

Town of Monkton
Development Review Board
Tuesday, November 12, 2019
Monkton Town Hall

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

Members Present: Betsy Brown, Scott Gordon, Phil Russell, John Winsor, Curtis Layn

Members Absent: Chris Acker, Peter Close

Others Present: Peter Norris, Jr. , Daenen Norris, Charlie Paolantonio

Peter & Daenen Norris are looking to convert a camp on North Camp Road to year-round use. The definition of "camp" in the UPD states that conversion to a year round residence is required by the Development Review Board. Board members read through the UPD looking for guidance as to what the next step would be and could not find any. J. Winsor recommends the DRB sends a letter to the ZA saying that the camp is a non-conforming use and converting it to a year round dwelling would make it conforming. The ZA would then decide if the septic and well are sufficient and issue a permit for the conversion. J. Winsor made a motion that B. Brown draft a letter to the ZA. S. Gordon seconded. All voted in favor. Motion passed 5-0-0.

MINUTES

S.Gordon made a motion to approve the minutes of October 22, 2019 as written. B. Brown seconded. Motion passed 4-0-1 (C. Layn abstained).

7:50 PM: Continued 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.

B. Brown made a motion to continue this hearing until after the hearing for Mr. Paolantonio is concluded. S. Gordon seconded. All voted in favor. Motion passed 5-0-0.

8:00 PM: Continued Public Hearing: Boundary Line Adjustment #2019-09-BOU of Charles & Deborah Paolantonio and Autumn Rain, 381 Morgan Road & 395 Morgan Road.

C. Paolantonio presented a revised plan. The barn now meets setback requirements. S. Gordon motion to approve Boundary Line Adjustment #2019-09-BOU with a condition that the Monkton portion of the 381 Morgan Road parcel cannot be subdivided into more than 4 lots. B. Brown seconded. All voted in favor motion passed by a vote of 5-0-0.

The public hearing for #2018-06-BOU was re-opened at 8:15pm.

The Board read letters from Ron LaRose and all affected property owners.

S. Gordon made a motion to approve said fix of error on survey plat. B. Brown seconded. All voted in favor. Motion passed by a vote of 5-0-0.

New Business

P. Russell had a question as to measuring setbacks. It was noted that the regulations should be clearer. P. Russell also had some suggestions for better communication with the Zoning Administrator.

Old Business

None.

Thank you to John Winsor for your years of service to the DRB! We wish you and your family well in your new adventure. The Development Review Board now has an open position which has been advertised by the Selectboard.

The next DRB meeting is Tuesday, November 26, 2019 at 7:30pm.

P. Russell made a motion to adjourn. S. Gordon seconded. All voted in favor. Meeting adjourned at 9:11pm.

Respectfully Submitted,

Betsy Brown
Clerk