

MONKTON DEVELOPMENT REVIEW BOARD

Meeting Minutes DRAFT June 26, 2018 Monkton Town Hall

John Winsor called the meeting to order at 7:31 pm,

Members present: Betsy Brown, Peter Close, Phil Russell, John Winsor, Chris Acker

Members absent: Curtis Layn, Scott Gordon

Others in attendance: John Frigault, Stan Livingston, Ron LaRose

Comments and questions from the public: None.

Review of minutes: The Board reviewed the minutes of April 10, 2018, May 8, 2018, May 22, 2018.

Peter Close moved to approve the minutes of April 10, 2018 as amended. Phil Russell 2nd. All in favor, motion carries.

Peter Close moved to approve the minutes of May 8, 2018 as amended. Phil Russell seconded. All in favor, motion carries.

Phil Russell moved to approve the minutes of May 22, 2018 as amended. Betsy Brown seconded. All in favor, motion carries.

Public Hearing for Application #2017-06-MAJ of John Frigault for a 2 lot subdivision, Rotax Road.

John Frigault was present at the hearing. The Board checked the abutter list to make sure all abutters were notified.

Peter Close made a motion to approve Final Plat Application #2017-06-MAJ. Chris Acker seconded. All voted in favor with no conditions. Motion passed.

The mylar was signed.

Public Hearing for Application #2017-14-MAJ of Broadview Estates, LLC for an 8 lot subdivision, Bear Pond Road.

The Board ran through the abutter notices to ensure that all abutters were notified.

John Winsor questioned the 20% set aside provision. Section 995 (B) from previous subdivision..the state of intent was that this property was to be a sugarbush. John questioning that the intent has changed and now that Stan wants to develop with 8 lots, chopping up the previous set-aside. John read the definition of Land Definition and felt that the chopping up of set-aside constitutes development which is not allowed per the regulations.

The plan was reviewed and the following should be amended on the plan :

-The plan should be revised to show the set-aside land as part of one lot.

-The plan should show the proposed road name.

-The proposed road and Bear Pond Road should be 18' in width due to increased traffic due to new subdivision.

-The plan should show a larger turn-around at the end of the proposed new road.

John asked if the applicant has asked the Fire Chief if the fire protection as proposed is adequate. Ron LaRose stated that he will meet with David Layn to discuss the project.

Peter Close makes a motion to continue the hearing for Preliminary Plat Application #2017-14-MAJ to July 10, 2018 at 8pm. Phil Russell seconded. All voted in favor. Motion carries. Hearing continued to July 10m 2018 at 8pm.

Comments and questions from the public.
None.

Adjourn

Peter Close made a motion to adjourn. Chris Acker seconded. All voted in favor. Meeting was adjourned at 9:50pm.

Respectfully submitted,

Betsy Brown
Clerk, Development Review Board