

MONKTON DEVELOPMENT REVIEW BOARD

Meeting Minutes April 10, 2018

Minutes approved 6/26/18

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

Members present: John Winsor, Peter Close, Scott Gordon, Betsy Brown

Members absent: Chris Acker, Curtis Layn, Phil Russell

Others in attendance: Gus Goodwin, Peter Norris, Benton Mitchell.

The Board reviewed the Conditional Use application of the Nature Conservancy for a new boardwalk at Raven's Ridge on Rotax Road. Gus Goodwin represented the applicant. Gus Goodwin mentioned that the parking area will be made ADA compliant. The new boardwalk will be higher than the current boardwalk. The wetland permit from the State has already been issued.

The Board reviewed the application checklist. It was noted that the plan was missing boundary angles and missing Peter Close as an abutter.

Peter Close moved to set a public hearing for May 8, 2018 at 8pm. Betsy Brown seconded the motion. The motion carried by a vote of 4-0-0.

Benton Mitchell approached the Board regarding building a home on the family property on Tyler Bridge Road. The property is currently developed with a single family home. There are 8.5 acres in Monkton with more in Starksboro. The property is in the RA 5 Zoning District.

The Vermont League of Cities and Towns has said "no" to splitting a 5 acre minimum across town lines.

Benton Mitchell noted that he will research the regulations, consider a waiver, buying land from a neighbor or surveying the land to see if the lot size is accurate.

Peter Norris submitted Conditional Use Application# 2018-04-CON and Final Plat Application #2017-10-MAJ. The Board reviewed the checklist for completeness. It was noted that the Property ID was needed on the map. It was also noted that 3 copies of the map should be submitted as well as the septic permit.

Scott Gordon motioned to set the public hearing for May 22, 2018 at 8:00pm. Betsy Brown seconded. The motion carried by a vote of 4-0-0.

The Board received the Frigault mylar but no application for Final.

The Board reviewed the Preliminary Plat Application # 2017-14-MAJ of Broadview Estates, LLC (Hidden Meadows) for completeness. It was noted that the following were needed:

- need payment
- need direction of flow for culverts
- Road plan needs width and cross section
- need dimensions of conserved open space
- need to add street name to preliminary plat
- site plan scale is not 1" = 40'
- need site plan
- need septic permit
- need # of lots

Minutes:

The minutes of February 27, 2018 were reviewed. Scott Gordon moved to approve the minutes as amended. Peter Close seconded. The motion passed 4-0-0.

The minutes of March 13, 2018 were reviewed. Peter Close moved to the approve the minutes as amended. Scott Gordon seconded. The motion passed 4-0-0.

The minutes of March 27, 2018 were reviewed. Peter Close moved to approve the minutes as amended. Betsy Brown seconded. The motion passed 4-0-0.

Adjournment:

Peter Close made a motion to adjourn. Scott Gordon seconded. Motion passed by a vote of 4-0-0.

Respectfully Submitted,

Betsy Brown
DRB Clerk