

Monkton Development Review Board
Meeting Minutes
April 23, 2013
Approved: 5/14/2013

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/non-voting after 7:55pm)

Others in Attendance: Ken Wheeling, Adam Bouchard

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

Administrative:

Minutes from the April 9th meeting were reviewed and corrected.

Chris Acker moved the minutes as amended and Janet Dermody seconded. Vote: 6-0-0.

Phillip Russell brought up an omission in the minutes of March 26th. Chris Acker moved to reopen the March 26, 2013 minutes and Philip Russell seconded. Vote: 6-0-0.

Minutes from the March 26th meeting were reviewed and corrected.

Chris Acker moved the minutes as amended and Philip Russell seconded. Vote: 6-0-0.

Peter Close mentioned the Board having written procedures in light of the training the Town provided on April 20th. Agenda postings were also discussed.

Ken Wheeling made the Board aware that it received an Act 250 Land Use Permit Application for Claudia Orlandi 's kennel; it was been put in her file.

Janet Dermody moved to postpone Board elections until May 14th and Philip Russell seconded. Vote: 6-0-0.

Old Business

1. Michael Hinsdale Subdivision on Nichols Road 2013-02-MAJ

Adam Bouchard, who is an abutter to the subdivision, visited the Board to find out more information about the project. The Board explained the process to Mr. Bouchard.

2. Saunders Subdivision 2010-01-MAJ

The Board reviewed the submission of a map of the project. The project was missing the conveyance of land description. The file will be reviewed to determine if a wastewater permit has been received. Kevin Brennan's Office provided missing information to the

Board. Peter Close is going to check the deed when the Town Hall is open to determine if the conveyance is in the deed. A letter will be written to Kevin Brennan if necessary.

3. Palmer project on Turkey Lane 2013-01-Con

Janet Demoday and Scott Gordon recused themselves from the discussion and left the meeting.

The Board deliberated on the Mr. Palmer conditional use.

Points Made:

- A contractor's yard is a permissible use.
- Concern was expressed about heavy equipment on narrow Turkey Lane. Discussion on potential limitations to reduce use. Including limiting trips per day or week.
- Potential growth was discussed. The Board does not want to hamstring the business so it cannot grow at all, but at the same time would like to provide minimal impact to the neighborhood.
- Turkey Lane is a road—but roads are shared by all.
- Wayne Preston provided a statement that he is not concerned about how the project will impact the road.
- Construction for commercial or industrial purposes on over 1 acre or 10 acres if the municipality has permanent zoning and subdivision bylaws will trigger Act 250.

Thea Gaudette moved to approve the project with conditions and Philip Russell seconded it. Votes: 5-0-0

Issues of concern to develop conditions:

- 1) Traffic: the issue is number of trips. Resolution is to allow an average of 1 round trip per day or a monthly average of 30 trips per month as proposed.
- 2) Visual Impacts: issue resolution is screening to Ms. Cooks property with fast growing conifers and the Port-O-Let with fence or shrubbery.
- 3) Lighting: issue resolution is down shading and adjusting the sensitivity of the motion detectors to animals setting it off per proposal.
- 4) Spilling of Chemicals and Water Quality: issue resolution is to have a spill plan on site.
- 5) Fuel Storage: issue resolution is to ensure the project meets all Town (UPD Section 455), State and Federal safety standards and requirements.
- 6) Number of Pieces of Equipment Stored Outside. Resolution: whenever possible equipment should be stored inside the building and outside storage will be as unobtrusive as possible.

7) Business Expansion: Resolution: any expansion of the Business needs to come back before the Board (UPD Section 360).

Thea Gaudette will craft a Findings of Fact with the conditions discussed tonight and send it to the Board by next Tuesday 4/30. The Board must respond with comments by Friday, 5/3; so it can be signed before May 10th.

New Business

None.

Adjournment

Peter Close moved to adjourn the meeting at 9:35pm. The motion was seconded by Curtis Layn and passed 5-0-0.

Respectfully submitted,

Wendy Sue Harper
Recording Secretary