

**Monkton Development Review Board  
Meeting Minutes  
at Monkton Town Hall & via Zoom  
April 10th, 2023  
Draft**

**Attendance:**

DRB Members Present: Curtis Layn, Jaime Schulte, Scott Gordon, Stephen Pilcher, Chris Acker

DRB Members Absent: Philip Russell, Vicky Stern

Others in Attendance: Jeff Olesky, Peter Norris

The meeting was called to order at 7:pm by C. Layn.

**Minutes:**

03/27/2023 – Stephen made a motion to approve as presented, Scott 2<sup>nd</sup>. So Voted (5-0-0).

**Public Comment:**

Jeff Olesky returned to ask further questions about a potential application from Steve Pomarico regarding parcel 05.215.021.000 on Pond Rd. There appears to be limited septic capacity on the eastern side of the parcel. There may be more capacity on the western side, beyond the utility corridor easement, but the feasibility of running a line to a mound on the west and related approvals would need to be explored. There is further wetland mapping to be done on the parcel this spring. Regarding potential housing units the parcel could be subdivided into two 5-acre parcels, each with a duplex on it, for a total of 4. As a PUD these two structures could be on the same lot without subdivision, but with a 50% set aside. With an affordable housing density bonus this would increase to 6 units. Potentially 7 units with the additional energy efficiency bonus. There is not a large amount of buildable area on the eastern side, however, so J. Olesky will review options with S. Pomarico and return in the near future with an application.

**New Business:**

Peter Norris brought a sketch plan design for a proposed 3-lot subdivision at 7 Windy Ridge Rd., parcel 02.216.022.002 adjacent to Davis Rd. This would seem to create lots 8, 9, and 10. There appears to be enough acreage in 2-acre zoning (approximately 7.5 acres) to support 3 lots. There is an additional half acre or so in 5-acre zoning, which would remain part of the existing residence's lot. P. Norris asked about whether lots extend to the centerline of the road. Generally not, but the deed would describe that. Reviewed the checklist for a Sketch

Plan and found no issues. P. Norris will proceed to schedule and have a Preliminary Plat hearing warned with the Zoning Administrator.

**Old Business:**

***Preliminary Plat Application #2020-04-MAJ of Lynne Caulfield for a 3-lot subdivision located at 866 Bristol Rd (Parcel ID 05.103.017.001) in the RA-2/RA-5 Zoning Districts.***

C. Layn opened the hearing at 8:37pm and entertained a motion to continue the hearing to May 8th at the request of the applicant. It was noted again that the correct property address is 886, not 866.

**J. Schulte moved to continue Preliminary Plat hearing #2020-04-MAJ to our meeting on May 8th, 2023. S. Gordon seconded. There was no further discussion. All were in favor (5-0-0).**

**Adjournment** S. Pilcher moved to adjourn the meeting at 8:40. Motion passed (5-0-0).