

Monkton Development Review Board
Meeting Minutes
Monkton Town Hall & via Zoom
June 10th, 2024
(Approved: June 24th, 2024)

Attendance:

DRB Members Present: Curtis Layn, Jaime Schulte, Scott Gordon, Stephen Pilcher, Vicky Stern

DRB Members Absent: Mark Boltz-Robinson, Chris Acker

Others in Attendance: Steven True (Zoning Administrator)

The meeting was called to order at 7:37pm by C. Layn.

Regular Business

- Review Agenda
 - Clarification on the planning zone that the Broderick property resides in.
 - Clarification of the ridgeline district re: Kimball property.
 - Private roads/driveway standards
- Review Meeting Minutes
 - **S. Gordon moved the minutes of May 13th, 2024 as amended. J. Schulte seconded.** There was no further discussion. **So moved (4-0-1).** S. Pilcher abstained as he was not present at the 5/13 meeting.
- Zoning Administrator Update
 - Application Materials
 - There are two upcoming boundary line adjustments. One is Bowman/A. Johnson and the other is between Sue Boise and her sister, Debra Preston.
 - Regarding the Casey remand hearing: that review by the DRB may be delayed somewhat by an appeal of the Environmental Court's decision to the VT Supreme Court. The town attorney will discuss with both parties on the timing of moving forward with the DRB's review.
 - Application Materials
 - S. True would like to adjust the application materials to have separate forms for Sketch, Preliminary, & Final. Also for different types, such as PUD. This would help with flow of work for Zoning, but also be less complicated for applicants. Reviewed the draft materials and gave some feedback to S. True. The new application materials may need to be approved by the Planning Commission and S. True will inquire. The DRB will approve as well or provide additional feedback.
- Questions and Comments from the Public Not Related to Agenda - none offered

Old Business

- Clarification on the planning zone that the Broderick property resides in. S. Pilcher will help S. True obtain the map layer for the Village District and S. True will work with the applicant to clarify the PUD set aside under the current zoning rules.
- Clarification of the ridgeline district and whether a PUD is possible re: the Kimball property. The Planning Commission has clarified that the Ridgeline District map is correct and does reflect the appropriate calculation.

New Business

- Discussion of the town's scope re: private roads & driveways
 - There are instances in town where development has occurred in stages on a narrow private road and over time the number of units results in more traffic than the road is sized for.
- J. Schulte stated appreciation and thanks to Phil Russell for his long service on the DRB and would also like to welcome Vicky Stern back to the DRB as a regular member. There was general agreement on both points. Currently there are 7 regular members on the board and the alternate position is open.

Adjournment

S. Pilcher moved to adjourn the meeting. So Voted (5-0-0). Adjourned at 9:19pm.