

Monkton Development Review Board

Tuesday, June 9, 2020

Minutes approved 7/14/2020

Site visit @ New Monkton Town Hall Site, Monkton Ridge

Board members present: Betsy Brown, Chris Acker, Phil Russell, Charlie Johnston, Josh Giard, Jaime Schulte, Curtis Layn

Board members absent: Scott Gordon

Others present: Steve Pilcher, Chris Huston, Katie Acker

Chris Huston and Steve Pilcher walked those present around the site to see the placement of the building and driveway. Board members viewed the site from different vantage points for compliance in the Pond Overlay District.

Regular Meeting @ Monkton Fire Station

Board members present: Betsy Brown, Chris Acker, Phil Russell, Charlie Johnston, Josh Giard, Jaime Schulte, Curtis Layn

Board members absent: Scott Gordon

Others present: Steve Pilcher, Chris Huston, Katie Acker

C. Layn called the meeting to order at 8:17pm.

Continued Public Hearing- Conditional Use and Site Plan Application #2020-03-CON of the Town of Monkton.

S. Pilcher explained the lighting and that it will be shielded and downcasting. The Board went through the Conditional Use review procedure. There is an approved curb cut by the Selectboard. S. Pilcher noted that the monuments should be moving to the front of building. Landscaping was discussed for screening purposes. S. Pilcher noted that they would like to keep the landscaping/screening on the south part of the property. No freestanding sign is planned at this time. The monuments would go with the flagpole. The Pond Overlay was discussed. Looking right on the building, the pond is not seen but can be seen from the end of the driveway where it meets the road. The Board felt that the project does not unnecessarily impede the view of the pond from the road. The abandoned well on the neighboring property has been filled. C. Johnston asked about state permits...C. Huston noted that some are still in the process. C. Acker made a motion to approve Conditional Use & Site Plan Application #2020-03-CON as presented. B. Brown seconded. Motion passed by a vote of 6-0-1 (J. Giard abstained).

Minutes of March 24, 2020

C. Acker made a motion to approve the minutes of March 24, 2020 as amended. P. Russell seconded. Motion passed by a vote of 6-0-1 (C. Johnston abstained).

Minutes of May 26, 2020

P. Russell noted that he wanted to clarify something he said in the last meeting-He really meant that he would like to have the Board set the hearings and NOT have paper nights as stated in the minutes.

C. Johnston made a motion to approve the minutes of May 26, 2020. C. Layn seconded. Motion passed by a vote of 4-0-3 (C. Acker, P. Russell & J. Giard abstained).

Election of Officers

P. Russell nominated Scott Gordon for Chair. C. Layn seconded. All voted in favor, 7-0-0.

P. Russell nominated Curtis Layn as Vice Chair. C. Acker seconded. All voted in favor, 7-0-0.

P. Russell nominated Betsy Brown as Clerk. C. Acker seconded. All voted in favor, 7-0-0.

New Business

B. Brown noted that the final plat application for the B&G subdivision on Silver Street arrived this morning. She noted that she had not had time to look at the application, but given how complete their Prelim Plat application was, is confident that it is complete enough to warn the hearing. C. Acker made a motion to set the hearing for July 14, 2020 at 8pm. P. Russell seconded. All voted in favor. Motion passed 7-0-0.

B. Brown noted that she attended the last Planning Commission meeting to talk to them about dates for a joint meeting between the 2 boards. The PC stated that their 2 July meetings work for them. C. Acker feels that this is not a good time to meet due to COVID. A member asked why the rush to meet again? B. Brown will attend the next PC meeting to get more information.

Adjournment

P. Russell made a motion to adjourn. C. Johnston seconded. All voted in favor, 7-0-0. Meeting adjourned at 9:35pm

Respectfully Submitted,

Betsy Brown
Clerk