

**Town of Monkton
Development Review Board
MEETING MINUTES
Tuesday, July 13th, 2021 7:30pm**

Regular Meeting in-person at the Monkton Town Hall – 92 Monkton Ridge

Board Members Present: Betsy Brown (Chair), Charlie Johnston (Vice-Chair), Curtis Layn, Jaime Schulte, Chris Acker, Joshua Giard (Alternate)

Board Members Absent: Phil Russell, Scott Gordon (On Leave)

Others Present: Jeff Olesky P.E. of Catamount Consulting Engineers, Michael Dykstra, Angie Dykstra, Nancy Wood

B. Brown called the meeting to order at 7:30pm.

The minutes of May 25th, 2021 were reviewed. **C. Johnston moved to approve the minutes of May 25th, 2021 as written. J. Schulte seconded.** No additional discussion. **All were in favor (3-0-2)** with C. Acker and J. Giard abstaining (not at the meeting in question) and C. Layn having not yet joined this meeting.

The minutes of June 8th, 2021 were reviewed. **J. Schulte moved to approve the minutes of June 8th, 2021 as written. C. Johnston seconded.** No additional discussion. **All were in favor (3-0-2)** with C. Acker and J. Giard abstaining and C. Layn having not yet joined the meeting.

The minutes of June 22nd, 2021 were reviewed. **C. Johnston moved to approve the minutes of June 22nd, 2021 as written. J. Schulte seconded.** No additional discussion. **All were in favor (4-0-2)** with C. Layn having just joined the meeting and C. Acker and J. Giard abstaining.

There was no public comment.

7:45 PM PUBLIC HEARING Preliminary Plat Application #2021-04-MAJ of Steve Pomarico for a 5-lot subdivision Planned Unit Development (PUD). The subject property is located in the RA2 Zoning District. The Tax ID for the subject parcel is 08.230.010.010 and is located on the northwest corner of Hardscrabble and Barnum Roads.

B. Brown called the hearing to order at 7:45pm.

J. Olesky gave an overview of changes to the wetland delineation. As requested at the Sketch Plan review, the PUD's Set Aside area has been included in parcels (lots 4 and 5) rather than as a separate lot and there is no longer septic on the Set Aside.

J. Olesky also gave an overview of the project. It is now a 5-lot subdivision with a mix of 2 and 3 bedroom homes. The septic has capacity for 12 bedrooms. The proposal is to use the existing curb cut. Water will be supplied via individual wells. There will be a Homeowners Association that will share maintenance of septic, roads and any other shared infrastructure. They would need a wetlands permit for the project as proposed and will be applying for the water and wastewater permits soon. Power will come off Hardscrabble Road.

J. Olesky noted that the existing barn is partially located within the Class II 50' wetland buffer and would be removed as part of the project. The building envelope on Lot 5 nearby is proposed to be partially in the buffer, due to the limitations of other setbacks and buildable land on the parcel, so a wetland permit would be needed

for Lot 5. He also noted that he has shown the proposed plan to Zapata Courage of the State Wetlands Division and stated that she is generally comfortable with it.

J. Giard asked about the .6-acre parcel (Lot 1) and wondered if it would set a precedent. B. Brown explained that the PUD regulations allow this kind of smaller lot/clustered development.

C. Johnston asked about stormwater runoff. J. Olesky noted that he feels some credits from the State will be granted. C. Johnston noted that he wants to make sure neighbors and town infrastructure will not be impacted.

B. Brown brought up the lot numbering and noted that the plans will need to be revised at some point to continue the lot numbering from the previous subdivision.

B. Brown then opened the floor to comments. M. Dykstra noted that his concern is stormwater, especially possible impact to the culvert on Hardscrabble. His lot is wet and does not want to see any more water come to his property. He also would not like to see a 2nd curb cut and would like the row of trees that exist along Hardscrabble to stay for screening. J. Olesky noted that they can provide stormwater mitigation plans to address the neighbor's concerns. M. Dykstra also expressed concern about septic/sewage draining into the culverts.

N. Wood stated that she also had concerns about runoff/stormwater. She is concerned that there is no current stormwater plan and does not want to see more runoff moving northwest from this parcel.

Discussion then ensued regarding whether this would be better as a 4-lot subdivision vs. 5. J. Schulte stated that he felt this would be better as a 3 or 4-lot subdivision: while a 10-acre parcel in 2-acre zoning could have 5 lots in theory there may not be enough buildable land to make that realistic, even with the flexibility of a PUD. The proposed lots have little flexibility for proposed building envelopes and homes would be located as close as 10 feet to wetland buffers. It may not be realistic to think future homeowners would refrain from clearing those buffers to extend their lawns. J. Olesky noted that a clear delineation of the buffer edge, such as a split-rail fence, is customary and would likely be required by the wetland permit.

J. Schulte questioned whether the DRB should endorse a project that proposes to build in a wetland buffer. The buffer impact seems contrary to the Town Plan, which calls for protecting buffers, and to the state wetland rules. C. Johnston pointed out that the buffer impact is legal if the state approves the permit application. In discussion it was stated that the DRB relies on the state to approve wastewater permits, in part because we do not have the expertise to evaluate a wastewater plan. Our capability to evaluate a wetland impact is similar, so we fall back on the state to decide. Monkton zoning rules for wetlands defer to the state rules.

C. Layn asked that the Final Plat show some screening/existing trees as noted in discussion with M. Dykstra.

C. Johnston moved to approve Preliminary Plat Application #2021-04-MAJ with the condition that pre-approval for the wetland and wastewater permits (draft decision from the state) be received before hearing the Final Plat. C. Acker seconded. No further discussion. **All were in favor (5-0-1)** with J. Giard abstaining.

C. Johnston moved to continue the Preliminary Plat Application #2021-03-MAJ of Lynne Caulfield to August 10th, 2021 at 7:45pm. C. Layn seconded. No additional discussion. **All were in favor (6-0-0).**

C. Acker moved to adjourn. C. Layn seconded. All were in favor (6-0-0). Meeting adjourned at 9:37pm.

Respectfully submitted,
Jaime Schulte & Betsy Brown
DRB