

Minutes of the East Montpelier Development Review Board

DRAFT COPY

May 2, 2017

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Duane Wells, Susan Witham, Ross & Devon Mroczek (IP), Dee Lamberton (IP), John Lyons (IP)

Call to Order: 7:00pm

Public Comment: None

Additions to Agenda: Add Witham sketch plan

Final Plan Review of Application #17-013

The Chair opened the hearing at 7:01pm by reading the warning: "Final plan review of Application #17-013, submitted by Duane Wells, to subdivide his property on Banfield, Clark, and Captain Kidd Roads, a 15.22-acre undeveloped parcel known as Lot 10 of the Wells 2016 Subdivision, which is a portion of the original Lot 9 from the Wells 2006 Captain Kidd Road Subdivision. This proposal will divide Lot 10 into three parcels; Lot 12 of 9.05 acres with frontage on Banfield and Clark Roads; Lot 11 of 3.04 acres with frontage on Captain Kidd Road; and, Lot 10 of 3.14 acres served by an access easement over Lot 11. The property is located in Zone D – Rural Residential/Agricultural, where the minimum lot size is 3 acres." The applicant and Interested Persons (IP) were sworn in at 7:02pm. Mr. Wells noted that Lot 11 might be sold to a neighbor for non-development; Lot 10 will be sold for development. He also still owns Lots 1 and 4. Lot 10 has a shared driveway off the cul-de-sac. According to the engineer, there are no wetlands, per Mr. Wells. There are no septic permits. The DRB needs to accept access easement that should be 25' wide.

Motion: I move to approve Application #17-013 with the Right-of-Way to Lot 10 as presented. Made: Ms. Welch, second: Mr. Cueto

Vote on Motion: Passed 6-0

The Chair stamped and signed the map.

Sketch Plan Review - Witham

The Chair opened the review at 7:17pm by reading the warning: "Sketch plan review for a proposed 2-lot subdivision of the 17.8-acre Witham property located at 1974 Bliss Road. The proposal will create a 13.8+/- acre lot with the existing residence and a new 4+/- acre building lot. The property is in Zone D - Rural Residential/Agricultural District; minimum lot size is 3 acres." The subdivision would carve off a 4-acre building lot, which will need an access easement. Ms. Witham is requesting a waiver to not survey the entire 17 acres. The septic plans are at the state for approval. The DRB noted that the easement must be well defined; the curb cut has not been approved yet.

Motion: I move to waive the surveying of the full lot as long as the small lot is completed surveyed. Made: Ms. Watson, second: Mr. Cueto

Vote on Motion: Passed 6-0

Other Business

- The ZA noted Country Campers would like to construct an 80-foot tall flagpole with an oversized flag, SE of the building, away from the road and out of the flood plain. This is an accessory structure and they can apply.
- Ms. Watson noted the PC is completing the Village Master Plan; check out the buildout analysis online in Appendix A

Review of Minutes

March 21, 2017

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

Vote on Motion: Passed 6-0

ZA Report

Sixteen permits so far in 2017.

Motion to adjourn. Made by Mr. Kappel; seconded by Ms. Watson. Passed 6-0. Meeting adjourned at 8:00p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary