

**Town of Monkton
Development Review Board
DRAFT MEETING MINUTES
Tuesday, May 25th, 2021 7:30pm**

Regular Meeting in-person at the Fire Station and on Zoom

Board Members Present: Betsy Brown (Chair), Charlie Johnston (Vice-Chair), Jaime Schulte, Phil Russell

Board Members Absent: Chris Acker, Curtis Layn, Scott Gordon (On Leave), Joshua Giard (Alternate)

Others Present: Lynne Caulfield, Jerry Schwarz, Ken Goodrich, Laurie Goodrich

B. Brown called the meeting to order at 7:32pm.

Old Business

- B. Brown and C. Johnston signed the mylar for #2020-07-MIN of the Leland T. Cunningham Trust for a 2-lot subdivision, which was approved on April 13th, 2021.

The minutes of April 13th, 2021 were reviewed. **C. Johnston moved to approve the minutes of April 13th, 2021 as written. J. Schulte seconded.** No additional discussion. **All were in favor (4-0-0).**

The minutes of May 11th, 2021 were reviewed. **J. Schulte moved to approve the minutes of May 11th, 2021 as written. C. Johnston seconded.** No additional discussion. **All were in favor (4-0-0).**

There was no Public Comment.

B. Brown called the hearing to order.

7:45 PM PUBLIC HEARING: Preliminary Plat Application #2021-03-MAJ of Lynne Caulfield to amend a previously approved Planned Residential Development. The amendment consists of subdividing what is known as "Lot 14" into three (3) lots, 866 Bristol Road. The tax parcel id is 05.103.017.001 and is located in the RA-2 and RA-5 Zoning Districts.

L. Caulfield briefly described the proposed subdivision. The existing Lot 14 from the original Planned Residential Development (PRD) would be divided into lots 15, 16, and 17.

B. Brown asked about stormwater covenants in the original Saunders PRD. Although L. Caulfield is no longer part of the homeowner's association along Saunders Rd., the stormwater obligations/permits would still apply to the parcel and carry forward. Need more information on that to ensure future owners are protected by being fully aware of their obligations.

The small building envelope on proposed Lot 15 was discussed. J. Schulte noted that the 50' buffer from the Class II wetland behind the envelope would be only 10 or 20 feet from the structure, leading to possible accessory structures like a shed being located there or clearing of the buffer for a backyard, etc. State rules on wetlands were reviewed and those would not be permitted uses for a buffer. B. Brown noted that the Board could condition that as part of the Final Plat. C. Johnston noted that the delineation of the wetland is about 16 years old. Does it need to be updated? L. Caulfield was advised to have a site visit from Zapata Courage, Agency of Natural Resources Wetland Ecologist, to clarify if new wetland delineation is needed. If the boundary moves toward the road the building envelope on Lot 15 could disappear. If it moves the other way the building envelope could be larger.

Permits for stormwater/wastewater/potable water supply are apparently started, but the DRB would like to see that they are submitted to the state.

Once the wetland question is answered it was suggested that L. Caulfield talk with the Road Foreman about whether the project would need one or two curb cuts in addition to the one already in place for Lot 17.

Comment was invited from the public (three abutting landowners were present).

K. Goodrich commented on the wetland changing and getting smaller, which he attributes to water flows being different since the houses farther up Saunders Rd were constructed. He noted there is considerable wildlife present, such as bobcat, which he appreciates.

K. Goodrich also expressed concerns about who would move into the existing home on Lot 17 and proposed units on Lots 15 and 16. In particular, that L. Caulfield has an interest in the properties being owned or occupied by immigrant families. He is concerned that property values could be affected and has not had positive experiences with immigrants or those who don't own the property they reside at. He would like the units to be owned by the residents rather than occupied by renters. B. Brown and J. Schulte emphasized that the DRB's scope is to assess the validity of projects against Monkton's zoning regulations and Town Plan. The DRB has no jurisdiction to determine who properties are sold to, owned by, or who the residents of those properties are.

B. Brown read a note from abutting landowner Janet Schwarz (not present) in support of the proposed subdivision and L. Caulfield's intention to broaden cultural diversity in Monkton and create affordable housing.

C. Johnston moved to continue the hearing to June 8th 2021 at 7:45pm at the new Town Hall location when we may have further clarification on wetland delineation, stormwater covenants, wastewater permits, etc. J. Schulte seconded. There was no further discussion. **All were in favor (4-0-0).**

B. Brown closed the hearing (for this meeting).

New Business

The Selectboard has asked for ideas for ARPA funding that is coming to Monkton (more than \$500k) relating to COVID. Discussed possible options to recommend to the Selectboard.

P. Russell moved to adjourn. C. Johnston seconded. All were in favor (4-0-0). Meeting adjourned at 9:01pm.

Respectfully submitted,

**Jaime Schulte
DRB Member**