

Monkton Developmental Review Board
Meeting Minutes
November 25, 2014
Approved: December 9, 2014

Attendance:

DRB Members present: Thea Gaudette, Curtis Layn, Scott Gordon, and Philip Russell

DRB Members Absent: John Winsor, Peter Close, and Chris Acker.

Others in Attendance: Ken Wheeling (ZA), Hal Saunders, Donna Barnum, Tom Kenyon, Don Paul, Terry Harris, Jeff and Anna Lester.

Thea Gaudette called the meeting to order at 7:35pm.

Administrative:

1. **Minutes:** The Board reviewed the minutes from November 11, 2014. Curtis Layn moved to approve the minutes as submitted. Scott Gordon seconded this motion. Motion carried with vote of 4-0-0.

Old Business:

2. **Hal Saunders Subdivision Final 2014-02-MAJ:** The Board reviewed the Subdivision Final submitted by Hal Saunders.

No items were missing from the checklist. Curtis Layn Moved to approve, Scott Gordon seconded. Motion carried with vote 4-0-0.

3. **Don Paul Final Plat 2014-15-MAJ:** The board reviewed the Final Plat application submitted by Don Paul. The Board has received a copy of information regarding services, a notice of intent for storm water run-off, and updated maps showing the site plan and subdivisions.

Don Paul contracted Trudell regarding the wetland issue that had arisen. The house sites have been adjusted to accommodate the wetland areas that were in question. Julie from ANR is reviewing this information to see if a permit is needed. Terry Harris clarified that house sites have been adjusted to be sure there is the buffer to prevent interference with the wetland areas.

Tom Kenyon inquired as to how the road width would be adjusted when more houses are added so the roads are in compliance with the state standards. Thea Gaudette stated that widening the road would be the responsibility of applicant.

Terry Harris spoke as he has done extensive research. He stated that he has found no evidence to support Donna Barnum's claim on the boundary line dispute. He has not been able to find any physical or recorded evidence that contradicts Mr. Paul's boundary lines depicted on the maps. Tom Kenyon expressed concern because Mr. Harris recently did this survey, and the boundary dispute has been an ongoing issue. Some of the evidence that Mr. Harris reviewed has dated back to the 1970's and he has reviewed surveys from two years ago and older in his research. Donna Barnum questioned how accurate the original survey was, since when she inquired about the boundary line and the cement posts and pins, the surveyor did not know who put these pins in. Mrs. Barnum's survey has not been completed, and she offered to submit photographs of the damage done to the stone wall and fence. Thea Gaudette feels this evidence that Mrs. Barnum and Mr. Kenyon want to submit is not evidence that will be substantial to this hearing.

The Board ran the checklist. Nothing was missing from the checklist. Phil Russell wanted to be sure that Mr. Paul hears back from ANR regarding the lot in question that might be in a wetland area.

Thea Gaudette moved to close the evidentiary portion of the application. This will give the Board 45 days from November 26, 2014 to receive any missing evidence. 45 day from November 26, 2014 is Friday, January 9, 2015. If there is no action taken, the application is approved by default. The missing evidence is confirmation from ANR regarding whether or not a permit is needed. Curtis Layn seconded this motion. Motion carried with vote 4-0-0.

4. Jeff and Anna Lester ABCD Lane 2014-18-WAI: The board reviewed the waiver application submitted by Jeff and Anna Lester.

The Board ran the checklist. There was nothing missing from the checklist. The final number of feet being waived off the boundary will be 25 feet off of the side lot boundary line.

Phil Russell moved to grant the waiver. Curtis Layn seconded this motion. Motion carried with vote 4-0-0.

Thea Gaudette moved to approve the Conditional Use regulations regarding height do not apply to this project. Curtis Layn seconded this motion. Motion carried with vote 4-0-0.

New Business:

5. Ken Wheeling wanted to bring to the attention of The Board a piece of property that has part of the garage that was built over the property line. Since the property is in the process of being sold, there is an agreement to sell 10 feet to accommodate the garage. This information will be heard by The Board in the future.

Adjournment

6. Phil Russell moved to adjourn at 9:07pm, Curtis Layn seconded this motion. Motion carried with vote 4-0-0.

Respectfully Submitted,

Miranda Boe

Recording Secretary