

*Minutes of the East Montpelier Development Review Board*

**APPROVED 5/2/17**

March 21, 2017

DRB Members Present: Rich Curtis, Steve Kappel, Andrew Greenwald, Ken Santor, Norman Hill, Mark Lane, Jeff Cueto, Kim Watson

DRB Members Absent: Carol Welch

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), John Connor, Patty Connor, Craig Chase, Janice Walrafen, Ellen Leonard, Amy Thornton

**Call to Order:** 7:00pm

**Public Comment:** None

**Additions to Agenda:** Add Thornton sketch plan

**Final Plat Review of Application #17-004**

The Chair opened the hearing at 7:01pm by reading the warning: "Final plan review of Application #17-004, submitted by applicants John & Patty Connor, to subdivide the 10.7-acre Cherry Tree LLC parcel located on the north side of Towne Hill Road between Cherry Tree Hill Road and US Route 2. This proposal will divide the undeveloped property into three building lots: Lot 1 of 4.22 acres; Lot 2 of 3.21 acres; and, Lot 3 of 3.26 acres. The property is located in Zone D – Rural Residential/Agricultural, where the minimum lot size is 3 acres." The applicants were sworn in at 7:02pm. There will be a common driveway and the curb cut access has been approved by the SB. There will be a combined septic system and each property will have its own well. The septic capacity is for 3 single-family 3-bedroom residences. The wetlands permit is in process with the State and there don't appear to be any issues; the water and wastewater permits won't be approved until the wetlands permit is approved. All development is out of the Class 2 wetlands area except the driveway. There was some discussion regarding the culvert installation. The drainage from the driveway will be channeled away from the wetlands. Ms. Walrafen, an abutting neighbor, brought up some storm water run-off concerns that were answered by the applicant. The applicants are planning a Home Owners Association to deal with the septic system and the common driveway. The driveway will be constructed prior to selling the lots. The Chair read a letter from Bryan Pfeiffer regarding rare butterflies on the property; he doesn't have any issue with the development.

**Motion: I move to approve Application #17-004 as submitted.** Made: Mr. Kappel, second: Mr. Hill

**Vote on Motion:** Passed unanimously

**Sketch Plan Review - Thornton**

The Chair opened the review at 7:20pm. Ms. Thornton would like to re-establish a previously completed 2-lot subdivision. There will be a shared driveway with the existing residence. There was some discussion regarding a pull-out area based on the length of the driveway. The septic design was completed in 2007 then withdrawn. There is a conservation easement from the Sparrow Farm conservation, which is owned by the town for trail purposes. The DRB suggested that Ms. Thornton consider changing the shape of the lot being subdivided off. The DRB doesn't see any issues with the subdivision and reminded the applicant to add the proposed driveway to the plat map.

**Review of Minutes**

February 21, 2017

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

**Vote on Motion:** Passed 8-0

**Other Business**

The Watson property conceptual site plan will probably not happen because VTrans won't let it happen because of parking issues.

**ZA Report**

Seven permits so far in 2017. There is no meeting scheduled for April.

**Motion to adjourn.** Made by Mr. Kappel; seconded by Ms. Watson. Passed 8-0. Meeting adjourned at 8:00p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*