

Minutes of the East Montpelier Development Review Board

APPROVED 6/27/17

June 6, 2017

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Kevin Ellis, Carolyn Gehrke (IP), Susan Atwood, Lucy Ferrada, Joe Ferrada, Jim Colby, Mike Patterson

Call to Order: 7:00pm

Public Comment: None

Additions to Agenda: None

Final Plan Review of Application #17-021 – Lucy and Joseph Ferrada

The Chair opened the hearing at 7:01pm by reading the warning: "Final plan review of Application #17-021, submitted by Lucy & Joseph Ferrada, to subdivide their 31.6-acre residential property located at 3867 County Road. This proposal will divide the parcel into two lots: Lot 1 of 10.1+/- acres served by an access easement; and, Lot 2 of 21.5+/- acres and existing structures with frontage on County Road. The property is located in Zone E – Agricultural/Forest Conservation, where the minimum lot size is 7 acres." The applicants and Interested Persons (IP) were sworn in at 7:02pm. The applicants stated that Lot 2 with the existing residence would be sold. The remaining 10 acres will be kept as open land for the near future; there is no plan for development. Lot 1 will retain an easement over the existing driveway to access the land. The DRB noted that a pull-off is needed along the driveway and the applicants stated that there are two existing pull-offs. Lot 1 is a deferred lot, as they do not know if they will ever develop it. Ms. Gehrke asked where her house is in relation to the easement; the applicants noted that the location of the driveway is not changing.

Motion: I move to approve Application #17-021 with the condition that a pull-off is located halfway along the driveway per Section 3.3(E) of the zoning regulations. Made: Mr. Cueto, second: Ms. Welch

Vote on Motion: Passed 7-0

The Chair stamped and signed the plat.

Final Plan Review of Application #17-022 – Susan Witham

The Chair opened the hearing at 7:25pm.

Motion: I move to recess the hearing of Application #17-022 to the June 27, 2017 DRB meeting. Made: Ms. Welch, second: Mr. Kappel

Vote on Motion: Passed 7-0

Sketch Plan Review – Susan Atwood-Stone

The Chair opened the review at 7:26pm by reading the warning: "Sketch plan review for a 2-lot subdivision of the 29.3-acre Atwood-Stone property located at 504 County Road. The proposal will create a new 12.3-acre building lot and a 17.0-acre remainder lot with existing residence. The property is located in Zone D – Rural Residential/Agricultural, where the minimum lot size is 3 acres." The applicant intends to build a small house on the 12-acre lot and sell the remaining 17 acres with the existing house. There is a new access proposed at the NW corner of the parcel, off County Road. The applicant is also requesting a large lot waiver to not survey the entire property. The DRB asked about natural features, such as wetlands; the applicant noted that there is a small wetlands area and a spring on the property but not near the proposed building envelope; there is a substantial ridge between the wetlands and the building envelope.

Motion: I move to grant the large lot waiver for this subdivision. Made: Mr. Kappel, second: Mr. Greenwald

Vote on Motion: Passed 7-0

Review of Minutes

May 2, 2017

Motion: I move to approve as amended. Made: Ms. Welch, second: Mr. Lane

Vote on Motion: Passed 7-0

ZA Report

26 permits so far in 2017.

Motion to adjourn. Made by Mr. Curtis; seconded by Mr. Lane. Passed 7-0. Meeting adjourned at 7:55p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary