

Minutes of the East Montpelier Development Review Board

March 20, 2012

FINAL

DRB Members Present: Rich Curtis (Chair), Carol Welch, Ken Santor, Jeff Cueto, Mark Lane, Steve Kappel, Gray Ricker, Betsy Catlin. DRB Members Absent: Kim Watson

Others Present: Dina Bookmyer-Baker (East Montpelier ZA), Kristi Flynn (Recording Secretary), Patricia Woodward, Benjamin Utton, Jeff Sibley, Marc Fontaine, Hugh Hawkins, David Tucker

Call to Order: 7:00pm

Public Comment: None

Additions to Agenda: None

Continuation of Application #12-003, a proposal by Hugh, Susan and Dennis Hawkins

The Chair re-opened the hearing at 7:01pm by reading the warning: "Application #12-003 a proposal by Hugh, Susan and Dennis Hawkins to create a 2-lot subdivision of the 48.5+/- acre parcel on Towne Hill Road. The property is located in Rural Residential and Agricultural zoning district D." The applicant was sworn in at 7:03pm. The neighbors have been notified regarding the pending wastewater application. The access permit was approved by the SB on 3/5; Mr. Tucker was not happy that the SB approved the access off his driveway without speaking with him first. No changes were made from the last hearing. The driveway ROW is in the same place it was when it was approved 2 years ago.

Motion: I move to approve the subdivision as presented. Made: Welch, second: Cueto.

Vote on Motion: Passed 8-0.

Application #12-006, a proposal by Patricia Woodward and Benjamin Utton

The Chair opened the hearing at 7:26pm by reading the warning: "Application #12-006, a proposal by Patricia Woodward and Benjamin Utton to create a two-lot subdivision of the 53.8+/- acre Woodward estate parcel at 760 Lyle Young Road. The property is located in Agricultural and Forest Conservation zoning district E." The applicants were sworn in at 7:27pm. Probate Court subdivided the property without proper subdivision review. Gail Woodward, Patricia Woodward's sister and owner of Lot A1, sent a letter of support for the subdivision and the ZA read it aloud to the DRB. Lot B and Lot A2 are divided by the road, and there is a notation on the Mylar that the two lots are contiguous.

Motion: I move to approve the Woodward subdivision with the final plat labeling the lots as Lot 1 (formerly A1) and Lot 2 (formerly Lot B and Lot A2) and that the final plat indicate that Lot 2 is contiguous and the portions on each side of the road shall not be conveyed or developed separately. Made:

Welch, second: Kappel

Vote on Motion: Passed 8-0

Sketch Plan Review for Application #12-012, a proposal by Marc Fontaine

The Chair opened the sketch plan at 7:50pm by reading the warning: "Sketch plan review for application #12-012, a proposal by Marc Fontaine to create a 3-lot subdivision for the 29.5+/- acre parcel on Mays Way. The property is located in Rural Residential and Agricultural zoning district D." Mr. Fontaine would be using the existing access off Route 14 for the 3 lots, which are to the southwest of Mays Way. 250' of frontage is required in district D, so Lot 2 should be increased from 214' to 250'. Mays Way currently serves 5 lots; this would add an additional two lots. There appears to be plenty of acreage, there are no wetlands and it looks pretty straightforward.

Review of Minutes

February 21, 2012

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

Vote on Motion: Passed 8-0

ZA Report

Discussion held regarding timing of approving access permit versus subdivision permits. The DRB agrees that subdivisions can be approved with the condition that the access permit is obtained. The DRB doesn't have the authority to require that well shield and septic isolation areas be contained on the same lot, though the board can require an easement if they go on a neighboring property.

Goddard/Goldman Mediation – proposal is to move the big sign back onto Goddard property and put Goldman directional signs on Goddard property as informational signs are exempt. The proposed signs are not to exceed four square feet. The DRB agrees that it sounds like an acceptable resolution.

Noyes – coming in next month with a new application for a one-family dwelling; it will require a new site plan review and will be a warned hearing.

Next meeting is 4/17 at 7pm.

Motion to adjourn. Made by Mr. Kappel; seconded by Mr. Lane. Passed 8-0. Meeting adjourned at 8:55p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary

Approved 4/17/12