

Monkton Development Review Board
Meeting Minutes
Monkton Town Hall & via Zoom
July 10th, 2023
(Approved: August 14th, 2023)

Attendance:

Members Present: Jaime Schulte, Stephen Pilcher, Curtis Layn, Scott Gordon, Philip Russell

Members Not Present: Chris Acker, Mark Boltz-Robinson, Vicky Stern (alternate)

Others in Attendance: Eric Waldo, Kyle Dixon.

C. Layn called the meeting to order at 7:34pm.

Minutes:

None available to review.

Public Comment:

- Eric Waldo discussed a permit he has applied for with the Zoning Administrator. He would like to add an accessory building, in the Pond Overlay district, which would extend onto what is now a piece of Kyle Dixon's land. The portion of K. Dixon's land that E. Waldo would purchase for the building is within 500 feet of Dixon's home, which a surveyor told E. Waldo would require a variance. Discussed that a variance or waiver would not likely be approved for a structure that straddles a property line. The options seem to be for the structure to be on K. Dixon's land (applied for by K. Dixon) as a Conditional Use or to do a Boundary Line adjustment. We looked at the criteria for a Conditional Use in the Pond Overlay and there does not seem to be a concern with the proposed structure. E. Waldo would also like to put up additional and replacement privacy fencing (6' wooden fence), which also needs a Conditional Use in the Pond Overlay district. E. Waldo will look into the 500' distance requirement with the surveyor, to see if a Boundary Line Adjustment is actually possible.

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. **S. Pilcher made a motion to continue the hearing to August 28th, 2023. S. Gordon seconded.** There was no discussion. **All were in favor (5-0-0).**

New Business:

The Selectboard will be considering a candidate for interim zoning administrator.

Adjournment: S. Pilcher moved to adjourn the meeting at 8:25. All were in favor (5-0-0).