

**Monkton Development Review Board
Meeting Minutes
April 22, 2014
Approved: May 13, 2014**

Attendance:

DRB Members Present: Thea Gaudette, Philip Russell, John Winsor, and Scott Gordon.

DRB Members Absent: Peter Close, Curtis Layn, and Chris Acker.

Others in Attendance: Ken Wheeling, ZA, Stephen Pilcher, Michael Hinsdale. Jeff Lester, Anna Lester, John & Linda Phillip, Kristen Goldstein, William Porter, Dan Redondo, Bill Martin, Jennifer Desautels, Lisa and Mark Burns, Hal Saunders, James Burnett, Susan and Louis Dion.

John Winsor, Board Vice-Chair, called the meeting to order at 7:33pm.

Administrative:

1. Minutes: Thea moved to have the minutes review held until later. Scott seconded, passed. Vote: 4-0-0

2. Minutes: Minutes were reviewed minutes at from the April 8, meeting were reviewed and corrected. Thea Gaudette moved the minutes as amended and Scott Gordon seconded. Motion passed. Vote: 4-0-0.

3. Minutes Scott Gordon moved to open March 25th minutes. Thea Gaudette seconded, motion passed. Errors with the names in number 8 have been amended.

Scott Gordon moved to approve as amended. Philip Russell seconded this motion. Motion passed. Vote: 4-0-0.

4. Stephen Pilcher requested that the board consider reviewing a 3 lot sub division on Juniper Lane submitted initially by Greg and Paula West. John Winsor excused himself from this discussion. There was request for the board to review when the money that is in escrow be released. This is to be done at the end of the 5th year, and what determined the 5th year date should be. A date could not be voted on as there was no quorum. Phil suggested that the town lawyer provide an opinion to determine what is legal regarding this. This topic will be looked at next meeting on 5-13-14. The time allocated will be between 7:30pm and 8:00pm, suspending the discussion if necessary.

Meeting moved back over to regularly scheduled meeting.

Old Business

5. Jeff & Anna Lester 2014-09-CON

Mr. Lester described his intentions for the shed that will be 28' by 24' with a 12' overhang. This will be used as a tool shed. Also, there was some interest in building a play house for

the children that will be less than 96 square feet. Ken Wheeling confirmed that this playhouse can be located within the required 50' setback per 304C2. Thea Gaudette was concerned about the obstruction of view with the size of the 28' by 24' structure as it would be 20' in height. The board decided that there will need to be a variance application filled out. It was also decided that Mr. and Mrs. Lester pay the Variance application fee, and be refunded the difference between the Conditional Use fee if there is a difference.

6. Michael Hinsdale 2013-02-MAJ

Ken Wheeling opened this discussion, this file was set aside and was set for review on and should have been reviewed 4-08-14, the preliminary plat was approved on 2-25-14, no items were missing from the checklist at that time.

Scott Gordon moved to set a final hearing for 5-13-14 at 8:30pm. Philip Russell seconded, Passed 4-0-0

The Board ran checklist. No items were missing.

7. William Porter and Kristen Goldstein Preliminary Plat 2014-04-MAJ

The only change since previous meeting was moving the septic line. Abutting neighbor notification were sent. None of these letters have been returned. Thea Gaudette requested that if these letters are returned, they need to be submitted to the board unopened. Septic was submitted March 5, 2014 , Received March 10, 2014. Kevin Larose's work was reviewed and the line was to be moved five feet. Re-notification was needed for Mrs. Fairwell, and has been sent. Mr. Larose and Mr. Swift sent certified letter to the board explaining which septic line needed to be moved to the town. Diversion Swale Permit was not granted as there was not 10 days notification. Mr. Porter and Mrs. Goldstein sought to have contingency approval, this was not necessary since there is proof that application has been submitted. The board explained the next meeting for the final plat would be based on application submission.

The Board ran the checklist , there was notation from the preliminary hearing that the driveway was not depicted; this was approved and provided. Number 8 on checklist was deemed non applicable. The board asked that bearings to be included for Plat approval. Landscaping and screening not required. No need for existing septic, water, telephone, electric, water facilities to be shown. New Culvert needs to show. No approval on wastewater as of yet. Missing information from checklist will be sent to Mrs. Goldstein and Mr. Porter in letter form.

Thea Gaudette moved to approve Preliminary hearing, Scott Gordon seconded. Preliminary was approved. Vote passed 4-0-0.

8. Kevin Williams Final Plat Review 2014-03-MAJ

The only change that was made to the site plan was that 2 acre lot calculation Contour labels were adjusted to be more legible. He was provided wastewater amendment number from the state. Nothing carried over from preliminary. The previous requested information that depicts the acreage within the two acre zone was provided. 2.1 acres in RA2 zone, and 0.6 acres in the RA5 zone.

The Board ran the checklist, it was determined that all previous necessary corrections were made and submitted.

Thea Gaudette moved to grant final approval, Scott Gordon seconded the motion. Vote passed: 4-0-0.

9. Hal Saunders Continued Preliminary Hearing 2014-02-MAJ

Starting with Preliminary, map was line drawn between line 9 and 10 no build zone Starting at site plan, Kevin Brennan was contacted via phone. Mr. Brennan summarized the revisions to the plan. A draft of proposed amendment was provided. Paperwork will be submitted to the state for the storm water permit, but permanent address is needed so they are in the process of obtaining a PO Box. Permit copies were provided to the board, and can be added to Mylar. Mr. Burnett provided the revision to be added.

Ken Wheeling had checked Mylar measurements, as requested in previous hearing, for 18 inch by 24 inch maps. Mr. Wheeling confirmed that all prior Mylars have both measurements in question, and as previously decided, the board is still accepting the 18" by 24" with the existing measurements of 1 inch equals 200 feet.

Continued site plan check list, The Board provided three emails concerning the issues with the existing covenant submitted by abutting land owners to Mr. Saunders for his records. Received 3 emails from abutting neighbors in reference to issues with covenant.

Lisa Burns- Addressed her concerns with Mr. Saunders indicating that he will not be willing to have Lot 14 be subject to all 1, 2, 3, and 4 of existing covenants. She is asking that the same covenants for existing restrictions.

Mr. Brennan, in response to Mrs. Burns stated that Mr. Saunders clearly indicated that lot 14 would be excluded from the covenant.

Lisa Burns responded that Mr. Brennan's statement in reference to lot 14 was not true. When land was purchased, lot 11 had consisted of all related lands. Thea Gaudette noted that the board has no control, nor do they negotiate the covenants. John Winsor followed up that all covenants needs to be acknowledged and abided by, and resolutions will be reached in final hearing.

Thea Gaudette moved to grant preliminary hearing. Scott Gordon seconded this motion. Vote 4-0-0.

New Business

10. John and Linda Phillips First Cut Application 2014-06-FC

The Board reviewed the First Cut application. Missing information regarding the 2 acre zone was provided. 2.7 acre in RA2 zone and 1.3 acres in RA 5 zone

The board ran the checklist, nothing was missing.

After motion was passed, Linda mentioned there were some problems. Steve Revell lost 2.2 acres. Property lines were incorrectly drawn and would need to be corrected on the Mylar. Linda requested to have Ron Larose change this. House will sit on boundary line for zoning as long as septic isn't a problem. Boundary lines will move up based on this previously incorrect property lines. They will be sure to keep the previous 10 acre. Linda requested to decrease the 50' right of way for easement. There is a minimum requirement that must be wide enough for emergency vehicle. Need 25' and 30' turnaround. Revell said 35' and Larose said needed to be 50'. Minimum 14' clear width referenced pg 52 in book UPD.

Thea Gaudette moved to approve first cut application. Scott Gordon seconded this motion. Motion passed, vote: 4-0-0

Adjournment

Thea Gaudette moved to adjourn at 10:09pm, Scott Gordon seconded. Vote passed 4-0-0.

Respectfully submitted,

Miranda Boe
Recording Secretary