

Town of Monkton
Development Review Board
DRAFT MEETING MINUTES
Tuesday, January 26th, 2021 7:30pm

Regular Meeting via Zoom/Phone & in-person at the Firestation

Board Members Present: Scott Gordon (Chair), Betsy Brown (Clerk), Jaime Schulte, Phil Russell, Chris Acker

Board Members Absent: Curtis Layn (Vice-Chair), Charlie Johnston

Others Present: Jeffrey Olesky

S. Gordon called the meeting to order at 7:38pm.

J. Schulte moved to approve the minutes of January 12th, 2021 as written. P. Russell seconded. No additional discussion. **All were in favor (4-0-0)**, with B. Brown having not yet joined the meeting.

The board was joined by Jeff Olesky, P.E., of Catamount Consulting Engineers, to consider the **Sketch Plan Application #2021-01-MAJ** of Steve Pomarico for a 5-lot subdivision Planned Unit Development (PUD). The proposal is to develop 4 lots with single family homes, leaving the 5th lot as open space at the northwest corner of Barnum and Hardscrabble Roads. J. Olesky gave an overview of the project, including two existing barn structures (to be removed) and two Class II wetland areas. The PUD would make four building lots possible while minimizing developed area and protecting the wetland. Some waivers of road frontage, lot size, etc., would be needed. Discussed whether the 20% Set Aside open land (2+ acres on Lot 5) should be a commonly owned lot. It is usually preferable to absorb the set aside land into one or more homeowner lot(s). J. Schulte raised the question of whether Set Aside land should have septic on it, as proposed for Lot 5, which seems contrary to the intent of protecting Set Aside land from residential use. After discussion it was suggested that the Set Aside be modified to become part of Lot 4 and to have both septic systems on Lot 3. J. Olesky was amenable to the board's requests and will confer with S. Pomarico. They expect to return for a Preliminary Plat review in the spring once the state ecologist can better delineate the wetland areas.

B. Brown moved that Sketch Plan #2021-01-MAJ can move ahead to Preliminary Plat. J. Schulte seconded. No additional discussion. **All were in favor (5-0-0).**

Reviewed an application for a 2-lot subdivision at 894 Mountain Rd for completeness. The Sketch Plan was reviewed at our meeting on November 10th, 2020. Discussed whether the project requires a Preliminary hearing if it is a minor subdivision, but page 67 of the UPD clarifies that Preliminary and Final hearings are needed for all subdivisions except a First Cut. This parcel was part of a subdivision in the past, so it is not a First Cut and the upcoming hearing will be warned as a Preliminary Plat. B. Brown to work with S. Baker from Bernard & Gervais to make sure additional documentation needed for Preliminary is provided. Lot numbers need to be changed from 5A & 5B, permits needed, etc.

P. Russell moved to adjourn. J. Schulte seconded. All were in favor (5-0-0). Meeting adjourned at 9:03pm.

Respectfully submitted,

Betsy Brown

DRB Clerk