

Town of Monkton
Development Review Board
DRAFT MEETING MINUTES
Tuesday, July 14th, 2020 7:30pm

Regular Meeting @ Monkton Fire Station

Board Members Present: Curtis Layn (Vice-Chair) – joined 8:02pm, Betsy Brown (Clerk), Phil Russell, Charlie Johnston, Jaime Schulte

Board Members Absent: Joshua Giard, Chris Acker, Scott Gordon

Others Present: Betty and Randy Blanchard, Jason Barnard (B & G Properties), Mark Guillemette, Anne Guillemette, Sharon Lee

B. Brown called the meeting to order at 7:55pm.

The Board reviewed the minutes of June 9th, 2020. **C. Johnston made a motion to approve the minutes as amended. J. Schulte seconded. All voted in favor 4-0-0.**

C. Layn joined the meeting at 8:02pm and called the hearing to order.

8:00 PUBLIC HEARING: Final Plat Application #2019-14-MAJ of B&G Properties, LLC for a nine (9) lot subdivision Planned Unit Development. The subject property is located at 4537 Silver Street (Tax Parcel ID #02.101.034.000) and is in the RA 5 Zoning District.

J. Barnard discussed changes since the Preliminary Plat. No changes to lot size configuration/building envelopes/etc. Curb cut has been approved. Road name request has been submitted. Wastewater permit has been issued. Road maintenance agreement is in place. Stormwater permit is in progress (no major changes needed) – the state rules changed in May to give preference to gravel wetlands rather than ponds, so that change is being made to the plans.

J. Schulte asked about bank stabilization behind Lots 5 & 6. J. Barnard described the plans to slow waterflow and stabilize banks. C. Johnston asked what size storms need to be planned for. J. Barnard indicated that stormwater planning is for 1-2” rainstorms.

Discussed whether to do a site visit, which would normally have happened earlier in the process but was delayed due to COVID-19. The board is generally familiar with the property and has no remaining questions, due perhaps to the very detailed plans submitted, so a site visit was not considered necessary.

Hearing opened to public comment.

M. Guillemette commented that he would like the minutes to reflect that his shop/business across the road from this project has a conditional use permit to operate. Some existing neighbors have expressed concern about noise in the past and he would prefer not to revisit the topic with new neighbors.

B. Blanchard noted that the project looks good and is very detailed.

No further public comment.

B. Brown moved to approve the Final Plat Application #2019-14-MAJ of B&G Properties, LLC for a nine (9) lot subdivision Planned Unit Development. J. Schulte seconded. All were in favor (5-0-0).

Hearing closed.

C. Layn and B. Brown signed the mylar for application #2019-08-MIN of Julianna Doherty and Steve Konczal for a one (1) lot subdivision (Final Plat previously approved by the board on January 14th, 2020), with the end result being two (2) lots, 202 Barnum Road.

P. Russell made a motion to adjourn. C. Johnston seconded. All voted in favor (5-0-0). Meeting adjourned at 8:43pm.

Respectfully submitted,

**Betsy Brown
DRB Clerk**