

**Town of Monkton  
Development Review Board**

**Meeting Minutes - DRAFT**  
**Tuesday, September 25, 2018**  
**Monkton Town Hall**

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

**Members In Attendance:** Betsy Brown, Peter Close, Phil Russell, John Winsor

**Members Absent:** Scott Gordon, Chris Acker, Curtis Layn

**Others Present:** Heath Butler, Ward Butler, Margaret Butler, Deb Gaynor, Laura Krahn, Eric Paulson

**Minutes:**

The Board reviewed the minutes of September 11, 2018. Peter Close moved to approve the minutes as submitted. Phil Russell seconded. All voted in favor. Motion passed by a vote of 4-0-0.

**New Business:**

Sketch Plan Butler Subdivision: Ward Butler provided the board with a sketch plan. He has a 19.4 acre lot which he wishes to subdivide in to 3 lots off Silver Street. It is currently a wooded lot. Peter Close made a motion to approve Sketch Plan. Betsy Brown seconded. Motion passed by a vote 4-0-0.

**8:00 PM Public Hearing. Preliminary Plat Application #2017-05-MAJ of Alan & Susan Boutilier for a 2-lot subdivision, Morgan Road. The current zoning classification is RA5. The Tax Parcel ID is 01.207.009.005.**

Jason Barnard presented the board with the most recent plans. The right-of-way has been moved away from the wastewater system. The property owner is proposing to subdivide the parcel - Lot 8 will be 19.9 acres and Lot 9 5.18 acres. The Board confirmed that all abutters were sent notification of the hearing.

Deb Gaynor asked about a drill hole with paint (survey marker in ledge) and whether it is new or old. Jason stated that he believes that may have been done in 2010. Deb asked what the deferral language means. Jason Barnard state that it means it can't be built on until septic testing/approval has been completed.

Betsy Brown moved to approve Preliminary Plat Application #2017-05-MAJ of Alan & Susan Boutilier as submitted. Phil Russell seconded. Motion passed 4-0-0.

**New Business cont.**

Laura Krahn and Eric Paulson came to have a preliminary discussion with the DRB. They are looking for a location for a distillery and are looking at 1822 Monkton Road (Peterson Quality Malt). At this point all they are looking to do just a distilling facility with no tasting room. It is a possibility in the future (3+ years). The barn will be used as is. No expansions. The Board recommends that they submit a Conditional Use application.

**Old Business**

-Huizenga application. The Board reviewed new materials submitted regarding the Alan Huizenga subdivision application on Nichols Road. The Board reviewed the application and a few things are still missing:

- \*the plan needs to show existing electric and telephone utilities
- \*The lot numbering needs to be changed - the proposed lot of 11 acres should be Lot 9 and the proposed lot of 71 acres should be Lot 10
- \*The proposed driveway needs an approved curbcut permit from the Selectboard
- \*The applicant needs to submit a survey plat showing the existing 82 acre parcel including the proposed 11 acre parcel. Also show the proposed driveway and house site on the plat.

The Board elected to not set a hearing at this time.

Betsy Brown made a motion to adjourn. Phil Russell seconded. Motion passed 4-0-0. Meeting was adjourned 9:54pm.

Respectfully Submitted,

Betsy Brown  
Clerk