



Town of Monkton

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

Town of Monkton
Development Review Board
Tuesday, July 9, 2019 7:30pm
DRAFT MINUTES

J. Winsor called the meeting to order at 7:35pm.

Members Present: Phil Russell, Scott Gordon, Betsy Brown, Peter Close, John Winsor, Scott Gordon

Members Absent: Chris Acker

Others Present: Jaime Schulte, Mike Brennan, Ben Raphael

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

J. Schulte stated that was there to observe the meeting to get a better grasp of all town committees and how they work. He stated that he is a member of 3 town committees but is not representing him here.

Minutes of June 25, 2019

B. Brown made a motion to approve the minutes of June 25, 2019 as amended. S. Gordon seconded. All voted in favor 6-0-0.

8:00pm PUBLIC HEARING: Conditional Use #2019-03-CON of Ben Raphael to operate a woodworking shop, 140 Monkton Road. The property is located in the RA-2 and Pond Overlay Zoning Districts. The Tax Parcel ID is #13.101.076.000. Site plan review is being done as a part of this application.

B. Raphael was present at the hearing.

The wastewater system is approved but not built. B. Raphael will be putting it in. Current owners will clean up the rear of property.

Questions were asked about parking, number of employees (no more than 4), etc. B. Raphael stated that aside from the cleanup of the rear property and building of septic, no other changes to the building or the site will be made.

The Board ran through the Conditional Use review criteria & the Site plan review criteria.

P. Close made motion to approve Conditional Use Application #2019-03-CON with a condition that any outdoor lightning that may be installed be downcasting and shielded. C. Layn seconded. All voted in favor. Motion passed by a vote of 6-0-0.

B. Raphael had asked B. Brown if she would be willing to write letter of support as part of a grant application for this property. B. Brown asked the Board for their approval and read a draft letter. The Board felt the letter was sufficient.

C. Layn made a motion to approve the letter of recommendation. S. Gordon seconded. All voted in favor. Motion passed by a vote of 6-0-0.

Old Business

Deliberation on application #2019-02-VAR of Michael Brennan

The Board deliberated on the application. The Board ran through the variance criteria checklist.

S. Gordon made a motion that the application meets the first criteria of the variance because of the topography of the area that is not in the ridgeline district makes it a hardship to build in the area because of ledge and the extreme slope, and the adverse environmental impact of blasting. P. Russell seconded. Discussion ensued. C. Layn noted that during the site visit narrowness of area not in the Ridgeline Overlay district after setbacks left all structures to be on the ledge on the high point of the lot frontage. Motion passed by a vote of 5-0-1 (Peter Close abstained).

J. Winsor noted that the section of the regulations in the Overlay District notes “or because they are bedrock areas with high groundwater recharge potential”.

S. Gordon made a motion on the 2nd variance criteria that the applicant meets this criteria per Jason Barnard’s letter of 6/21/19. C. Layn seconded. B. Brown stated that she interpreted that the applicant could build in the “buildable” area, but it would not be idea due to topography, ledge etc. Motion passed by a vote of 4-1-1 (B. Brown against, P. Close abstained).

B. Brown made a motion that the applicant did not create the hardship as outlined in criteria #3 of the variance criteria. S. Gordon. Discussion ensued. C. Layn noted that the hardship is created by the topography and soil conditions. P. Close questioned whether the title search missed the Ridgeline Overlay District’s restrictions. Motion passed by a vote of 6-0-0.

C. Layn made a motion that the applicant meets criteria #4 because the adjacent properties are already developed and will not impact the character of the neighborhood. Project is not a detriment to the public welfare. S. Gordon seconded. Discussion ensued. J. Winsor noted that the proposed structures will not be visible from any public right-of-way. P. Close called for a vote. Motion passed by a vote of 6-0-0.

P. Russell made a motion that the applicant meets criteria #5. S. Gordon seconded. Discussion ensued. C. Layn wanted to make note that the pre-approved building envelope during the original subdivision was a greater distance into the lot (would make a greater deviation per P. Close). The applicant has brought forward the building envelope to be the least deviation possible from the plan. The motion passed by a vote of 6-0-0.

The votes for each 5 criteria were in the positive. The applicant has been granted a variance.

B. Brown will draft a Findings of Fact and Decision and it will be reviewed and signed at the July 23rd meeting.

New Business

Ann Miller email - B. Brown asked the Board how decisions were handled back when the subdivision she is questioning was approved. She noted that she emailed Ms. Miller back with some advice and is offering to help her on Thursday (7/11).

Genny Boyer will be in on 7/23 for a boundary line adjustment.

The next meeting is July 23rd, 2019 at 7:30pm.

B. Brown made a motion to adjourn. P. Russell seconded. 2-4-0. Motion failed as M. Brennan asked to speak just as the motions were made.

M. Brennan thanked the Board for all their hard work and time. M. Brennan invited J. Schulte to discuss the issue further and to visit the property.

J. Schulte thanked the Board for their effort. He has concerns with the big picture and that it opens the door for other Ridgeline District property owners to come forward.

P. Russell made a motion to adjourn. S. Gordon seconded. Motion passed 6-0-0. Meeting adjourned at 10:30pm.

Respectfully Submitted,

Betsy Brown
Clerk