

Town of Monkton
Development Review Board
Minutes (approved 10/08/19)
Tuesday, September 24, 2019
Monkton Town Hall

J. Winsor called the meeting to order at 7:30pm.

Members Present: John Winsor, Betsy Brown, Scott Gordon, Phil Russell, Chris Acker, Curtis Layn (arrived 8:04pm)

Members Absent: Peter Close

Others Present: Charlie Paolantonio

Questions of comments from the public not related the agenda

none

Minutes of September 10, 2019

S. Gordon made a motion to approve the minutes of September 10, 2019 as amended.

J. Winsor seconded. Motion passed 5-0-0.

8:00 PM PUBLIC HEARING: Boundary Line Adjustment #2019-09-BOU of Charles & Deborah Paolantonio & Autumn Rain, 381 Morgan Road (Parcel ID #01.207.990.002) and 395 Morgan Road (Parcel ID #01.207.009.001).

Charlie Paolantonio was present at the hearing. B. Brown noted that the applicants are seeking a boundary line adjustment. The Paolantonio parcel will go from 24.87 acres to 25.30 acres. The Rain parcel will go from 5.55 acres and 5.12 acres. The purpose of the adjustment was to have the barn be on the Paolantonio property.

C. Layn arrived at 8:04pm.

J. Winsor questioned whether or not the barn would meet the setbacks. There needs to be 50' from both boundaries. J. Winsor also noted that the 24.87 acres to 25.30 acres constitutes the ability to create a new lot. The applicant will contact Jason Barnard to have him measure the setbacks and adjust the plan if needed. B. Brown will email a copy of these minutes to J. Barnard as well.

S. Gordon made a motion to continue Boundary Line Adjustment Application #2019-09-BOU to Oct 22, 2019 at 8pm. B. Brown seconded. All voted in favor. Motion passed 6-0-0.

New Business:

John Winsor recused himself from the Board so that he may ask questions as a citizen and not a member of the Board. J. Winsor is trying to sell his property on Juniper Lane. He showed the Board a copy of the survey of his property. The final plat that is filed is shown as Lot 10 and is shown as "remaining lands". The subdivision was approved via an Environmental Court decision. B. Brown, C. Layn, and S. Gordon feel that the "remaining lands" notation is noting that that is all the remains of the "mother" parcel. J. Winsor would like a letter from the Board clarifying what "remaining lands" means and whether or not it is a buildable lot. B. Brown will write a draft letter and present it to the Board for consideration at the 10/8/19 meeting.

Old Business:

Wright/Konczal boundary mylar-Ron LaRose made minor adjustment to the mylar to fix an error. J. Winsor questioned whether or not it is a typo or the conveyance of an additional .2 acres. The Board reviewed and decided they needed to see the original mylar which is locked up in the vault. B. Brown will do research this week and call Ron LaRose for clarification if needed.

Adjourn:

P. Russell made a motion to adjourn. C. Layn seconded. All voted in favor. Meeting adjourned at 8:43pm.