

Monkton Development Review Board
Meeting Minutes
August 12, 2014
DRAFT
Approved: XXXX

Attendance:

DRB Members Present: John Winsor, Peter Close, Thea Gaudette, Scott Gordon, Peter Close. Curtis Layn and Philip Russell (arrived at 7:45pm)

DRB Members Absent: Chris Acker.

Others in Attendance: Sidney and Michelle Claflin, David Bronson, Sam Alderman, Kevin Brennan, Mark and Lisa Burns

John Winsor called the meeting to order at 7:32pm.

Administrative:

1. **Minutes:** The Board reviewed the minutes from 7-22-14. Corrections were made. Thea Gaudette moved to approve minutes as amended. Peter Close seconded. Motion passed, vote 4-0-0.
2. **Correspondence Regarding Park and Ride:** Thea noted that this correspondence was a matter that was the responsibility of the select board, and that the DRB did not need to take any action.

Old Business:

3. **Correspondence Regarding Juniper Lane:** John Winsor recused himself from this discussion. The board reviewed information and a letter from Steve Revell July 31, 2014 in regards to driveway that had deteriorated. The select board was inquiring with the DRB to determine when the 5 year status had ended. The DRB thinks that the funds should be released since. Peter Close mentioned the invasive species reports that have not been submitted.

Thea Gaudette moved that the board accepts the corrections that were made to the road. Notification will be sent to the select board regarding the funds that are being held in escrow providing the dates in which the funds were eligible for release. Curtis Layn Seconded this motion. Vote passed 5-0-0.

4. **Hal Saunders Subdivision Final Plat 2014-02-MAJ:** The board reviewed a letter from Mark and Lisa Burns. This letter is in regards to lot 14 stating that they were satisfied with amended covenants. Kevin Brennan provided the agreed upon amendment regarding lot 15 and lot 14 detailing the changes that were agreed upon.

Mr. Brennan provided the Board a copy of the permit that was submitted to the state that would make the Association co-permittee to the Storm Water permit since Mr. Saunders is the current and only permit holder. This was a requirement from the State.

The board ran the checklist. Mylar including the storm water will be provided. Regarding Lot 12, Lisa Burns noted that storm water permit was not in compliance; Kevin addressed this as being a permit fee issue that had since been corrected. She also mentioned an issue regarding conveyance of land of the 0.3 acre lots were addressed and submitted, but were not relevant to this hearing. Mr. Brennan stated that all conditions from the board had been adhered to.

Thea Gaudette moved to approve final plat with conditions of: The board needs receipt A&R for co-permittees, signatures of compliance will be needed from all parties, and second page of mylar showing ponds/storm water to be submitted. Curtis Layn seconded with this motion. Motion passed with vote 6-0-0.

New Business:

5. **Sidney & Michelle Claflin First Cut Application 2014-16-FC:** The board reviewed the application.

The board ran the checklist. There was some discussion regarding the numbering on Lots. Lot 1 should be changed to lots 2 and 3.

Peter Close moved to set the hearing for September 23, 2014 at 8:00pm. Curtis Layn seconded this motion. Motion passed with vote 6-0-0. David Bronson will be copied on all correspondence.

6. **Sam Alderman Monkton General Store:** Sam is working with efficiency VT, would like to create addition to building which will be 6' by 9'. This would be a walk in cooler with no windows or doors, and is intended to help reduce power usage. The board looked in to the possibility of a waiver versus a variance. Sam was instructed go to Ken Wheeling (ZA) to request building permit, which will be denied, then to apply for a variance for the DRB to review.

Adjournment

7. Curtis Layn made the motion to adjourn at 9:16pm. Peter Close seconded. Motion passed with vote 6-0-0.

Respectfully submitted,

Miranda Boe
Recording Secretary