**Monkton Development Review Board**

**Meeting Minutes**

**January 28, 2014**

**Approved: 2/11/2014**

**Attendance:**

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

DRB Members Absent: Scott Gordon.

DRB Alternate Present: Thea Gaudette (voting)

Others in Attendance: Ken Wheeling, ZA, Andrew Peterson, Terry Harris, Doris E. Brace, Jason Barnard, Michael Hinsdale, Bill Kuhns and Adam Bouchard.

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

**Administrative:**

**1.** Minutes from the January 14th meeting were reviewed and corrected.

Chris Acker moved the minutes as amended and Philip Russell seconded. Vote: 5-0-1 with Thea Gaudette abstaining.

**Old Business**

**2. Doris Brace First Cut 2013-06-FC**

Terry Harris, surveyor for Doris Brace came in to ask the Board about adding zoning districts on the survey map as required. He will update the map and produce the Mylar.

Doris Brace was mailed a copy of the minutes as demonstration of the final approval of her first cut. Thea Gaudette will mail them to her again.

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

Andrew Petersen came before the Board to discuss his project’s missing information and what information he might not actually need to submit. He submitted some older maps and diagrams. He would like the Board to classify the project as complete. The Board will re-review the project.

**4. Michael Hinsdale Preliminary Subdivision Hearing 8:00pm 2013-02-MAJ**

Jason Barnard and Michael Hinsdale presented the revised project to the Board. The project has been scaled back to 4 housing lots with the fifth lot—the 40-acre balance of land to be purchased by a neighbor, Adam Bouchard. They have a wastewater and erosion- sedimentation permit and do not need a storm water permit. They have an access permit, but need to improve Bennett Road.

They have set aside 20% of the development (2-acres) not 20% of the subdivision (10-acres). They have access for one house in the back. The Board asked if Adam Bouchard would be opened to protecting 10-acres in 40-acre lot; he would.

Bill Kuhns provided some correction to the map and expressed concern over accessibility to trails that have been used for decades. He also asked about ongoing maintenance to Bennett Road; currently his family is maintaining some of it. Mr. Hinsdale must bring Bennett Road up to Class 3 standards. The question was raised about a plan for road care once the subdivision has been developed.

Adam Bouchard asked about covenant restrictions. He asked about commercial vehicles on the subdivision road, because of the shared maintenance. Mr. Hinsdale is trying to restrict commercial activity.

Mr. Hinsdale reviewed the questions he must answer: statement describing the remaining property, a statement from the Select Board on what happens to the road after it is improved, and resolving the question of the size of the set aside.

John Winsor made the motion to continue this hearing to February 25th at 8pm; Chris Acker seconded the motion. Vote: 5-0-1 with the Chair not voting.

The Board discussed the issue of developments conserving ridgelines and wetlands.

**New Business**

**5.** The Board reviewed a letter from Wendy Sue Harper resigning as Recording Secretary as of March 31st.

**6.** The Board reviewed the Zoning Administrator’s Town Report and updated project numbers.

**7.** A letter to Mr. Volker Fritz was reviewed and changes were made. They discussed regulations.

**8.**  John Winsor made the motion to re-schedule Hal Saunders sketch plan hearing at 8:35pm on February 11th; Curtis Layn seconded the motion. Vote: 5-0-1 with the Chair not voting.

**9.** Current court cases were reviewed.

**Adjournment**

Thea Gaudette moved to adjourn the meeting at 9:38pm. The motion was seconded by Curtis Layn and passed 6-0-0 with the Chair voting.

Respectfully submitted,

Wendy Sue Harper

Recording Secretary