

**Town of Monkton  
Development Review Board  
DRAFT Minutes  
Tuesday, August 27, 2019 7:30pm  
Monkton Town Hall**

B. Brown called the meeting to order at 7:30pm.

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

**Members Absent:** Curtis Layn

**Others Present:** Anna Lester, Jeff Lester, Rob Hunter, Kathy Boyer, Genevieve Boyer, Warren Chase, Jackie Chase, Steve Konczal

**Comments and questions from the public not related to the agenda:**

None

**Cota/Chase Sketch Plan**

Warren & Jackie Chase are proposing to split a 10 acre parcel into two 5 acres parcels. The survey is currently being completed. A wetlands delineation has been done. The parcel is in the RA-5 Zoning District. Septic design will start soon. B. Brown made a motion to approve sketch plan #2019-07-MAJ. S. Gordon seconded. All voted in favor. Motion passed 5-0-0.

**Konczal Sketch Plan**

Steve Konczal approached the board about a 3 lot subdivision. The property is located in the RA-2 Zoning District. It was discussed as to whether this could be done as a first cut. P.Close stated that he thought that this property had been subdivided since 1978. It appears that this would be any major subdivision. B. Brown made a motion to approve Sketch Plan #2019-08-MAJ. P. Close seconded. All voted in favor. Motion passed 5-0-0.

**Minutes of July 23, 2019:**

S. Gordon made a motion to approve the minutes of July 23, 2019 as amended. P. Russell seconded. All voted in favor. Motion passed by a vote of 5-0-0.

**8:00 PM CONTINUED PUBLIC HEARING: Boundary Line Adjustment #2019-04-BOU of Genevieve Boyer for a boundary line adjustment, 1825 Monkton Road. The tax parcel ID is #14.101.154.000.**

Genevieve Boyer, Kathy Boyer, and Rob Hunter were present at the hearing. The surveyor amended the survey plat to show total acreage, total pre boundary adjustment and post boundary adjustment totals. S. Gordon made a motion to approve Boundary Line Adjustment #2019-04-BOU. P.Close seconded. All voted in favor. Motion passed by a vote of 5-0-0.

**8:35 PM CONTINUED PUBLIC HEARING: Conditional Use Application #CU-05-CON of Jeffrey & Anna Lester to construct a mudroom addition, 23 ABCD Lane. The subject property is located in the RA-2, RA-5, and Pond Overlay Zoning Districts. The tax parcel ID is #13.111.020.000.**

The applicants are proposing a 20x16 2 story addition. They are exempt from Site Plan due to being a single family. The applicants stated that the addition will not impede any views of the lake. S. Gordon made a motion to approve Conditional Use Application #CU-05-CON. B. Brown seconded. All voted in favor. Motion passed by a vote of 5-0-0.

### **New Business**

The Board discussed some pros and cons regarding scheduling specific hearing times.

B. Brown noted that there will be 2 hearings at the next meeting on Sept 10.

### **Old Business**

None.

### **Adjourn**

P. Russell moved to adjourn. S. Gordon seconded. All voted in favor. Meeting adjourned at 8:54 pm.

Respectfully Submitted,

Betsy Brown  
Clerk