

*Minutes of the East Montpelier Development Review Board*

**APPROVED 5/3/16**

February 2, 2016

DRB Members Present: Carol Welch (Vice Chair), Norman Hill, Jeff Cueto, Steve Kappel, Ken Santor, Kim Watson, Mark Lane

DRB Members Absent: Rich Curtis

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Armand Laquerre

**Call to Order:** 7:03pm

**Public Comment:** None

**Additions to Agenda:** PC held a moment of silence for Betsy Catlin

**Final Plan Review of Application #15-040, submitted by Armand J. Laquerre**

The Vice Chair opened the hearing at 7:05pm by reading the warning: "Final plan review of Application #15-040, submitted by Armand J. Laquerre, to subdivide his undeveloped property bordered by East Hill Road and VT Rte. 14S, a 42.5-acre parcel known as Lot 1 of the 2014 Rappaport subdivision #14-049. This proposal will further divide this lot into 2 parcels: one of 19.4 acres with frontage on VT Rte. 14S; and, one of 23.1 acres with frontage on East Hill Road. The property is located in Zone D – Rural Residential/Agricultural, where the minimum lot size is 3 acres." Mr. Laquerre noted that there is no plan for additional development on either lot. A neighbor, Messier, will purchase the 19.4 acre parcel that abuts his property.

**Motion: I move to accept Application #15-040 as presented.** Made: Mr. Santor, second: Mr. Cueto

**Vote on Motion:** Passed 7-0

**Review of Minutes**

**November 3, 2015**

**Motion: I move to approve as amended.** Made: Mr. Kappel, second: Mr. Lane

**Vote on Motion:** Passed 7-0

**Other Business**

**ZA Report**

- 3 permits so far this year
- Duane Wells got his state wastewater permit
- 2 neighbors (Glottmann/Phillips) would like to construct 12' fences on their properties
  - Per the PC, fences over 12' will have to meet setbacks and go to the DRB for conditional use review
  - The current regulations don't fully address fences over 6'; see the definition of Structure
- Jason Wong is considering a PRD and may be contesting the new flood regulations

**Conditional Use Review of Application #16-001, submitted by Orchard Valley Waldorf School**

The Vice Chair opened the hearing at 7:27pm by reading the warning: "Conditional use review of Application #16-001, submitted by Orchard Valley Waldorf School, to construct a platform in the form of a 20-foot wide dodecagon and install upon it a 15-foot diameter tipi on the school's property located at 2290 VT Rte. 14N. This is a request for an amendment to Conditional Use Permit #03-126 (previously amended by Zoning Permits #07-035, #07-036, and #10-035) which governs the use of the property as a school. The property is located in Zone C – Residential/Commercial, where schools require conditional use review." The ZA represented what the school would like to do. The school would like to construct a platform and tipi about 300 feet off Coburn Road; the tipi will only be visible from Coburn Road. The platform is stated as 225 square feet on the permit, though it is actually closer to 300 square feet. The DRB would like the permit to reflect the correct footage. The platform is a permanent structure and the tipi is considered a tent that can be taken down.

**Motion: I move to approve the conditional use permit #16-001 with the square footage amendment.** Made: Mr. Lane, second: Mr. Santor

Conditional use standards don't apply in this case.

**Vote on Motion:** Passed 7-0

**Motion to adjourn.** Made by Mr. Lane; seconded by Mr. Hill. Passed 7-0. Meeting adjourned at 7:50p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*