

**Town of Monkton
Development Review Board
Tuesday October 22, 2019
Monkton Town Hall**

DRAFT MINUTES

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

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

Members Absent: Curtis Layn, Chris Acker

Others Present: Andrew Kidder, Robin Tompkins, Charlie Paolantonio, Joshua Giard

Minutes of October 8, 2019

The Board reviewed the minutes of October 8, 2019. S. Gordon made a motion to approve the minutes of October 8, 2019 as amended. P. Close seconded. Motion passed 5-0-0.

8:00pm CONTINUED PUBLIC HEARING: Boundary Line Adjustment #2019-09-BOU of Charles & Deborah Paolantonio & Autumn Rain, 381 Morgan Road.

J. Winsor feels the barn should be fully conforming. C. Paolantonio asked what is considered an Ag (Agricultural building). J. Winsor noted that it would be up to the State Ag Commissioner. S. Gordon suggested dropping the southerly boundary line to get the setback. J. Winsor noted that you can't make one of the lots non-conforming and to be careful doing that. The Board advised the applicant to have the setbacks from the barn measured.

S. Gordon made a motion to continue the hearing to November 12th at 8:00pm. P. Russell seconded. Motion passed by a vote of 5-0-0.

8:30pm PUBLIC HEARING: Waiver Application #2019-11-WAV of Andrew Kidder for a waiver to construct 15' into the required side and rear setback, 53 Doe Meadow Road.

Andrew and Robin Kidder explained the project to the Board. They are asking for a waiver to be able to construct a detached garage 15' into the setback because of the existing grade. In order to meet setbacks they would have to do a lot excavating/adding fill. B. Brown read a letter of support from a neighboring property owner (The Claudons). The neighbor to the north, where the proposed structure would be closest to, is OK with the project per the applicants. B. Brown read through the waiver review requirements from the regulations.

P. Close questioned whether or not we should do a site visit. All other Board members felt one was not necessary

B. Brown made a motion to approve Waiver Application #2019-11-WAV of Andrew Kidde to be able to construct a detached garage 15' into the 50' setback. S. Gordon seconded. Motion passed by a vote of 4-0-1. P. Close abstained.

9:00pm PUBLIC HEARING: Reopening of Boundary Line Adjustment #2018-06-BOU of Steve Konczal to correct an error on the survey plat, 229 Piney Woods Road & 202 Barnum Road.

There was no one at the hearing representing the application. J. Winsor noted that we should see a letter from all parties involved so the Board knows that all parties are aware. B. Brown

made a motion to continue the reopening of Boundary Line Adjustment #2018-06-BOU to 7:50pm on Nov 12, 2019 contingent on receiving notification from all parties involved that they are aware of and accept the changes. S. Gordon seconded. All voted in favor 5-0-0.

9:15pm PUBLIC HEARING: Preliminary Plat Application #2019-08-MAJ of Steve Konczal for a 3-lot subdivision, 202 Barnum Road. Site plan review will be part of this application. Applicant has requested a postponement to a later date. The application was not heard. J. Giard came to the meeting to see what was proposed. B. Brown showed him document file for this application.

NEW BUSINESS

Bushey email – Kathleen Bushey emailed the Board noted an error she found in the minutes of September 10, 2019. S. Gordon made motion to open the Sept 10, 2019 minutes. P. Close seconded. S. Gordon made a motion to correct the language under the Boundary Line Adjustment for Kathleen Bushey to state that the 2 acres was adjusted to go to her 3.1 acre house parcel (not woodshop parcel). B. Brown seconded. All voted in favor 5-0-0.

Matt Baldwin - The Board reviewed an application from Matt Baldwin to determine whether the application could be heard as a Boundary Line Adjustment (BLA) or if it needs to be a subdivision. S. Gordon feels that this cannot be done as a BLA because it is creating a buildable lot. If done as a subdivision, it needs to be a PUD and a large amount of land will need to be set-aside on the Willowell property. J. Winsor read from Section 380 of the UPD, the purpose of BLAs. B. Brown will discuss with K. Perlee on Thursday afternoon.

Minutes taker-B. Brown noted that she would like to find someone to take minutes. She will advertise via Front Porch Forum, Town Website and Facebook. If no response, she will post in the Addison Independent.

OLD BUSINESS

Fisk Mylar - The Board reviewed the mylar for the Miranda Fisk subdivision. The Board Chair and Clerk signed the mylar.

ADJOURNMENT

P. Russell made a motion to adjourn. S. Gordon seconded. All voted in favor 5-0-0. Meeting adjourned at 9: 37pm.

Respectfully Submitted,

Betsy Brown
Clerk