

**Monkton Development Review Board
Meeting Minutes
January 10th, 2022**

Attendance:

DRB Members Present: Curtis Layn, Jaime Schulte, Philip Russell, Chris Acker, Stephen Pilcher, Vicky Stern

DRB Members Absent: Charles Johnston

DRB Alternate Present: Joshua Giard (voting)

Others in Attendance: Anthony DelGreco, Jeff Olesky, Tom Kenyon, Julie Kenyon, Lee Mahony, Jason Barnard, Peter Close, Ann Miller, Susan Mahony, Kris Perlee (Clerk)

The meeting was called to order at 7:31 PM by J. Schulte.

Minutes

There were no minutes to review. Discussion on future agenda formats. K. Perlee asked if the DRB felt times needed to be listed for each hearing. The board discussed and agreed to try with no times assigned. Also discussed how to get materials to members. K. Perlee will email materials out to the board and have paper copies available at the hearings.

Public Comments:

None

Old Business:

1. Waiver Application #2021-008-WAV of Grant Leibersberger for a waiver from the side setback requirement located at 2569 Hollow Road (parcel ID is 04.102.076.000) in the RA-5 Zoning District

K. Perlee explained that the applicants were not in attendance. He suggested opening the meeting and then postponing to a date certain. The hearing was opened at 7:40pm. J. Schulte made a motion to postpone to January 24th, C. Acker 2nd. So voted (6-0)

2. Final Plat Application #2021-04-MAJ of Steve Pomarico for a 5-lot subdivision located at Hardscrabble Road and Barnum Road (Parcel ID 08.230.010.010) in the RA-2 Zoning District

J. Giard and V Stern recused themselves because of being neighbors. J. Olesky gave an overview of the project. He stated it was very similar to the last plan. Biggest change was

moving building envelopes out of the wetland buffers. V. Stern had a question on wetlands. J. Olesky explained that there are 2 wetlands in the site and the required buffers were provided for both. All development will occur on the higher lands of the property and no state permit was required. S. Pilcher asked how the wetlands were delineated. J. Olesky explained that Brad Wheeler of Wheeler Associates had done the work. J. Schulte asked about screening on lot 5. J. Olesky stated this was to help with the concerns the neighbors had. J. Schulte noted that houses on sites 1, 3, and 5 had been moved out of the buffer. He also stated that lawns were not allowed in the buffers. J. Olesky stated the owner might be willing to put up fencing to clarify the wetlands. Discussion around removing existing barn out of buffer. Hearing opened to public comments. A. DelGreco asked about clearing of the land. J. Olesky stated very little would need to be done. A. DelGreco was also concerned about how wet it was he stated that October was the wet time and that is when the wetland delineation should have been done. Also concerned about septic leaching. V. Stern was concerned about wetland connectivity and septic leaching as well. J. Olesky explained that April and May are the usual times to delineate. Brad tested the soils and the State of Vermont issued a wastewater permit. T. Kenyon stated that this site is very wet. C. Layn asked about how much impervious ground would be created. Less than 1 acre. J. Schulte wanted clarification of the dashed line around the septic. J. Olesky explained that this was a buffer required by the state and since there would be no building on it, it was not considered a disruption of the wetlands. A. DelGreco asked about the fence on the plan and it was explained that that is an existing fence. T. Kenyon asked about culverts on Hardscrabble. J. Olesky stated none were needed. T. Kenyon also wanted to know who was responsible to watch the wetlands. J. Olesky explained that this is like any land with wetlands and the owner is responsible if the wetlands are infringed on. J. Schulte had some concerns about the layout and density. J. Olesky asked what, if anything, did the DRB feel this plan violated in the UPD. C. Layn didn't see any violations. Discussion around a site visit. J. Schulte moved to postpone the hearing to January 24th, S. Pilcher 2nd. So Voted (5-0) Site visit scheduled for January 16th.

3. *Application #2021-07-FC of Iceberg, LLC for a first cut subdivision creating 2 lots at 57 Cedar Lane (Parcel ID 05.101.119.000) in the RA-5 Zoning District.*

J. Giard and V Stern rejoined for this hearing. J. Barnard gave an overview of the project. It is a 2 lot subdivision. J. Schulte asked about wetlands. J. Barnard stated that the wetlands had been delineated by Brad Wheeler as well. S. Pilcher stated that most of the lot was very wet. J. Schulte asked about more lots in the future. J. Barnard explained they would have to cross the wetlands to subdivide any further. The owner had wanted 10-15 lots but the wetlands dictated only one new lot. S. Mahony asked if there would be any trees cleared. J. Barnard stated that very few would need to be cut because most of the new lot was already clear. S. Mahony asked if the wastewater would impact the water. J. Barnard stated that the soil samples showed the WW would not impact the water. P. Russell made a motion to approve as presented. C. Acker 2nd. C. Layn reviewed the checklist with the DRB and it was complete. J. Schulte asked about the location of set aside lands. J. Barnard explained that a set aside was included because it is a PUD even

though it is a First Cut.. S. Mahony asked about the timeline for the development. J. Barnard explained that the owner would sell the lot and the new owner would dictate the timeline. L. Mahony asked if any other lots would be created. J. Barnard explained that the owner was only planning the one new lot. A vote was taken and it passed 7-0 in favor.

New Business: None

Adjournment: Phil Russell moved to adjourn the meeting at 9:41 PM. The motion was seconded by C. Acker and passed 7-0-0.