

**Town of Monkton
Development Review Board
DRAFT MEETING MINUTES
Tuesday, November 10th, 2020 7:30pm**

Regular Meeting @ Monkton Fire Station & via Zoom/Phone

Board Members Present: Scott Gordon (Chair), Curtis Layn (Vice-Chair), Betsy Brown (Clerk), Jaime Schulte, Chris Acker, Phil Russell, Josh Giard

Board Members Absent: C. Johnston

Others Present: Kristi Johnson, Scott Baker

S. Gordon called the meeting to order at 7:30pm.

The board met with Kristi Johnson (Scott Baker represent the applicant) to discuss her Sketch Plan application for a two (2) lot subdivision located at 894 Mountain Road. Lot 5A is proposed to be 6.1 acres and Lot 5B is proposed to be 6.5 acres. The parcel is in the RA5 district. Scott Baker of Barnard & Gervais presented the Plan. B. Brown asked about mapped wetlands, which are a suitable distance to the west. S. Gordon asked about septic siting and whether the permit covers both proposed parcels. J. Schulte asked if there is a pond as shown on the tax map. It is not present and does not appear on aerial photos going back to at least 2003. B. Brown asked about driveway slope, which is not severe. J. Schulte noted the Sketch Plan's Subdivision Narrative mentions no wildlife impact, but the Important Resource Areas and Wildlife Habitat map in the Unified Planning Document (UPD) zoning bylaws (page 86) shows a region of "Rare, Threatened and Endangered Species and Significant Communities (Natural Heritage)" over this parcel. J. Schulte also noted that the Natural Heritage Overlay District needs to be shown on maps submitted to the DRB. S. Baker said he had reviewed that on the Agency of Natural Resources (ANR) website and found no current overlays relevant to the parcel, so believes there is no current concern. He will forward the maps. J. Schulte appreciates the diligence but will also review the ANR maps prior to the Preliminary Plat review, since our UPD map shows something on the site.

B. Brown moved to approve the Sketch Plan of Kristi Johnson for a two (2) lot subdivision located at 894 Mountain Rd. C. Acker seconded. No additional discussion. All were in favor (6-0-0).

The board decided to cancel the scheduled meeting on 11/24 due to lack of scheduled business to conduct and the Thanksgiving holiday.

P. Russell moved to adjourn. C. Acker seconded. All were in favor (6-0-0). Meeting adjourned at 7:59pm.

Respectfully submitted,

**Betsy Brown
DRB Clerk**