

Monkton DRB
DRAFT Minutes

Via ZOOM and In Person at the Monkton Fire Station
Tuesday, May 26, 2020 7:30pm

Present in person: Curtis Layn, Betsy Brown, Charlie Johnston

Present on zoom: Jaime Schulte

Members Absent: Phil Russell, Scott Gordon, Chris Acker, Josh Giard

Others Present via Zoom: Chris Huston

Others Present in Person: Stephen Pilcher

C. Layn called the meeting to order at 7:31pm.

Minutes of March 24 2020

The Board decided to table the minutes to the next meeting on June 9th, 2020.

Election of Officers:

Due to so many members absent, those present decided to postpone the election of officers until the June 9th meeting.

8:00 Public Hearing: Conditional Use & Site Plan Application #2020-03-CON of The Town of Monkton to construct a Town Hall/Library facility on Monkton Ridge. The tax parcel ID for this property is #13.101.058.002 and is located in the RA-1-V and Pond Overlay Zoning Districts.

S. Pilcher gave a history of the project. 6,000 sf building. 2 story on back, 1 story in front - built into the hillside. Parking for 21 cars. Parking lot will be gravel for some \$\$ savings(not asphalt as shown on the plan). He noted that the project has an existing wastewater permit. Water is shared with the Monkton Ridge Church Association. S. Pilcher noted that the building committee/architect tried to match the building with the existing architecture. He noted that it is a no fossil fuel building. Because the building sits back and is built into the hillside it hides the mass of the building.

B. Brown asked if there would be shared parking with the church. S. Pilcher noted yes, and noted that there is a pathway between the Church and the Town Hall parcel.

S. Pilcher noted that they paid a lot of attention to lighting. On the north side there are 2 15' high direct down lights. The rest of the lighting is ballard lights. The Board went through the Conditional Use criteria.

A-meets

B- S. Pilcher noted it was designed in keeping with the architecture of the village district. The members of the Board discussed and feel that the project is in keeping with the neighborhood.

C. The Board feels traffic is not affected

D- meet

E - meet

C. Layn asked about width of building. C. Johnston noted that the numbers on A-1 and A-2

C. Layn recommends that the width get staked out and do a site visit.

C. Johnston asked about site distance at the curb cut.

B. Brown asked if solar ready. S. Pilchern noted yes, on the roof. C. Layn would like to see a condition saying that any future solar must be on the roof.

The Board went through the Site Plan checklist and which goes over things such as lighting, traffic, etc, which is similar to the Conditional Use checklist noted above.

B. Brown made a motion to hold a site visit at 7:30pm on Tuesday, June 9th, 2020. J. Schulte seconded. All voted in favor. Motion passed 4-0-0.

B. Brown made a motion to continue the hearing to 8:15pm June 9th, 2020. C. Layn seconded. All voted in favor. Motion passed by a vote of 4-0-0. It was decided to hold the continued hearing at the Fire Station due to having more room for social distancing.

C. Johnston made a motion to adjourn. B. Brown seconded. All voted in favor. Motion passed by a vote of 4-0-0.

Meeting was adjourned at 9pm.

The next DRB meeting will be held on Tuesday, June 9, 2020.

7:30 PM - site visit at the Town Hall/Library site on Monkton Ridge

8:15 PM - continued Conditional Use Hearing and any other DRB business, Monkton Fire Station