

**Monkton Development Review Board
Meeting Minutes
June 13, 2022
Draft**

Attendance:

DRB Members Present: Curtis Layn, Jaime Schulte, Philip Russell, Stephen Pilcher, Chris Acker, Scott Gordon

DRB Members Absent: Vicky Stern

Others in Attendance: David Moore, Janet Fairchild, Justus DeVries, Marjorie Susman, Mike Pierce, Jody Pierce, Mark Hamblin

The meeting was called to order at 7:38 PM by C. Layn.

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

Public Comment: None

Boundary Line Adjustment #2022-03-BLA of David Moore for boundary line adjustment located at 654 Bristol Road (Parcel ID 05.103.013.05W) in the RA-2/RA-5 Zoning Districts.

D. Morre gave overview and presented survey from LaRose Survey. He explained that they would acquire around 2 acres of land from M. Hamblin. This would leave Hamblin with around 5 acres. Acreage and lot size requirements were discussed, and all felt that now new lots would be able to be formed after this land transfer. Checklist was run and a few items needed to be added to the final plat (see conditions in motion).

MOTION: C. Acker made motion to approve with the condition that the final mylar contain the following:

1. Meets and Bounds
2. Lot line measurements
3. Lot acreage before and after adjustment
4. Tree lines
5. Any easements

P. Russell 2nd. MOTION PASSED (6-0-0)

Preliminary Plat Application #2022-01-MAJ of Marjorie Susman and Marian Pollack for a 2-lot subdivision located at 3406 Lime Kiln Road (Parcel ID 10.234.010.000) in the RA-5 Zoning District.

J. DeVries presented the application for M. Susman. He reviewed the total parcel and the 2.28-acre lot to be subdivided. He explained that the remaining 101± acres development rights have been acquired by the Vermont Land Trust (VLT) and cannot be developed. The 2.28-acre lot is the homesite that was set aside during the VLT acquisition and has always been planned to be subdivided. They are asking for the VLT lands to count as the required PUD set-aside land. J. DeVries stated that the wastewater permit is ready to be submitted to state of Vermont once approval is granted by the DRB. The checklist was run. Some items were missing (see motion)

MOTION: S. Gordon made a motion to approve with the following conditions:

1. A site plan be submitted
2. Wastewater permit be applied for with the State of Vermont
3. Contour be added to site plan
4. Mylar needs abutting landowners and zoning districts added.

C. Acker 2nd. MOTION PASSED (6-0-0)

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.

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.

MOTION: J. Schulte made motion to continue both hearings to a date certain (July 11, 2022). S. Gordon 2nd. MOTION PASSED (6-0-0)

New Business:

The board had a discussion around major, minor, and first cut subdivisions. No action was taken.

Adjournment: Phil Russell moved to adjourn the meeting at 9:15 PM. C. Acker 2nd. Motion passed (6-0-0).