

Town of Monkton
Development Review Board
DRAFT MINUTES
Tuesday, March 24, 2020

Member Present at Town Hall: Phil Russell, Chris Acker, Scott Gordon, Betsy Brown
Curtis Layn

Members Present remotely: Jaime Schulte, Josh Giard

Others Present: Mike Gervais, Jason Barnard, Betty Blanchard (remote), Sharon Lee (via phone), Mark & Anne Guilmette

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

The Board reviewed the minutes of March 10, 2020. S. Gordon made a motion to approve the minutes amended. P. Russell seconded. All voted in favor 7-0-0.

P. Russell feels the Board should be setting the hearings, not the ZA or the Clerk. He would like to go back to having paper nights. The Board discussed the pros and cons of going back to this process.

8:00 PUBLIC HEARING: Boundary Line Adjustment #2020-02-BOU of B&G Properties and Sharon Lee for a boundary line adjustment between 4537 Silver Street (Tax Parcel ID #02.101.034.000) and 4377 Silver Street (Tax Parcel ID #02.101.032.00). The subject properties are located in the RA 5 Zoning District.

J. Barnard gave an overview of the project. It is a very simple boundary line adjustment to allow a well to be on Sharon Lee's parcel. The totally acreage swap is .1 acres. P. Russell asked if Mrs. Lee's deed would be changed. M. Gervais said that yes, the deeds would be re-written. S. Gordon made a motion to approve the boundary line application with the condition that the before and after acreage for both parcels be added to the plan. P. Russell 2nd. B. Blanchard noted that they have no issues as abutting owners. All voted in favor 7-0-0.

8:30 PUBLIC HEARING Preliminary Plat Application #2019-14-MAJ of B&G Properties, LLC for anine (9) lot subdivision Planned Unit Development. Site Plan will also be reviewed as part of this application. The subject property is located at 4537 Silver Street (Tax Parcel ID #02.101.034.000) and is located in the RA 5 Zoning District.

J. Barnard presented the application. They are getting ready to submit the wastewater and stormwater permit withs the State. The existing parcel does have a septic system and well for the existing house.

B. Brown asked about why there are 2 proposed building envelopes on Lot 9. J. Barnard noted it was so that possible buyers would have a choice as to where to site the house (woods

w/small view, or in field). He also noted they picked high spots for building envelopes for good drainage.

J. Schulte noted that even having a building envelope in the woods on Lot 9 would still allow wildlife to cross-left a good forest block.

The applicant stated that they have a “work in the right of way” permit from the Selectboard, not a curb cut.

M. Guillemette asked about the forest block that J. Schulte noted re: lot 9. J. Schulte explained the report that the Conservation Commission wrote and explained some upcoming state laws regarding forest blocks.

S. Gordon made a motion to approve preliminary plat application #2019-14-MAJ. B. Brown seconded. All voted in favor. Motion passed 7-0-0.

P. Russell made a motion to adjourn. C. Acker seconded. All voted in favor . Meeting adjourned at 9:01.

Due to COVID-19, the DRB has postponed upcoming DRB meetings until further notice. For updates check www.monktonvt.com or email drb@monktonvt.com

Respectfully Submitted,

Betsy Brown
DRB Clerk