

**Monkton Development Review Board  
Meeting Minutes  
July 11, 2022  
Draft**

**Attendance:**

DRB Members Present: Curtis Layn, Stephen Pilcher, Vicky Stern, Jaime Schulte, Scott Gordon

DRB Members Absent: Chris Acker, Philip Russell

Others in Attendance: Josh Quebec, Steph Quebec, Luanne Rotax, Ben Raphael, Cathie Buscaglia, Kris Perlee (Zoning Administrator)

The meeting was called to order at 7:34 PM by C. Layn.

**Minutes:** Postponed review of minutes until next meeting or end of meeting.

**Public Comment:** J. Quebec was present to discuss the possibility of adjusting the no build zone that is on his lot on Farley Lane. He explained that the current build area is very narrow and just west of the building area there is a flat area that would be better suited for building. A discussion around what process would be needed, a waiver or reopening the original PUD. The board needed more details from the original hearing to be able proceed. K. Perlee will pull together information for the board.

**Conditional Use #2022-01-CON of Ben Raphael for a shipping container located at 140 Monkton Rd (Parcel ID 13.101.076.000) in the RA-2/RA-5 Zoning Districts and Pond Overlay District**

B. Raphael present his request for a shipping container to be located behind his shop. A discussion around the need for screening due to possibility it might be seen from the road. Screening options were discussed. The DRB decided a site visit is needed. The site visit is scheduled for July 18 at 6:00pm.

MOTION: S. Pilcher made motion to approve the permit 2022-01-CON for a shipping container, conditional on site visit to decide if screening is needed or container needs to move.

C. Layn 2<sup>nd</sup>. MOTION PASSED (5-0-0)

**Conditional Use #2022-02-CON of Ben Raphael for a shed located at 90 Lookout Lane (Parcel ID 13.111.028.002) in the RA-5 Zoning District and Pond Overlay District**

B. Raphael presented his request for a shed by his house. Due to its proposed location, there would be no neighbor visual impact. J. Schulte discussed that it was well outside the shoreland protection zone. B. Rapheal stated that the shed would be tucked into the wood line on the eastern side of his house.

MOTION: S. Gordon made a motion to approve as presented

S. Pilcher 2<sup>nd</sup>. MOTION PASSED (5-0-0)

**Preliminary Plat Application #2022-02-MAJ of Luanne Rotax for a 2-lot subdivision located at 2022 Rotax Road (Parcel ID 01.22.001.000) in the RA-2/RA-5 Zoning District.**

L. Rotax presented her plan. A question on the status of the old house on the lot. K. Perlee stated that he spoke to lister Sam Burr. S. Burr said they no longer list that structure as inhabitable. The checklist was run. Items need to be changed on the plan (see motion). C. Layn discussed that L. Rotax may want to define a curb cut for the new lot. A discussion around the need for a site plan. The DRB decided they only need a site plan of lots 8 and 9.

MOTION: S. Gordon made a motion to approve application 2202-02-MAJ with the following conditions

1. "house" label be removed from old house structure
2. Distance from new property line to existing house on survey.
3. Full size site plan (24" x 36"), with contour, be provided.
4. Site plan only needs to be lots 8 and 9

S. Pilcher 2<sup>nd</sup>. MOTION PASSED (5-0-0)

### **New Business:**

C. Buscaglia was here to represent the Monkton Dog Park. They would like to construct a shade gazebo on the property. C. Buscaglia explained that they have approval from the Monkton Rec Committee, VT. Dept of historical Preservation, and VT Housing and Conservation Board. J. Schulte asked if it would be enclosed or screened. C. Buscaglia said no. Discussion around visual impact. DRB will have a site visit on July 18 around 6:15. They will discuss any issues at next meeting on July 25 and schedule hearing for August 8. DRB asked C. Buscaglia to provide approval letter to ZA.

**Old Business:** Moore BLA plat reviewed. DRB agreed the chair, C. Layn, can sign it.

**Adjournment:** S. Pilcher moved to adjourn the meeting at 9:27pm. S. Gordon 2<sup>nd</sup>. Motion passed (5-0-0).