

**Town of Monkton
Development Review Board
MEETING MINUTES
Tuesday, June 27th, 2021 7:30pm**

Regular Meeting in-person at the Monkton Town Hall – 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, Jessika Yates

B. Brown called the meeting to order at 7:33pm.

Minutes

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

Comments or questions from the public not related to the Agenda

There was no public comment.

7:45PM: PUBLIC HEARING Final Plat Application #2021-05-MAJ of the Rose Revocable Trust for a 3-lot subdivision at 1187 David Rd.

B. Brown called the hearing to order at 7:46pm.

B. Brown entered into the record an email from abutting landowner William Tebo regarding his concerns on stormwater and wastewater potentially effecting his property at 1242 Davis Rd.

Reviewed the conditions of approval from Preliminary Plat, which do appear now on the Final Plat.

Discussed the lot re-numbering which is a standard practice in Monkton, but does not match the wastewater permit. Specifically: Lot 1 is deprecated and the three future lots would be Lots 2, 3, and 4. The reasoning is to keep the record clean on what is relevant to each lot for purposes of title searches and such. The state permit will need to be updated to reflect these lot numbers.

Discussed the letter from William Tebo. It is believed that stormwater from lots 3 and 4 would flow to a ditch and then north to a culvert north of the intersection with Rotax and then continue south down the stream behind the Tebo property. Should not be an issue. Regarding wastewater, the DRB's standard practice is to defer to the state's permit process to review and approve wastewater permits that would not impact neighboring lots.

J. Schulte noted that the building envelope shown for Lot 2 is within the required 50' setback from the top of bank or top of slope of the stream. Currently it appears to be more like 25'. Discussion was that the building envelope needs to move northeast outside of the 50' setback. There is a specific definition for Top of Bank and Top of Slope, but in simpler terms the setback is to be measured from the top edges of the stream "valley", not from the center of the stream.

Correction to the plat: the 0.23 area across Davis Rd is indicated as part of Lot 2, but should say Lot 3.

Discussed needing to see approved curb cuts and an updated plat before approval. Need to add the existing septic on Lot 3 to the plat unless it will be removed.

There was discussion that the building envelope has some flexibility on Lot 2 and could be made larger and/or moved upslope to the east.

B. Brown moved to continue Final Plat Application #2021-05-MAJ to August 10th at 8:00pm, with conditions that an updated Final Plat show approved curb cuts, an updated building envelope for Lot 2 to move outside the 50' stream setback, the updated lot number notation as Lot 3 on the 0.23-acre portion on the opposite side of David Rd, and that a copy of the existing deed be provided. C. Layn seconded. There was no additional discussion. All were in favor (4-0-0).

Old Business

There was no old business.

P. Russell moved to adjourn. J. Schulte seconded. All were in favor (4-0-0). Meeting adjourned at 9:05pm.

Respectfully submitted,

**Jaime Schulte
DRB Member**