

Monkton Development Review Board
Meeting Minutes
May 13, 2014
Approved: May 27, 2014

Attendance:

DRB Members Present: Thea Gaudette, John Winsor, Peter Close, Scott Gordon, Curtis Layn.

DRB Members Absent: Chris Acker, and Philip Russell.

Others in Attendance: Ken Wheeling ZA, Megan Manahan, Travis Belisle, Bob and Nancy Larock, Stephen Pilcher.

John Winsor, Board Vice-Chair, called the meeting to order at 7:30pm.

Administrative:

1. Minutes

Reviewed minutes from April 22, 2014 at 9:05pm. Errors were corrected with names and adjustments to wording within information on #7 were made.

Thea moved to approve minutes as amended, Scott Gordon seconded this motion. Vote passed 5-0-0

2. Travis Belisle Funds in Escrow

John Winsor recused himself from this Preliminary discussion on providing an opinion to the Select Board on releasing the funds that are being held in escrow. Peter Close took over. The Board went over an email from Steve Revell that was sent to everyone on April 21, 2014. Megan Manahan addressed the last topic in the information that The Board was reviewing dated December 8 2006, Page 2 of this letter, that \$30k in escrow was to be returned 5 years after the certification of occupancy be issued and upon completion and certification that the road was completed. No issue with the septic. Second house was built in June 2008. Stephen Pilcher had noted his suggestion that lot 9 issuance of occupancy be the date starting the 5 year period.

Peter Close would like to see the previous environmental issue regarding the invasive species to be finalized.

John Winsor (speaking as a citizen) mentioned a plan that was approved, and would like to review the certification regarding the road. Initial plan on road had road surveyed as built, and there were some concerns that the road was not meeting the plans. Ken Wheeling noted October 17, 2013 meeting where everyone went over what had to be done to finalize the road. Mr. Revell had been tasked to put into writing an action plan for Travis Belisle but this was never provided. Thea Gaudette felt that the board needed to contact Mr. Revell, and determined that Thea Gaudette will send a letter to Mr. Revell to resolve

concerns regarding road completion. The Board will issue written opinion to Select Board once the requested information has been provided.

Old Business

3. Michael Hinsdale 2013-09-MAJ

Thea Gaudette moved to hear the meeting on June 10th at 9:05pm. Scott Gordon Seconded the motion, motion passed, vote: 5-0-0.

4. Jeff & Anna Lester 2014-11-VAR & CU

Thea Gaudette moved to set a hearing at 8:00pm on June 24th, 2014. John Winsor seconded this motion. Motion passed, vote: 5-0-0.

5. William Porter & Kristen Goldstein Preliminary Plat 2014-04-MAJ

It was confirmed that The Board was lacking the required number of copies. Referencing lot 7, wastewater permit was received. It was determined that requested bearings have not been added to the maps. The maps were also missing the new culvert. Notification will be sent letting Mr. Porter & Mrs. Goldstein letting them know that this information is needed, and should be on the plat also.

6. Andrew Peterson Letter.

The Board reviewed a letter from Mr. Peterson.

New Business

7. Bob & Nancy Larock First Cut Application 2014-10 FC

Ken Wheeling brought to the board a map that was on file from 1974. Lot in question was purchased in 1979. Showed some maps that there was a proposal to split lot for first cut. When land was to be given to Grandson, second map was filed and building permit was issued for second lot. Title insurance would not be granted based on the second map due to the first governing map. Title Insurance company wants submission of first cut application. First cut permit was originally started, but The Board decided that they would need to hear the first cut application since the application was not filed until 2013.

John Winsor moved to hear the first cut application 2014-10-FC at 8:35pm on June 10, 2014. Thea Gaudette seconded, motion passed with vote 5-0-0.

Thea moved to waive the application fee. Curtis Layn seconded this motion. Motion passed with vote 5-0-0.

8. Don Gould Review of Subdivision Application 2014-12-MAJ

The Board reviewed the provided maps. The board felt that there were some questions regarding these maps that would need clarification. Peter Close moved to set for sketch hearing June 24, 2014 at 8:35. John Winsor seconded. Motion passed vote 5-0-0.

Adjournment

Curtis Layn moved to adjourn at 10:12pm, Scott Gordon seconded this motion. Motion passed, vote: 5-0-0.

Respectfully submitted,

Miranda Boe
Recording Secretary