

**Monkton Developmental Review Board**  
**Meeting Minutes**  
**March 22, 2016**  
**Approved: April 12, 2016**

**Attendance:**

DRB Members present: Philip Russell, Scott Gordon, John Winsor, Peter Close, Curtis Layn.

DRB Members Absent: Chris Acker

Others in Attendance: Kathleen Norris, Kelly Norris, Greg Cota, Anthony Panella, Linda Panella, Sue Frischmann, Candy Carswell, David Layn, Peter Scaubart, Aaron Cousino, Stephanie Watson, Garry Cousino, Cynthia Cousino.

John Winsor called the meeting to order at 7:31 pm.

**Administrative:**

**Minutes:** The Board reviewed the minutes from March 8, 2016. Corrections were made. Scott Gordon moved to approve as amended. Phil Russell seconded this motion. Motion carried with a vote of 5-0-0.

1. **Announcements:** There were no announcements.

**Old Business:**

2. There was no old business to discuss.

**New Business:**

3. Kathleen and Kelly Norris spoke regarding Murray Road Property Conditional Use and boundary line adjustment. The Board ran the checklist. The application is missing the name and address of the person(s) preparing the map. John Winsor asked if they were planning another curb cut, if they were, the curb cut would require Selectboard approval and would be needed for the final hearing. The Boundary adjustment needs bearings. Mr. and Mrs. Norris will be provided with a list of missing items required for the hearing.

Scott Gordon moved to set the hearing for April 26, 2016 at 8:00pm with the condition that missing items are received prior to March 31, 2016 giving time to warn the hearing. Curtis Layn seconded this motion. Motion carried with a vote of 4-0-1, Peter Close abstained.

John Winsor moved to waive the fee for one of the applications. Curtis Layn seconded this motion. Motion carried with a vote of 5-0-0.

4. **2015-02-MAJ-COTA BROTHERS FARM:** Gregory Cota indicated that a contract has been signed and a close date of April 15, 2017 has been set. It could be closed prior to this date. Mr. Cota indicated they are awaiting funds from Land Trust. The appraisal of the property was done September 1, 2015, expiring September 1, 2016.

Peter Close moved to approve this application with the condition that the contract is completed. Curtis Layn seconded this motion. If the contract is not complete by June 2016, Mr. Cota has been instructed to file for an extension on the Mylar. The motion carried with a vote of 5-0-0.

5. **2016-01-BOU PANELLA-ORLANDI BOUNDARY ADJUSTMENT:** The application was reviewed. The Board indicated that this boundary adjustment cannot change the number of lots on either parcel. This parcel can be no more than 2 lots. This would need to be part of the agreement. This requires a deed restriction to be written and filed with the Town, and should also be present on the Mylar.

Peter Close moved to approve the Boundary Adjustment with the condition that this parcel cannot be subdivided in to no more than 2 lots. Curtis Layn seconded this motion. Motion carried with a vote of 5-0-0.

6. **2016-01-BOU – LAYN COUSINO BOUNDARY ADJUSTMENT:** The Board reviewed the maps for the boundary adjustment. Curtis Layn recused himself from this hearing. The board needs the maps with bearings, meets and bounds, and before and after acreage for both parcels.

Scott Gordon moved to approve the boundary adjustment with the condition that mylar shows before and after acreage, meets and bounds, bearings, and a building envelope. Peter Close seconded this motion. Motion carried with a vote 4-0-0.

## Adjournment

7. Curtis Layn moved to adjourn at 9:20pm. Phil Russell seconded this motion. Motion carried with a vote of 5-0-0.

Respectfully Submitted,

Miranda Boe

**Recording Secretary**