

MONKTON DEVELOPMENT REVIEW BOARD

Minutes

Tuesday, May 22, 2018

Minutes approved on 6/26/18

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Members Present: Phil Russell, Peter Close, John Winsor, Scott Gordon, Betsy Brown, Curtis Layn (arrived at 8:02pm).

Members Absent: Chris Acker

Others in attendance: Peter Norris, Carl Cole, and Clark Hinsdale

John Winsor called the meeting to order at 7:35pm

The Board began deliberation on the Matthew Norris Conditional Use application.

At 8pm, the Board tabled the Matthew Norris discussion and opened the public hearing for application #2017-10-MAJ and #2018-04-CON of Peter Norris.

Curtis Layn arrived at 8:02.

Peter Norris submitted letter from Attorney Kevin Brennan regarding a draft deed. The Board ran through the checklists and deemed them complete.

Peter Norris stated that the new structure will not be visible from Mountain Road and that the existing camp is not visible.

The Board ran through the Conditional Use criteria and found them being met.

Scott Gordon made a motion to approve Conditional Use and Final Plat, applicaton #2018-_____, with the following condition:

-the plan shall be revised to change the verbage "proposed lot 3 wastewater" to "proposed lot 10 wastewater" and change note #10 to the same. Betsy Brown seconded the motion.

Discussion ensued. Peter Close feels that the purpose of the PUD regulations are not meant for the Conservation District per Section 905A of the UPD. John Winsor felt that section 905B was in conflict with section 905A.

A vote was taken: Scott Gordon, Curtis Layn, Betsy Brown, John Winsor and Phil Russell all voted in favor of approval. Peter Close abstained. Motion passed by a vote of 5-0-1.

At 8:35 pm the Public Hearing for First Cut application #2018-02-FC was opened. Clark

Hinsdale and Carl Cole were present representing the applicant.

It was noted that there was no confirmation of payment for the application in the file. Betsy will confirm with the Zoning Administrator that the fee was paid.

The Board ran through the checklist on the application and deemed it complete. The Board then reviewed the plat and found no issues.

Curtis Layn made a motion to approve First Cut Application # 2018-02-FC. Scott Gordon seconded. All were in favor. Motion passed 6-0-0 with no conditions.

At 9:00 The Board continued deliberation of the Matthew Norris Conditional Use application. The Board went through the Conditional Use & Site Plan checklists. The Board also pulled and looked through previous subdivision files for this property.

The Board discussed and drafted a Findings of Fact and Decision with conditions.

Curtis Layn moved to approve Conditional Use application #2018-03-CON of Matthew Norris with the following conditions:

- The applicant will provide screening for the properties currently owned by Andre E. & Stephanie A. Vaine and Driscoll Properties.
- Any new exterior lighting shall be downcasting and shielded
- The applicant shall not build within the Wetland Overlay District.

Scott Gordon seconded the motion

There was no discussion

All voted in favor of approving Conditional Use # _____ with conditions. The motion passed.

New Business

The Board reviewed the Final Plat application # _____ of John Frigault for completeness.

Betsy Brown made a motion to set the Final Plat hearing for June 26, 2018 at 8:00 pm. Phil Russell seconded. All voted in favor.

The Board reviewed the Preliminary Plat application #2017-14-MAJ of Broadview Estates for completeness. It was noted that a few things were missing on the plan and/or application:

- applicable State of Vermont stormwater permit applications, erosion control permits including supporting and designs and plans where required.
- The plan should have a notation showing the number of lots where proposed;
- The plan should show direction of flow for culverts

- The plan should show width of proposed streets.
- The plan should show location and dimensions of property to be dedicated for public use or open space
- Location of proposed fire protection should be shown on the plan.

Scott Gordon made a motion to set the public hearing for June 26, 2018 at 8:35 pm. Peter Close seconded. All voted in favor.

Phil Russell made a motion to adjourn. Curtis Layn seconded. All voted in favor.

Meeting was adjourned at 10:40pm.

Respectfully Submitted,
Betsy Brown, DRB Clerk