

**Monkton Development Review Board
Tuesday, December 10, 2019
Monkton Town Hall**

DRAFT MINUTES

Members Present: Phil Russell, Chris Acker, Joshua Giard, Scott Gordon, Jaime Schulte, Betsy Brown, Curtis Layn

Members absent: Peter Close

Others Present: Erin Whitaker-Freitas, Matt Baldwin, Jason Barnard

S. Gordon called the meeting to order at 7:35

B. Brown introduced the 2 new members of the DRB, Jaime Schulte & Joshua Giard. J. Schulte is a full member and J. Giard is an alternate member. Because there is an absent member tonight (Peter Close), J. Giard will sit at the table as a voting member.

MINUTES OF NOVEMBER 26, 2019

S. Gordon made a motion to approve the minutes as written. P. Russell seconded. Motion passed by a vote of 4-0-3 (J. Giard, C. Acker, J. Schulte abstained).

CONTINUED PUBLIC HEARING - WAIVER APPLICATION #2019-12-WAV of Erin Whitaker-Freitas to construct a shed approximately 4 feet into the 50 foot side and rear setback requirement, 548 Breezy Hill Road.

Erin Whitaker-Freitas was present at the hearing. She noted that when her house was built, the builder put the underground LP tank on the north side of the building. The proposed shed would be 4' into the side setback. E. Whitaker-Freitas noted that because the other areas where the shed could possibly go are extremely wet, the proposed location makes the most sense. B. Brown read through the 5 review criteria for waivers.

B. Brown made a motion to approve Waiver Application #2019-WAV of Erin Whitaker-Freitas to construct a shed 4' into the 50' side and rear setback. C. Acker seconded. All voted in favor. Motion passed 7-0-0.

CONTINUED PUBLIC HEARING-BOUNDARY LINE ADJUSTMENT APPLICATION #2019-13-BOU of Matt Baldwin and Willowell for a boundary line adjustment which will transfer 7.62 acres from the Willowell Property to the Baldwin Property, States Prison Hollow Road.

Matt Baldwin was present at the hearing. B. Brown handed out a copy of a memo that Kris Perlee (Monkton Zoning Administrator) wrote addressing some questions that the Board had at the previous meeting. S. Gordon made a motion to approve Boundary Line Adjustment Application #2019-13-BOU. B. Brown seconded. All voted in favor 7-0-0.

Sketch Plan Application #2019-14-MAJ of B & G Properties, LLC for a nine(9) lot subdivision/planned unit development, 4537 Silver Street.

J. Barnard introduced the application. J. Barnard questioned J. Schulte voting on this in the future as he is a member of the Conservation Commission who issued an advisory memo. J. Schulte asked questions regarding wildlife connections and deer wintering areas. J. Barnard noted that the current proposed "set aside area" is in a big chunk of the areas in question and because this is so early in the process can be modified. B. Brown noted that it appears that there is a small stream with a flood plain overlay district on the zoning district map in the UPD that is close to the property.

The proposal is for a 9 lot subdivision creating 8 new parcels. As of now the plan existing house to stay and be renovated. J. Barnard stated that the goal is to keep the proposed houses out of the meadow as much as possible. Stormwater will be triggered so there will be stormwater infrastructure. There was some discussion as to whether the home sites on lots 7 & 8 could be brought closer to the meadow to preserve the woods for deer wintering. S. Gordon made a motion to approve sketch plan application #2019-14-MAJ. C. Acker seconded. All voted in favor 7-0-0. J. Barnard noted that the Board should expect to see a preliminary plat application in the February/March timeframe.

OLD BUSINESS:

None

NEW BUSINESS:

None

DATE & TIME OF NEXT MEETING:

There will be no meeting on December 24, 2019. The next meeting is January 14th at 7:30pm.

ADJOURN:

P. Russell made a motion to adjourn. C. Acker seconded. All voted in favor. Meeting adjourned at 9:48pm.

Respectfully Submitted,

Betsy Brown