

**Town of Monkton
Development Review Board
DRAFT MEETING MINUTES
Tuesday, June 22nd, 2021 7:30pm**

Regular Meeting in-person at the Monkton Town Hall (new location) – 92 Monkton Ridge

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

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

Others Present: Bryan Rose, Kathy Rose, Will Bown, Jessika Yates

B. Brown called the meeting to order at 7:50pm.

Minutes

Minutes review postponed to next meeting.

Comments or questions from the public not related to the Agenda

No public comment.

7:51pm: PUBLIC HEARING Conditional Use Application #2021-04-CON of Ben Raphael to construct a 48'x23'x14' addition on the back of the existing structure. This property is located in the Pond Overlay Zoning District, 140 Monkton Road.

Reviewed the criteria for a Conditional Use. For the Pond Overlay District the structure cannot impede the view the Pond from the road, which this addition on the lower back side of the existing building would not. J. Schulte also asked about the Shoreland Protection Act, which expects a 250' setback from surface water on Monkton Pond (measured horizontally). After reviewing the parcel map the distance appears to be more than 300'.

C. Layn moved to approve the Conditional Use Application #2021-04-CON of Ben Raphael. P. Russell seconded. No additional discussion. All were in favor (4-0-0).

8:15PM: PUBLIC HEARING Preliminary Plat and Site Plan Application #2021-05-MAJ of Bryan Rose for a 3-lot subdivision. The subject property is located in the RA-2 Zoning District, 1187 Davis Road.

Some items were noted in discussion. J. Schulte noted that some of the parcel is actually in the RA-5 zoning district, but the math likely works for 3 lots on this almost 9-acre parcel. The preliminary plat doesn't yet show building envelopes on proposed Lots 1 and 3 or driveway/utility access on Lot 3. Initial review of possible curb cuts with the Zoning Administrator and Road Foreman have taken place. Wastewater permit has been submitted to the state. B. Brown asked if there is a stream on the property or other natural areas considerations. There is a stream crossing Lot 1 and Davis Rd. and a wildlife crossing noted near the intersection of Davis/Rotax and Lot 2. J. Schulte noted that wildlife would likely use the stream as a corridor and could continue to with the proposed design. There might also be an eventual hedgerow between Lot 2 and Lot 3, which is at the crossing. B. Brown noted that we need the stream shown on the map along with contours and the RA-5 zoning district boundary. Other items from the discussion were showing access for curb cuts (shown as lots 1 and 3), septic siting (existing & proposed), location of proposed utilities, and proposed water sources. Lots need to be renumbered as 2, 3, & 4 (with the existing Lot 1 designation retired).

The abutting landowners present had no additional comment on the project.

J. Schulte moved to approve the Preliminary Plat Application #2021-05-MAJ of Bryan Rose for a 3-lot subdivision, subject to the following conditions: at Final Plat the stream needs to be shown on the map along with land contours, R5 zoning district boundary, access for curb cuts (on lots currently numbered as 1 and 3), septic siting (existing & proposed), proposed water sources, and lots renumbered as 2, 3, & 4. C. Layn seconded. There was no additional discussion. All were in favor (4-0-0).

B. Brown moved to set the Final Plat Hearing for Tuesday, July 27th at 7:45pm. J. Schulte seconded. No additional discussion. All were in favor (4-0-0).

B. Brown moved to continue the hearing on Preliminary Plat Application #2021-03-MAJ of Lynne Caulfield to July 13th at 8:30pm at the Town Hall. J. Schulte seconded. There was no discussion. All were in favor (4-0-0).

Old Business

B. Brown noted that we still need Clerk help on the board.

P. Russell moved to adjourn. C. Layn seconded. All were in favor (4-0-0). Meeting adjourned at 9:13pm.

Respectfully submitted,

**Jaime Schulte
DRB Member**