



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, September 10, 2019
Monkton Town Hall
DRAFT Minutes

J. Winsor called the meeting to order at 7:31pm.

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

Members Absent: Curtis Layn, Chris Acker

Others Present: Miranda Fisk, Kathy Bushey, Jason Barnard

MINUTES OF AUGUST 27, 2019

Scott Gordon made a motion to approve the minutes of August 27, 2019 as amended. Peter Close seconded. All voted in favor. Motion passed 5-0-0.

8:00 PM: PUBLIC HEARING: Boundary Line Adjustment Application #2019-06-BOU of Kathy Bushey for a boundary line adjustment between parcel ID #05.224.004 and parcel ID #05.224.010.006, Meader Road

Kathy Bushey was present at the hearing. The boundary line adjustment will add 2 acres to the woodshop lot to make a 5 acre lot. B. Brown noted that the notation for bigger lot does not include before and after boundary line adjustment acreage. P. Russell noted that the Zoning District noted on the plan should read RA-5 (not RA-5-V). J. Winsor noted that the Ridgeline Overlay District boundary line should be added to the plan.

S. Gordon made a motion to approve Boundary Line Adjustment Application #2019-06-BOU of Kathleen Bushey with the following conditions:

-the plan shall be revised to add notation for the bigger lot showing before and after BLA lot sizes

-the plan shall be revised to show the correct Zoning District (RA-5, not RA-5-V)

-the plan shall be revised to show the Ridgeline Overlay District boundary line.

P. Close seconded. All voted in favor. Motion passed 5-0-0.

8:30 PM PUBLIC HEARING: Final Plat Application #2018-09-MAJ of Miranda Fisk for a 2-lot subdivision, 40 Cemetery Road.

Jason Barnard and Miranda Fisk were present at the hearing and represented the application. The preliminary plat was approved for a 3 lot subdivision. M. Fisk is now only asking for a 2 lot subdivision. Lot 4 is proposed to be 43.82 acres and Lot 3 proposed to be 2.94 acres.

There was discussion about the set aside land. M. Fisk is interested in finding the best piece of the property for the 9ish acres that need to be set aside. Discussion was regarding whether she could change the location of the set-aside land and what would be the procedure to do so. It was noted that the final plat would have to be re-opened.

P. Close noted that the Natural Heritage Overlay District part of the property needs to be shown and/or noted on the plan.

J. Winsor noted that the set-aside needs to be shown. J. Barnard noted that he can easily add that. It will be located in the inset.

S. Gordon made a motion to approve Final Plat Application #2018-09-MAJ of Miranda Fisk with the following conditions:

- the plat shall be revised to show the location of the set-aside land
- the plan shall be revised to show the location of the Natural Heritage Protection District.

B. Brown seconded. All voted in favor. Motion passed 5-0-0.

NEW BUSINESS

B. Brown told the Board that there will be a boundary line adjustment hearing on Sept 24th.

Jaime Schulte of the Conservation Committee emailed B. Brown and asked if they could come meet with the DRB. B. Brown said that she contacted Jaime with possible dates in October.

The Board discussed the role of the ZA with the DRB. The Board is interested in more communication with the ZA. B. Brown will chat with the ZA.



OLD BUSINESS

The Board Chair and Clerk signed the mylar for the Boyer boundary line adjustment.

ADJOURN

P. Russell made a motion to adjourn. S. Gordon. All voted in favor. Meeting adjourned at 9:16pm.

Respectfully Submitted,

Betsy Brown
Clerk