

Monkton Development Review Board
Meeting Minutes
July 23, 2013
Approved: 8/13/13

Attendance:

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

DRB Members Absent: Chris Acker.

DRB Alternate Present: Thea Gaudette (voting)

Others in Attendance: Ken Wheeling, Jean Kingston, WCVT, David and Anne Layn, Trafton M. Crandall, P.E. for Maurice Dubois, Colette Paul, and William McCarthy.

Peter Close, Board Chair, called the meeting to order at 7:31pm.

New Business

1. Jean Kingston, a WCVT representative, appeared before the DRB because Monkton is getting fiber optic cable and boxes for better Internet service. She came to get clarification on how to proceed given the new technology and current UPD rules. The set-up for new equipment for these fiber optic cables is to hang the cabinet between two six-foot telephone type poles 3-foot apart. These cabinets are hung on poles because they are so small that if they are put on a slab they will be difficult for technicians to find them in winter and plows may not be able to see them. She thought there would be 3 new cabinet/pole set-ups in total. The cabinets are 2' x 1.5' x 4' and start 1.5' off the ground.

The Board discussed how this project fit within the current UPD.

John Winsor moved the project does not fall under current UPD regulations, as it is similar to installing telephone poles. Thus, it does not need a permit. Curtis Layn seconded it. Vote: 6-0-0 with the Chair not voting.

Administrative:

2. Anne Layn, Select Board member, brought an issue to the Board about changes to a current curb cut. Kyle Nolan of Maple Lane request a new curb cut so he does not have to continue to share a driveway. The change would be safer according to Wayne Preston, the Road Commissioner. The Select Board discussed swapping curb cuts, which would maintain the same number for the subdivision. The Board discussed the issue. Changes to curb cuts require a new Mylar.

3. Minutes from the July 9th meeting were reviewed and corrected.

Thea Gaudette moved the minutes as amended and Curtis Layn seconded. Vote: 6-0-0 with the Chair not voting.

4. The Board discussed emails from Liam Murphy about the Brisson appeal and procedural rules. The Board had questions about the deposition process.

Old Business

5. 8:00pm Application # 2013-05-FC of Layn Farms/ David Layn for a First Cut located on the south end of Mountain Road. The present zoning classification of the property is RA 5 and the Tax Parcel ID is #08.103.059.000. First Cut Hearing.

Curtis Layn recused himself from this discussion.

The Board reviewed the First Cut. Thea Gaudette moved to grant First Cut and Scott Gordon seconded it. Vote: 5-0-0 with the Chair not voting.

The Board noted that there is a 30-day appeal period and a Mylar is required when the lot is created.

The Board waited for 5 minutes for the next hearing time to begin.

6. 8:35pm Application # 2012-05-MAJ of Maurice (Moe) Dubois for a 4 lot subdivision located at 35 Bristol Road, Monkton, VT. The present zoning classification of the property is RA2 and the Tax Parcel ID # is 13.103.002.200. Preliminary Plat Hearing.

Trafton M. Crandall, P.E. representing Maurice Dubois, presented the project and progress on its PUD development. He discussed the pre-existing lot, 2 new building lots with ground floor attached duplex homes, and common land lot.

Mr. Crandall asked about waiving the requirements for elevation drawing; it is to provide a conceptual understanding for the Board.

The Board mentioned that visitability standards should be researched and reviewed.

The Board ran the checklist. The project was missing:

- Street layout and open space within the subdivided area.
- Location, width, and approximate grade of proposed streets.
- Location of other proposed utilities including telephone, electric and cable.
- Conceptual drawings were missing.

Other conditions include: move houses back to create the parking area; include 6 spaces per building; included screening for parking to screen the parking area from Bristol Road; single access for the U-shaped driveway as far as south possible on Bristol Road, maintenance agreement for the common mound, pump station and shared driveway, and buried power lines, common land deed language.

A site visit will be scheduled when the applicant is ready with additional information. The Board asked to stake out the 4-corners of each building and the parking area.

Peter Close made the motion to continue the hearing until the site plan materials are complete. Janet Dermody seconded it. Vote: 6-0-0 with the chair not voting.

Adjournment

Philip Russell moved to adjourn the meeting at 9:59pm. The motion was seconded by Curtis Layn and passed 6-0-0 with the Chair not voting.

Respectfully submitted,

Wendy Sue Harper
Recording Secretary