

Monkton Development Review Board
Meeting Minutes
Monkton Town Hall & via Zoom
February 26th, 2024
(Approved: TBD)

Attendance:

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

DRB Members Absent: Scott Gordon, Mark Boltz-Robinson, Vicky Stern (alternate)

Others in Attendance: Steven True (Zoning Administrator), Jeff Olesky (Catamount Consulting), Susan Mahony, Raymond Shepard, Robert Wahl.

The meeting was called to order at 7:35pm by C. Layn.

Regular Business

- Review Agenda - no changes made
- Questions and Comments from the Public Not Related to Agenda - none offered
- Review of Meeting Minutes - postponed until later in the meeting.
- Zoning Administrator Update - postponed until later in the meeting.

Old Business

1. **Continuation: Public Hearing of the Preliminary Plat Application #24-901 of Steven Pomerico for a 1-lot 7-unit Planned Unit Development (PUD) located at approximately 325 Pond Road (tax map id no: 05.215.021.000) in the Rural Agricultural (RA-5) district.**
 - a. C. Layn called the hearing to order at 7:37pm.
 - b. Reviewed the items that were conditions for Preliminary continuation and reviewed the checklist for Preliminary.
 - i. Printed materials are complete
 - ii. The curb cut application is in to the Selectboard
 - iii. There will be a 75' long by 6' tall privacy fence at the south boundary, as requested by R. Shepard. R. Shepard asked if the HOA will maintain the fence. The board and J. Olesky said that could be added to the HOA.
 - iv. R. Shepard noted that the vegetation across the boundary line from his property would need to be cleared during construction and to the west at the mound system site. The mound system would have to remain clear and would have some wildlife impact. The vegetation between the properties would, at a minimum, take time to regrow. He asked the board not to assume the trees between his residence and the proposed driveway would remain.

- v. Discussed the timing of a site visit. It must be done before Final Plat review.
- vi. **S. Pilcher moved to approve Preliminary Plat Application #24-901 of Steven Pomerico, and require the following conditions prior to hearing a Final Plat:**
 - 1. **HOA agreement updated to establish that the 75'x6' tall privacy fence will be maintained by the HOA and that the three sections of wetland buffer split-rail fencing along the driveway and north of units 6 and 7 be maintained by the HOA.**
 - 2. **Plans and elevations of proposed structures**

C. Acker seconded. There was no further discussion. **All were in favor (6-0-0).**

- c. Set a site visit for the Pond Road project #24-901 for Monday, March 11th, 4:00pm.
- d. R. Shepard asked about stormwater from the development, with the wetlands close by. J. Olesky mentioned the 50' wetland buffers and the wetland permit that will need to be required. No state stormwater permit is required for the project.
- e. **S. Pilcher moved to close the Preliminary Plat hearing for project #23-901. J. Schulte seconded.** There was some discussion of correct/customary process to open/close hearings. **The vote was (5-0-1), with C. Acker abstaining.**

New Business

- a. **Public Hearing of Conditional Use Application #24-301 Robert Wahl for Change of Use (Light Retail and Office Use) at 280 Monkton Ridge Road (Parcel ID 13.101.065.01E) in the High-Density Village (R1-V) zoning district.**
 - Discussed that non-residential uses in the district require a Conditional Use
 - Reviewed the checklist
 - The map does not show all of the abutters - these need to be added before the plan is recorded.
 - J. Schulte mentioned the historic appearance of the building and the bright vs. dark green on the triangle on the front of the building. S. Pilcher noted the building should maintain the original exterior appearance.
 - S. Pilcher asked about additional parking at the cemetery. R. Wahl has a verbal agreement to use the cemetery spaces. It was suggested that the arrangement or lease be formalized.
 - It is a non-confirming lot & structure, which is acceptable per the historic nature of the parcel. Article 5 of zoning was reviewed.

- **S. Pilcher moved to approve Conditional Use Application #24-301 Robert Wahl for Change of Use (Light Retail and Office Use) at 280 Monkton Ridge Road subject to the stipulation that an updated map showing all abutting landowners be provided. J. Schulte seconded. No further discussion. All were in favor (6-0-0).**

Regular Business, continued

- Review of Meeting Minutes - postponed to next meeting.
- Zoning Administrator Update - none at this time.

Adjournment

P. Russell moved to adjourn the meeting at 9:51pm. So Voted (6-0-0).