

Monkton Developmental Review Board

Meeting Minutes

DRAFT

December 13, 2016

Approved: XXXX

Attendance:

DRB Members Present: John Winsor, Scott Gordon, Phillip Russell, Chris Acker, Peter Close, Curtis Layn.

DRB Members Absent:.

Others in Attendance: Ken Wheeling (ZA), Paul Claudon, Lynette Claudon, Shirley Claudon, Pierre Desjardins, Delores Norris, Peter Norris, Katrina Roberts, Beth Ogden, Bret Griswold.

John Winsor called the meeting to order at 7:39pm.

Administrative:

- a. Nick Lambert is interested in purchasing a piece of land but will need to get power through the property another way. He is wondering if the building envelope can be moved and what can be done if anything before he commits to purchasing the land. Reopen subdivision, possible septic amendment.

Minutes:

1. The Board reviewed the minutes from November 22, 2016. Scott Gordon moved to approve the minutes as amended. Peter Close seconded this motion. Motion carried with a vote of 5-0-1, Chris Acker abstained.

Announcements:

2. Ken Wheeling brought to the attention of the board that he received the Fourth Edition of the Energy Efficiency group which will require altering the method of collecting the energy certificate for new home builders. The new regulations specify before the certificate of occupancy can be granted, this energy certificate must be recorded with the town of Monkton records.
3. The Planning Commission survey has been extended until December 15, 2016 and people are encouraged to fill this out.

Old Business:

4. Peter Norris 2015-07-MAJ: Chris Acker recused himself from this hearing. The changes made to the maps were discussed. The direction arrows and culverts are now shown. There was some question as to whether or not a conditional use application was received. This is to be investigated as there is no recollection of the board having a hearing on this. The conditional use is required as they are in the conservation district.

The Board ran the checklist. The total acreage of subdivision is needed. Griswold, Ogden and Roberts approached the board regarding storm water concerns. The storm water runoff goes in to a dry pond then to a ditch the runs south.

Katrina Roberts mentioned that the force of the water from the existing town culvert has come across the Griswold property. The Roberts and Claudon property has an easement. In the past 2 years the septic lines have been exposed due to storm water overflow.

In 2007 for a site survey was done by the Selectboard where a retention pond was better idea. At this time the culvert handles the amount of water now, but if there is any larger amounts of water runoff it might cause further issues.

The Board has requested that Mr. Norris make these previous issues and concerns known to the stormwater engineer that he is using. It is planned that each house has its own stormwater solution.

October 2007 the curb cut was denied and the curb cut location was moved. Mr. Norris indicated that the location was moved further north.

It was asked if the subdivision is all 2 acre zoning. It was 2 acre as well as 5 acre zoning. Also, where are curb cut locations. Mr. Norris inquired and discussed the solar set-aside.

Concern was expressed about lot 20 and only one landowner being next to the common land, It was asked if the common land should be available to everyone. The Board has asked that there be clarification regarding the potential common land uses and liabilities for the lot 20 owner.

Peter close moved to extend the hearing to January 24, 2017 at 8:00pm. Curtis Layn seconded this motion. Motion carried with a vote of 5-0-0. The missing information is required no later than January 10, 2017 to be warned for the hearing.

5. Pierre Desjardins: Mr. Desjardins approached the board asking if he added an axle and wheels would this prevent him from having to tear down the structure. No decisions were made.

New Business:

6. There was no new business.

Adjournment

7. Peter Close moved to adjourn at 9:35. Scott Gordon seconded this motion. Motion carried with a vote of 6-0-0.

Respectfully Submitted,

Miranda Boe

Recording Secretary