

TOWN OF MONKTON  
DEVELOPMENT REVIEW BOARD

Tuesday January 14, 2020

Monkton Town Hall

7:30pm

Minutes approved 1/20/2020

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

**Members Absent:** Peter Close

**Others Present:** Justin Lloyd-Miller, Ada Wetmore, Julianna Doherty, Steven Konczal

C. Layn called the meeting to order at 7:36pm.

**Minutes**

C. Acker moved to approve the minutes of December 10, 2019 as amended. S. Gordon seconded. All voted in favor. Motion passed 7-0-0.

**Other Business**

The Board reviewed the mylars for both Matt Baldwin's boundary line adjustments (BLA). The first BLA mylar does not include the condition of approval. The second BLA appears to be incorrect as well. B. Brown will chat with K. Perlee and contact the firm that prepared the mylar.

**PUBLIC HEARING: Waiver Application #2020-01-WAV of Ada Wetmore and Justin Lloyd-Miller to construct a single family dwelling no closer than 25 feet from the northern property line. The required setback for this zoning district is 50 feet, 507 Cemetery Road. The Tax Parcel ID for this property is 01.228.001.005 and is located in the RA-5 Zoning District.**

The applicants stated that they would like a waiver due to a view easement and a powerline that goes through their building envelope leaving a small space where the house can built. The applicants stated that the view easement existed when the property was purchased, but not defined. A. Wetmore & J. Lloyd-Miller noted that they negotiated a location for the view easement with the Frigaults across the property. The Board would like to do a site visit and have set the visit for 10am on Saturday, January 18, 2020 at 507 Cemetery Road.

S. Gordon made a motion to continue the hearing to January 28<sup>th</sup>, 2020 at 8pm. B. Brown seconded. All voted in favor 7-0-0.

**PUBLIC HEARING: Preliminary Plat & Final Plat Application #2019-08-MIN of Julianna Doherty and Steve Konczal for a one (1) lot subdivision, with the end result being two (2) lots, 202 Barnum Road. The Tax Parcel ID for this property is #08.230.010.010.**

J. Giard noted that he is an abutting neighbor and felt that he can remain impartial during the hearing. The applicants had no issues with him sitting on the Board for this hearing. J. Doherty presented the application. They have a person who is interested in purchasing some land from them where the barns are located (on the Hardscrabble Road side of the property). C. Layn noted that there should be a proposed well site on the new lot by the barns. Test pits have been dug.

J. Schulte made a motion to approve Preliminary Plat and Final Plat Application #2019-08-MIN. B. Brown seconded. All voted in favor. Motion passed 7-0-0.

**NEW AND OLD BUSINESS**

The Board discussed minor subdivisions and how to proceed. The UPD is not clear. The Board discussed having a joint meeting with the Planning Commission to discuss what updates they would like to see in the UPD re-write to make some issues they have run into over the past few years easier to understand.

P. Russell made a motion to adjourn. S. Gordon seconded. Motion passed by a vote of 7-0-0. Meeting adjourned at 9:40.

Respectfully Submitted,

Betsy Brown  
Clerk

The next DRB Meeting is Tuesday, January 28, 2020 at 7:30pm at the Monkton Town Hall.