

Monkton Developmental Review Board

Meeting Minutes

July 28, 2015

DRAFT

Approved: XXXX

Attendance:

DRB Members present: Phil Russell, Scott Gordon, John Winsor, Curtis Layn, Peter Close (Arrived at 8:10).

DRB Members Absent: Chris Acker.

Others in Attendance: Ken Wheeling (ZA), Michael Hinsdale, Doris Brace, Andrew Rollins, Matthew Norris.

John Winsor called the meeting to order at 7:33 pm.

Administrative:

1. **Minutes:** The Board reviewed the minutes from July 14, 2015. Corrections were made. Scott Gordon moved to approve the minutes as amended. Curtis seconded this motion. Motion carried with vote of 4-0-0.
2. **Announcements:** There were no announcements.

Old Business:

3. The Board received and reviewed in great length a letter from Volker Fritz. The Board will thoroughly review Mr. Fritz's file and will draft a response containing the requested information.

New Business:

4. **2015-05-Con Hinsdale Conditional Use:** The Board reviewed the Conditional use application submitted by Michael Hinsdale. Mr. Hinsdale is interested in replacing the existing 14'x52' trailer with a larger one when he finds one. Mr. Hinsdale would like a conditional use permit as his lot is non conforming as he already has 3 structures. He only wishes to replace the existing trailer with one that is in better condition, but believe his only option would be a larger trailer. He is not seeking to add bedrooms, parking, or dwellings. He is having trouble finding a trailer that is the same size as the existing one, and is hoping to get something slightly larger.

The Board asked if he has considered a subdivision, but he is not interested in this at this time. Ken Wheeling asked if there was an eventuality where Mr. Hinsdale would subdivide in to 5 acre lots with the 3 existing dwellings. Mr. Hinsdale indicated that at this time there was no real consideration of subdividing and he would deal with the situation at the time should it arise. Andrew Rollins was interested in knowing what the existing trailer would be replaced with. Mr. Hinsdale indicated that it would be similar to what is there now. Doris Brace asked if the property has been subdivided before.

Curtis Layn inquired as to why Mr. Hinsdale was not just replacing the structure with one of the same size in the 1 year time frame. Mr. Hinsdale indicated it was difficult to find a trailer of the same dimensions. Ken Wheeling mentioned the possibility of removing one of the sheds that is on the property to make the lot a conforming one. Mr. Hinsdale indicated that the topography was not the best for this, and it was what the people were used to seeing. People might not notice a new trailer, but landscaping would be noticed more.

Scott Gordon moved to close the hearing. Curtis Layn seconded this motion. Motion carried with a vote of 5-0-0. The Board has 45 days to deliberate.

4. **Appeal of Building PERMIT-15-015:** Tom Kenyon called John Winsor to notify the board that Donna Barnum was not able to attend tonight's meeting.

Peter Close moved to re-warn the appeal of Permit 15-015 to be heard on August 25, 2015 at 8:35pm. Scott Gordon seconded this motion. Motion carried with vote 5-0-0.

The Board discussed in length with Ken Wheeling the UPD and whether or not it is necessary to get a site plan for a building permit. It was expressed that parts of the UPD are conflictive. The Board discussed having the regulations reviewed for accuracy.

Mrs. Barnum will be properly notified and the new hearing time will be warned.

5. **4 Hills Farms:** Ken Wheeling was approached by 4 Hills Farms where they had, in the past, removed gravel from property in Monkton to property in Bristol. They wish to do so again. Mr. Wheeling is asking if a permit for extraction was needed or if this was considered agricultural. Is this a continuation of the extraction as they have done so in the past, is a new permit needed at this point, or can it be considered agricultural. Ken Wheeling will research to see if this can be considered agricultural and will provide this information to the Board.

Adjournment

6. Philip Russell moved to adjourn at 9:19pm, Chris Acker seconded this motion.
Motion carried with a vote of 5-0-0.

Respectfully Submitted,
Miranda Boe
Recording Secretary