



Town of Monkton

Development Review Board
Town of Monkton, VT
280 Monkton Ridge
PO Box 12
Monkton, VT 05469

Monkton Development Review Board Tuesday, June 25, 2019 7:30pm Monkton Town Hall DRAFT MINUTES

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

Members Present: Betsy Brown, Scott Gordon, Peter Close, Phil Russell, John Winsor, Curtis Layn, Chris Acker (arrived at 7:40pm).

Members Absent: none

Others Present: John McNerney, Jaime Schulte, Michael Brennan, Stephen Pilcher, Sam Burr

Questions and comments from the public not related to the agenda:
none


Minutes of June 11, 2019: S. Gordon made a motion to approve the minutes as amended. B. Brown seconded. Motion passed by a vote of 5-0-1.

8:00pm PUBLIC HEARING: Variance Application #2019-02-VAR of Michael Brennan for a variance from Section 230(I) of the Monkton Unified Planning Document for permission to construct a single family dwelling with an attached garage and a detached garage in the Ridgeline Overlay District, 500 Boro Hill Road, Lot B (tax parcel ID #05.224.012.220).

M. Brennan approached the Board asking for a variance. M. Brennan had J. Barnard come out and do an engineering study. M. Brennan presented the Board with a letter from J. Barnard dated 6/21/19.

C. Layn asked about setbacks from property lines and overlay district lines.

B. Brown asked to clarify that the build zone is in fact buildable, but is not ideal. M. Brennan said yes.



M. Brennan stated that where he wants to build is actually lower than the “buildable” section.

J. McNerney was under the impression that the whole parcel was in the Ridgeline Overlay District. It was explained that a small sliver is not in the Overlay District. He also noted that the stream on the property has been deemed by the State as “high priority”.

M. Brennan stated that where he wants to build is 368 feet into the Ridgeline District.

S. Pilcher, speaking as a citizen, stated that of 46 acres, 43ish acres are in Ridgeline Overlay District. Wants to clarify that the 2-3ish acres are not buildable and that he wants to build in the Ridgeline District.

J. McNerney wants to make sure the current regs are followed and not what was in effect when property was purchased, or permits issued.

S. Burr noted that the notice of public hearing for change to the Town Plan that the applicant submitted was for the planning commission. The Selectboard also should have had a hearing as well.

J. Schulte, who is on the Conservation Commission, stated that he is not speaking on behalf of them. The UPD definition says “no development shall happen”. While he is sympathetic to the applicant, he is looking at the big picture...the voters put this in place for some reason. The site is also part of a contiguous forest block.

S. Pilcher submitted the Selectboard’s Notice of Public Hearing for 1/29/14.

J. Winsor made a motion to close the evidentiary portion of the hearing. S. Gordon seconded. Motion passed by a vote of 7-0-0.

The Board began deliberation. The Board agreed that a site visit would be appropriate. The Board will meet at the Monkton Park & Ride on Thursday June 26, 2019 at 7pm.

P. Close makes a motion to continue the deliberation after the site visit at the July 9th regular DRB Meeting. P. Russell seconded. All voted in favor by voice vote 7-0-0.



New Business

There will be a Conditional Use hearing on 7/9/19

Old Business

None

Adjourn

P. Russell moved to adjourn. C. Layn seconded. Meeting adjourned at 9:29pm.
All voted in favor 7-0-0.

Respectfully Submitted,

Betsy Brown
Clerk