

Minutes of the East Montpelier Development Review Board

APPROVED 6/3/14

April 15, 2014

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

DRB Members Absent: Steve Kappel

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Hobie Guion, Apple Faulkner, Norman Hill

Call to Order: 7:0pm

Public Comment: None

Additions to Agenda: None

Review of Application #14-009, submitted by Abigail & Hobart Guion

The Chair opened the review at 7:01pm by reading the warning: "Review of Application #14-009, submitted by Abigail Faulkner & Hobart Guion, to construct an L-shaped garage addition, with outer dimensions of 43'3" x 50'6", on their residential property located at 345 Kelton Road. The applicants are requesting a 16-foot §3.14 front setback waiver to allow an addition to the north side of the existing garage. The property is located in Zone E – Agricultural/Forest Conservation, where the front setback is 75 feet from road centerline." The applicants were sworn in at 7:02pm. The expansion to the existing barn is limited at the back by ledge and the topography/steep hill. The expansion will expand the workshop upstairs and consolidate storage for home and business. The L-shape increases the non-compliance, but the building can't go straight because of the ledge. The existing barn conforms by about 7' and the applicants are asking for less than 1/3 of the setback requirement. The DRB reviewed Section 3.14 on Setback waivers; the L-shape appears to be the most reasonable solution and doesn't change the overall character.

Motion: I move to approve Application #14-009 as submitted. Made: Mr. Ricker, second: Mr. Santor

Vote on Motion: Passed 8-0

Review of Minutes

March 11, 2014

Motion: I move to approve the minutes as written. Made: Mr. Curtis: second: Ms. Welch

Vote on Motion: Passed 8-0

Other Business

ZA Report

- 16 permits so far in 2014; 5 new permits

PC Report

The PC is working on changes to the regulations; some minor changes were suggested by the DRB. The major changes are the River Corridor or Fluvial Erosion Hazard regulations. There will be a new zone and no new structures will be allowed; small accessory buildings will be allowed by conditional user review. There will be public hearings on the draft regulations scheduled and the affected landowners will be notified.

The DRB said goodbye and thank you to Gray Ricker for his service and welcome to the newest member, Norman Hill.

Motion to adjourn. Made by Mr. Curtis; seconded by Ms. Catlin. Passed 8-0. Meeting adjourned at 7:40p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary