

**Town of Monkton
Development Review Board
DRAFT MEETING MINUTES
Tuesday, May 11th, 2021 7:30pm**

Regular Meeting in-person at the Fire Station

Board Members Present: Betsy Brown (Chair), Curtis Layn, Jaime Schulte, Phil Russell

Board Members Absent: Charlie Johnston (Vice-Chair), Scott Gordon, Chris Acker, Joshua Giard (Alternate)

Others Present: Miranda Fisk

B. Brown called the meeting to order at 7:37pm.

Reviewed the Sketch Plan Application of Miranda Fisk to amend a previously approved Planned Unit Development (PUD) at 315 Roscoe Road. The amendment consists of subdividing Lot 5 into 2 lots and reconfiguring the location of the 20% Set Aside land.

Wetlands have been delineated to the west of the cemetery and will have a 50' buffer. Originally the PUD had an L-shaped Set Aside area in the northwest corner of the project, but M. Fisk would like to change that to be an east/west corridor across the north end of the PUD. She mentioned that this change improves forest and wetland connectivity across the center of a larger ring of forested land around the PUD (includes Raven's Ridge, etc). J. Schulte agreed that east/west forest connectivity is sometimes lacking in Monkton because of our north/south topography, with development and agriculture in the north/south valleys.

There might not be enough land between the north side of the cemetery and the wetland buffer for a building envelope, so that could be placed south of the cemetery (with cemetery access for the public preserved).

B. Brown noted there is something shown on the Important Resource Areas and Wildlife Habitat map in the UPD in the southeast corner of the overall parcel, near the stream/wetland and access road to the cemetery. Similar question came up about a recent project and we can find out what that item is from Vermont Fish & Wildlife. J. Schulte to provide contacts at F&W for Miranda Fisk to follow-up.

J. Schulte moved to approve the Sketch Plan Application of Miranda Fisk to amend a previously approved Planned Unit Development at 315 Roscoe Road. C. Layn seconded. No additional discussion. All were in favor (4-0-0).

C. Layn needed to depart the meeting at 8:02pm, immediately following the Sketch Plan review, bringing the meeting below quorum.

P. Russell moved to adjourn. J. Schulte seconded. All were in favor (4-0-0). Meeting adjourned at 8:02pm.

Respectfully submitted,

**Jaime Schulte
DRB Member**