot rather than a 5-acre lot in RA-5 when the rest of the farm is conserved. However, they do not want to do a subdivision until they plan to build, which is in the future. A waiver needs to be tied to a parcel of land. The applicant would be willing to do a survey. The project could be done as a PUD. A quitclaim would need to be done first.

### **Adjournment**

Janet Dermody moved to adjourn the meeting at 9:19pm. The motion was seconded by John Winsor and passed 6-0-0.

Respectfully submitted,

Wendy Sue Harper  
Recording Secretary