

**Monkton Development Review Board
Meeting Minutes
March 25, 2014
Approved: April 8, 2014**

Attendance:

DRB Members Present: Chris Acker, Peter Close, Thea Gaudette, Scott Gordon, Curtis Layn, and John Winsor.

DRB Members Absent: Philip Russell.

Others in Attendance: Ken Wheeling, ZA, Jenna Calvi, ANR, Kevin and Karin Williams, Jennifer Desautels, Trudell Consulting Engineers, Bill Martin, Green Tree Real Estate, Dan Redondo, Vermont Wetland Supply, Kevin Brennan, Brennan Punderson PLLC, Lisa and Mark Burns, Laurie and Kenneth Goodrich, Joanne Shedrick, S. Mangus, and Hal Saunders.

Peter Close, Board Chair, called the meeting to order at 7:35pm.

Administrative:

Note: the Monkton Select Board appointed Peter Close, Thea Gaudette, and Scott Gordon to the DRB on March 24th.

1. Minutes from the March 11th meeting were reviewed and corrected.

John Winsor moved the minutes as amended and Scott Gordon seconded. Vote: 5-0-0 with the Chair voting. (Curtis Layn had not yet arrived.)

2. Peter Norris Sketch Plan Hearing 2014-05-MAJ

Board rescheduled the sketch plan hearing on April 8th at 8:35pm.

3. The Board discussed the Select Board's proposal to eliminate the alternate position; all agreed.

New Business

4. Julie Close Kenyon 2014-07-MAJ

The Board reviewed the project for sketch.

The Board ran the checklist. The project was missing: addresses of abutting landowners.

Thea Gaudette made the motion to set the project for a sketch plan hearing on April 8th at 9:05pm, and Curtis Layn seconded the motion. The vote passed: 5-0-0. The Chair did not voting due to a conflict of interest.

Old Business

5. 8:00pm Kevin Williams, KDW, Preliminary Plat Hearing 2014-03-MAJ

Jennifer Desautels of Trudell Consulting Engineers presented the project to the Board. They are changing a lot line, the driveway shape and some labeling because of zoning district changes.

The Board would like to know the acreage within the two-acre zone; the project needed to meet current two-acre requirements.

Peter Close asked if the audience had any comments. There was a question about the need for a storm water permit; it was not needed.

The Board ran the checklist.

Curtis Layn made a motion to accept the project for preliminary plat and to set the project for final plat hearing on April 22nd at 9:05pm. Chris Acker seconded the motion. Vote: 6-0-0 with the Chair voting.

The Board took a 5-minute recess.

6. 8:35pm Hal Saunders Re-opened Subdivision 2014-02-MAJ Sketch Hearing (Former 2005-010-MAJ and 2010-010-MAJ)

The Board reviewed missing information. The project map scale was not 1-inch equals 100 feet and the map size was not 24-inches by 36-inches. Map does not label feet contour lines. Map needed to delineate the eastern no-build zone. This will be a requirement of final.

Easements were not on the map; they will be added.

Ken Goodrich asked about the tire dump on the property. The tires will remain on the property; they have been used in the past for round-bales.

Lisa Burns asked about how the lots will participate in the subdivision covenants.

- 1) Lot 13, which will become Lots 14 and 15, is not enjoined into any covenants for ponds to share within expenses and inspections. They will enjoin it.
- 2) Road maintenance provisions? Lot 15 (was Lot 11) if a house is constructed, they will have to share in road maintenance. Otherwise if a logger is damaged above normal wear and tear, then they will have to fix it; this is in the covenants.
- 3) What are the provisions for the transfer of the storm water permit when Lot 14 is sold?

Jenna Calvi of ANR said that it is Mr. Saunders responsibility to create the association, co-permitting would be easiest for the final transfer, and the storm water permit is for the whole property. Mr. Saunders is the current storm water permit holder. If he sells all the lots, then a landowner association would hold the permit.

Lisa Burns said there is currently no incorporated landowner association with a resolutions or bylaws.

Kevin Brennan said Lot 14 will build its own pond, and he will work with homeowners on the un-incorporated association, and on co-permitting the storm water permit. Properties must contribute to storm water costs once a home is built.

Ken Wheeling asked that the storm water maps also be filed in the town files for towns' people to examine. They will provide copy of the storm water map for the file.

Mr. Mangus asked about logging; there are no restrictions are on logging proposed. Joanne Shedrick had the similar concerns about logging and land stability.

Lisa Burns ask if these lots were zoned commercial; they are in the 2-acre and 5-acre zones.

The Board ran the checklist. They have started the process for amending the storm water permit. Easements for storm water need to be on the map. The map scale and size need to be corrected. They will fix it, as it is not on survey by amending to include Lot 15 access. They meet with Association for discussions.

Peter Close made a motion to continuing this hearing to date certain, and John Winsor seconded it. Vote: 4-0-0 with Curtis and Scott not voting. It was set for 9:35pm on the April 22nd.

New Business

7. The Board discussed some procedural issues.

8. David Fost Review of a Proposed Variance for an Accessory Building

Curtis Layn made a motion to return the permit fee of \$697 and Curtis Acker seconded the motion. Vote: 5-0-0 with the Chris Acker not voting.

9. Gregory Paulman, Gun-Smithing Business Conditional Use 2014-01-CU

The Mylar was signed.

Adjournment

Chris Acker moved to adjourn the meeting at 10:15pm. The motion was seconded by Scott Gordon and passed 6-0-0.

Respectfully submitted,

Wendy Sue Harper
Recording Secretary