

**Monkton Development Review Board
Meeting Minutes
June 10, 2014
Approved: June 24, 2014**

Attendance:

DRB Members Present: Thea Gaudette, John Winsor, Peter Close, Philip Russell.

DRB Members Absent: Scott Gordon, Curtis Layn, & Chris Acker.

Others in Attendance: Ken Wheeling ZA. Stan Livingston, Donald Paul, Hal Saunders, Robert & Nancy Larock.

Peter Close called the meeting to order at 7:32pm.

Administrative:

1. **Minutes:** The Board reviewed the minutes from 5-27-14. Thea Gaudette moved to approve as amended. John Winsor seconded this motion. Motion passed vote 4-0-0.

Old Business:

2. **Don Paul Beaver Meadow Sketch 2014-15-MAJ:** The board reviewed the sketch application. Peter Close is concerned about open land by breaking the lot up in to five acre lots. There will be 7 lots using all the existing land. Thea asked about association agreement for road maintenance, and should have deed language to have right of way. 2 septic systems are shown on 5.2 acre lots, because there are multiple options for septic placements. Stan Livingston pointed out the easement areas. Kevin Larose did the design, the land is under 40 acres thus there is no requirement for a PUD. The Board expressed concern about breaking the land up in to 5 acre lots and not leaving open land. It was recommended the house placement leaves the most open land.

The Board reviewed the checklist. Don provided his missing email address. It was determined that this was reopening a previous subdivision. There were no other items missing from the checklist.

Thea Gaudette moved to grant sketch approval. John Winsor seconded. Motion passed with vote 4-0-0.

3. **Hal Saunders Final Plat 2014-02-MAJ:** Still missing some letters and emails from abutting neighbors. Ken stated that Hal agreed to put lot number 15 into the association at time of sale and make it part of the covenant.

The board reviewed the checklist. Contours have been added, no build zone lines have been included, easements were included, scale is one inch equals 200 feet. The total number of lots will be 10.

Peter Close moved to set the hearing at 8:00pm on July 22, 2014, Thea Gaudette seconded this motion. Motion passed with vote passed 4-0-0.

4. **Robert Larock First Cut Application 2014-10-FC:** Bill Martin and Robert Larock reviewed the application with the board regarding the land has been gifted to Mr. Larocks grandson. A Mylar was requested.

The Board ran the checklist. Mr. and Mrs. Larock purchased the lot and built the house in 1979. The original map is from 1974.

John Winsor moved to approve First Cut. Philip Russell seconded. Motion passed with vote 4-0-0.

5. **Steve Revell Letter Regarding Juniper Lane:** The Board reviewed a letter from Mr. Revel regarding Juniper Lane. John Winsor recused himself from this discussion leaving no quorum . Mr. Revel originally signed off on road, the road since then has degraded and Mr. Belile was contacted regarding hiring an excavation team to do the needed repairs. Upon completion, the remaining funds will be released. Peter Close still wants to see the wetlands report. Thea Gaudette asked John Winsor from the standpoint of a neighbor regarding maintenance cost. There is only deed language regarding sharing of maintenance cost. Decisions will be made during next meeting when there is a quorum to vote.

6. **Michael Hinsdale Arrowhead Final Trail 2013-02-MAJ:** The Board ran the checklist. Mr. Hinsdale will be sure to put the road name on the Mylar. No information was missing. Mr. Hinsdale was provided with a list of requirements to be included on the Mylar.

Thea Gaudette moved for final approval. John Winsor seconded. Motion passed with vote 4-0-0.

New Business

5. The Board had no new business to discuss.

Adjournment

6. Philip moved to adjourn, John Winsor seconded. Motion passed with vote 4-0-0.

Respectfully submitted,

Miranda Boe
Recording Secretary