

**Monkton Development Review Board  
Meeting Minutes  
December 10, 2013  
Approved: 1/14/14**

**Attendance:**

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

DRB Members Absent: Curtis Layn.

DRB Alternate Present: Thea Gaudette (voting)

Others in Attendance: Ken Wheeling, Andrew Petersen, Gregory Paulman, Trafton Crandell, and Hal Saunders.

Peter Close, Board Chair, called the meeting to order at 7:34pm.

**Administrative:**

1. No minutes to review. Thea Gaudette took minutes for 11/26; they will be given to Wendy Sue Harper to transcribe.

2. Rules of Procedure were reviewed and updated by the Board.

**New Business**

**3. Andrew Petersen's Malt House Project 2013-07-CU**

Mr. Petersen came before the Board to discuss a new business on his property; he has developed a malt house in a barn on his property in the RA 5 zoning district. He plans on having one employee. The barn is being converted to a malt house with a kitchen for testing product.

Mr. Petersen has worked with the State on permits; he is classified as a cheese-maker and food processor. He does not need any federal permits. This is not an agricultural operation because the grain is not grown on the property. He needs to store 200 tons of grain per year. He asked for guidance on grain bin height.

The Board will review the application for completeness and would like to do a site visit before the hearing.

**4. Gregory Paulman on Bennett Road for a New Gun-Smithing Business**

Gregory Paulman came before the Board to discuss a new gun-smithing business on his property. He found out that he does not need a firearms restoration permit from the State. He lives in a mobile home and planned to use a room in the old Bennett home as a workshop. This is not a home occupation because the business will be in an outbuilding and not in his home.

The Board discussed the need for a site plan and new Mylar with Mr. Paulman. Ken Wheeling looked in the book recording properties and maps; this property does not have a map associated with it.

The Board discussed the issues related to the project.

#### **5. Hal Saunders Re-opened Subdivision**

Hal Saunders came before the board to discuss a change to his property. He would like to divide a no build lot off of a building lot, which would reopen the subdivision. The Board discussed the project with Mr. Saunders and considered the discussion to be a Sketch Hearing.

#### **6. Ken Wheeling ZA**

Mr. Wheeling discussed some current issues with the Board.

#### **Old Business**

#### **7. 8:00pm Continued Final Plat Hearing For Maurice (Moe) Dubois 2012-05-MAJ**

Trafton Crandell, P.E. for the project presented the project for Mr. Dubois. Revised plans were received by the Board. A revised survey map, revised declaration of easements and covenant, and deed descriptions was examined. A draft deed was not brought to the meeting, but can be supplied within a week. A narrative description of lot 5 was also missing.

Mr. Crandell reviewed new materials for the project; it was complete.

Thea Gaudette moved to grant final plat approval conditioned on receiving the draft deed language before the filing of the Mylar. Chris seconded it. Vote: 5-0-0.

The project was approved.

#### **8. Willowell Foundation's Conditional Use 2012-02-CON**

The Board discussed this on-going appeal of this project.

#### **Adjournment**

Thea Gaudette moved to adjourn the meeting at 9:28pm. The motion was seconded by Chris Acker and passed 5-0-0 with the Chair not voting.

Respectfully submitted,

Wendy Sue Harper  
Recording Secretary