

Monkton Development Review Board
Meeting Minutes
February 14, 2022
Approved March 14, 2022

Attendance:

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

Others in Attendance: Kris Perlee (Clerk), Nick Lambert, Heather Garvey, Dale Garvey, Heidi Garvey, Nancy Goodrich, Hawk Prime, Miranda Fisk, Jason Barnard, Ralph Fitzgerald, Debra Sprague, Hillary Maharan, John Howe

The meeting was called to order at 7:38 PM by J. Schulte

Minutes

1-10-2022: S. Pilcher made motion to approve as amended, J. Schulte 2nd. So voted (6-0)

Public Comments:

None

Old Business:

Preliminary Plat Application #2021-02-MAJ of Miranda Fisk for a 2-lot subdivision located at 315 Roscoe Road (Parcel ID 01.228.001.002) in the RA-2/RA-5 Zoning Districts

J. Barnard gave overview of the subdivision. He discussed the new lot #6 is being created. They moved the required set aside land. M. Fisk discussed working with New England Forestry about possibly creating a preserve on the remaining land. She feels like she tried to address the neighbors' previous concerns. J. Schulte asked about Fish and Wildlife's animal sightings on the site. M. Fisk explained a new curb cut would not be needed since they are using the current drive. N. Lambert mentioned that there was no culvert currently on site. S. Pilcher asked about the 2nd building envelope. J. Barnard explained that this would allow the future owner to build on either spot. M. Fisk stated that she would prefer the norther envelope be for accessory uses. J. Schulte was concerned about the western wetland buffer. He suggested a fence to delineate. J. Barnard feels there are other way to mark this off like post with birdhouse that would be less obtrusive. J. Schulte read comment from Frank Stanley stating he feels the road may not be able to handle more traffic. J. Barnard stated that the road is class 3 to at least where the proposed driveway is. N. Lambert stated that the town plows to the right of way. He has concerns about the width of the road and its condition. He thought it was all a class 4. Heather Garvey had concerns about the cemetery. She was concerned the boundaries would be lost, the ROW wasn't clear, and there should be some sort of signage. H. Maharan feels the cemetery is a treasure. Heidi Garvey had concerns that this is a heritage site. J. Schulte feels that Fish and Wildlife has clarified this. There are concerns that a house would ruin the beauty the cemetery. M.

Fisk stated that she understands the beauty and has gone as far as sitting in the cemetery. D. Garvey feels there should not be anymore houses and this location is very disrespectful. J. Barnard explained that the previous owner wanted to subdivide into 6-8 lots. More discussion occurred around the wetlands and other possible house site. C. Layn stated that the DRB needs to do a site visit. It was scheduled for February 27th.

Motion: C. Layn made motion to continue the hearing to February 28, J. Schulte 2nd. So Voted (5-0)

New Business: None

Adjournment: P. Russell moved to adjourn the meeting at 9:00 PM. The motion was seconded by C. Layn and passed 6-0-0.