

Minutes of the East Montpelier Development Review Board

April 17, 2012

FINAL

DRB Members Present: Rich Curtis (Chair), Carol Welch, Ken Santor, Jeff Cueto, Mark Lane, Steve Kappel, Gray Ricker, Betsy Catlin, Kim Watson. DRB Members Absent: None

Others Present: Dina Bookmyer-Baker (East Montpelier ZA), Kristi Flynn (Recording Secretary), Marc Fontaine, Denis Farnham, Roger Clark, Barbara Clark

Call to Order: 7:00pm

Public Comment: None

Additions to Agenda: None

Application #12-015, a proposal by Denis & Ruth Farnham

The Chair opened the hearing at 7:01pm by reading the warning: "Application #12-015, an appeal and variance request by Denis and Ruth Farnham to construct an attached garage for an existing non-conforming single-family dwelling at 200 Fitch Road. The property is located in Agricultural and Forest Conservation zoning district E." The applicant was sworn in at 7:02p.m. The residence is non-conforming as it is 35 feet from the side boundary. The applicant would like to build a one-car garage on the side of the house which would decrease the setback to 17 feet. The house was built in the 1800's, before zoning. A suggestion was made to schedule a site visit to see the layout of the lot.

Motion: I move to plan a site visit on May 15th at 6:30pm and recess the hearing to the meeting immediately following. Made: Curtis, second: Cueto

Vote on Motion: Passed 9-0

Application #12-015, a proposal by Marc Fontaine

The Chair opened the hearing at 7:28pm by reading the warning: "Application #12-012, a proposal by Marc Fontaine to create a 3-lot subdivision of the 29.5+/- acre parcel on Mays Way. The property is located in Rural Residential and Agricultural zoning district D." The applicant was sworn in at 7:29pm. The applicant is proposing a minor subdivision comprised of 3 lots with one retained by Mr. Fontaine. The lots are contained in a deer yard in a mostly wooded area.

Motion: I move to close evidence-taking and enter deliberative session. Made: Watson, second: Ricker

Vote on Motion: Passed 9-0

The DRB entered the deliberative session at 7:45pm. The DRB exited deliberative session at 8:02pm.

Motion: I move to approve the subdivision as presented with the condition that the applicant 1) receive an amended access permit from the state, 2) provide evidence of a road maintenance agreement, 3) have mylar include all information as required by the standards, and 4) encourage that development of lots are sympathetic to the fact that the lot is in a deer yard. Made: Watson, second: Santor

Vote on Motion: Passed 9-0

Sketch Plan Review for a proposal by Roger and Barbara Clark

The Chair opened the sketch plan at 8:11pm by reading the warning: "Sketch plan review of a proposal by Roger and Barbara Clark to create a 3-lot PUD of the 76+/- acre parcel on Dodge Road. The property is located in Agricultural and Forest Conservation zoning district E." The applicants are proposing to re-build an existing barn on the original foundation and create a 3-unit PRD. They would need a minimum of 21 acres of common land. Buildings need to be a minimum of 50 feet apart. The barn can be permitted by the ZA and the ZA can assist with the application for a PRD.

Application #12-014, a proposal by Steve and Janet Noyes

The Chair opened the hearing at 8:50pm by reading the warning: “Application #12-014, a proposal by Steve and Janet Noyes to amend application #11-011 to convert vacant warehouse space in an existing commercial building to a single-family dwelling at 1800 Route 14S. The property is in industrial zoning district B and the Conservation Overlay Aquifer Protection Area S.” The applicants were not present at the hearing. The DRB must do a site plan review and conditional use review.

Motion: I move to approve the conditional use permit #12-014 as filed and as agreed to by the applicant and the town. Made: Curtis, second: Watson

Amended Motion: add “based on the information and site plan supplied with Application #11-011.” Made: Kappel, second: Welch

Vote on Amended Motion: Passed 9-0

Review of Minutes

March 20, 2012

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

Vote on Motion: Passed 9-0

ZA Report

6 new permit applications since last meeting.

VLCT Zoning and Planning Forum: standard conditions to put at the end of each decision; and deemed approval and how it works

Other Business

A discussion was held regarding a joint meeting with the Planning Commission; the DRB will look at interpretive issues they would like to discuss and topics that need clarification. E-mail suggested topics to the ZA. A suggestion was made to meet on a Thursday PC meeting when a DRB meeting is not planned for the previous Tuesday.

Next meeting is 5/15 at 7pm, with a site visit at 6:30pm at the Farnham’s.

Motion to adjourn. Made by Ms. Catlin; seconded by Ms. Watson. Passed 9-0. Meeting adjourned at 9:25p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary

Approved 5/15/12