

**Monkton Development Review Board
Meeting Minutes
April 8, 2014
Approved: April 22, 2014**

Attendance:

DRB Members Present: Chris Acker, Thea Gaudette, Philip Russell, and John Winsor.

DRB Members Absent: Peter Close, Scott Gordon, and Curtis Layn,

Others in Attendance: Ken Wheeling, ZA, Miranda Boe, Kevin Brennan, Frank Walch, Peter and Delores Norris and Julie Close Kenyon.

John Winsor, Board Vice-Chair, called the meeting to order at 7:34pm.

Administrative:

1. Minutes from the March 25th meeting were reviewed and corrected. Chris Acker moved the minutes as amended and Thea Gaudette seconded. Vote: 4-0-0.

2. Ken Wheeling reviewed Monkton cases discussed in the VLCT Newsletter.

New Business

3. Frank Walch Hardscrabble Road Subdivision 2014-08-MIN

Frank Walch would like to subdivide his property to create a third lot. His second lot was a first cut. He plans to sell it as a building lot with approved septic. He is in 2-acre zone.

The Board ran the checklist. There was no missing information.

Chris Acker made the motion to accept the project for a sketch plan hearing, and Philip Russell seconded the motion. The vote passed: 4-0-0.

The Board discussed the next steps with Mr. Walch for preliminary plat.

4. Jeffery and Anna Lester ABC Lane Conditional Use 2014-09-CON

The Lesters are seeking a conditional use for a shed in the pond district. The shed is 18' by 24' with a 12-foot overhang. The current size and location create a non-conforming lot.

The Board reviewed the materials and decided to ask the applicants to come to discuss the project with them on 7:30 pm on April 22nd.

Old Business

**5. Hal Saunders Re-opened Subdivision 2014-02-MAJ
(Former 2005-010-MAJ and 2010-010-MAJ)**

Kevin Brennan came to the Board with several questions related to the map. He discussed issues on related to the scale of the map. He discussed how the Board would like to show the no-build zone on the map—so it is clearly defined. Mr. Saunders would like to have a separated map for the storm water pond systems, which would have boundaries for readability.

The Board waived the map size requirement for this subdivision and agreed to have a separate Mylar map for the storm water pond system.

Note: The Board will discuss reducing the requirement of map size required by the UPD for consistence with how maps are currently drawn so when they are converted to a Mylar they will not be reduced.

6. 8:35pm Peter and Delores Norris Sketch Plan Hearing 2014-5-MAJ

Peter and Delores Norris presented the subdivision project to the Board. They would like to sell their current home and 3.5 acres of their 8-acres and build a smaller home on the remaining portion. They discussed easements.

The Board ran the checklist. The project was missing addresses of abutters. The project reopens a subdivision; the Board will get the reopened subdivision number. The broad project outline was missing. The compliance statement with Town Plan goals was missing.

Chris Acker made the motion to accept the project for a sketch plan hearing, and Philip Russell seconded the motion. Thea Gaudette amended the motion to include missing items must be received with preliminary plat and Philip Russell seconded the motion. Both votes passed: 4-0-0.

7. 9:05pm Julie Close Kenyon Sketch Plan Hearing 2014-07-MAJ

Julie Close Kenyon presented her project for a subdivision on Boro Hill Road. She wants to subdivide her 10-acre lot into two 5-acre lots. The project reopens the following subdivisions: 2007-05-MIN and 2002-21-MIN.

The Board ran the checklist. The project was missing addresses of abutting landowners.

Thea Gaudette made the motion to accept the project for a sketch plan hearing with the condition that the missing item is received with preliminary plat, and Philip Russell seconded the motion. Both votes passed: 4-0-0.

Adjournment

Chris Acker moved to adjourn the meeting at 9:10pm. The motion was seconded by Philip Russell and passed 4-0-0.

Respectfully submitted,

Wendy Sue Harper
Recording Secretary