

Monkton Development Review Board
Tuesday, May 28, 2019
Monkton Town Hall

Meeting Minutes – **DRAFT**

John Winsor called the meeting to order at 7:34pm.

Members Present: Betsy Brown, Phil Russell, Curtis Layn, John Winsor

Members Absent: Peter Close, Scott Gordon, Chris Acker

Others Present: Lisa Roche, Patrick Roche, Ann Miller, Mark Guillemette, Anne Guillemette, Mike Bushey, Mike Brennan, Margaret Butler, Ward Butler, Heath Butler.

Questions and Comments from the public not related to the agenda:

Patrick & Lisa Roche approached the Board about a possible project. They would like to build a garage but due to size/shape of lot, setbacks cannot be met. Property is on Rotax Road. C. Layn noted that a previous owner of this property came before the Board for a variance to build a garage and was denied. J. Winsor suggested that they apply to the Board for a waiver.

Ann Miller approached the Board regarding a possible boundary line adjustment. B. Brown said she would talk to Kris Perlee (Zoning Administrator) and try to do some more research.

8:00pm PUBLIC HEARING: Preliminary Plat Application #2018-08-MAJ of Ward & Margaret Butler for a 3-lot subdivision, Silver Street (Tax Parcel ID#02.101.029.004).

Heath Butler presented the application to the Board. J. Winsor asked about road grade. Lot A is proposed to be 9.4 acres, Lot B 5.0 acres and Lot C. 5.0 acres. Mark Guillemette has concerns about stormwater running toward his property. He also suggested a culvert at the property line. Mr. Guillemette also noted that there is a possible deer wintering yard on the lot. He also suggested some privacy trees to mitigate possible noise from his shop. Mr. Guillemette suggests that the Board do a site visit. Mr. Guillemette also noted that the site distance at the curb cut is not that great.

H. Butler stated that he believes that they will be under the State Stormwater threshold. Septic has been applied for and approved.

C. Layn made a motion a motion to close the preliminary hearing. P. Russell seconded. All voted in favor by voice 4-0-0.

The Board will do a site visit at 7pm on June 4th.

8:30pm PUBLIC HEARING: Appeal #2019-01-AO of Michael Brennan appealing the decision of the Zoning Administrator's denial of a building permit, Lot B, 500 Boro Hill Road (Tax Parcel ID# 05.224.012.220.

Michael Brennan explained the issue to the Board. He wants to build a home in an area that is zoned in the Ridgeline Overlay District. The Ridgeline Overlay district regulations state that no development can occur. It was noted that the regulations are clear that building cannot occur in the Ridgeline Overlay District.

B. Brown made a motion a to uphold the decision of the Zoning Administrator's decision to deny Zoning Permit Application #19-20, P. Russell seconded. Discussion ensued. J. Winsor asked what happens if one of the Board members abstained. Motion passed by a vote of 4-0-0.

New Business: none

Old Business: none

P. Russell made a motion to adjourn. C.Layn seconded. All voted in favor by voice vote, 4-0-0. Meeting was adjourned at 10:48pm.

Respectfully Submitted,

Betsy Brown
Clerk