

August 2, 2016

DRB Members Present: Carol Welch (Vice Chair), Kim Watson, Ken Santor, Andrew Greenwald, Steve Kappel, Norman Hill, Mark Lane

DRB Members Absent: Rich Curtis, Jeff Cueto

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Jason Cote-Wong, John Anderson

Call to Order: 7:03pm

Public Comment: None

Additions to Agenda: None

Final Plan Review of Application #16-033, submitted by Duane Wells

The Vice Chair opened the hearing at 7:04pm by reading the warning: "Final plan review of Application #16-033, submitted by Duane Wells, to subdivide his property on East Hill, Banfield, Clark, and Captain Kidd Roads, a 24.25-acre undeveloped parcel known as Lot 9 of the Wells 2006 Captain Kidd Road Subdivision. This proposal will further divide Lot 9 into two parcels: one of 9.03 acres with frontage on East Hill Road and one of 15.22 acres with frontage on Captain Kidd, Banfield, and Clark Roads. The property is located in Zone D – Rural Residential/Agricultural, where the minimum lot size is 3 acres." The applicant was not present. Mr. Wells has received curb cut access approval on East Hill Road. He is selling Lot 9 as an undeveloped lot. The DRB noted that the plat shows two Lot #4s; this needs to be corrected along with Captain Kidd Road needing identification. The abutters have been notified.

Motion: I move to accept Application #16-033 as submitted with the edits as follows: one of the Lot 4s needs to be changed and Captain Kidd Road needs a label. Made: Mr. Santor, second: Ms. Watson

Vote on Motion: Passed 6-0 (Mr. Lane not present for the motion and vote)

Sketch Plan Review of Proposed Subdivision, proposed by East Montpelier Acres LLC

The Vice Chair opened the review at 7:15pm by reading the warning: "Sketch plan review of a proposed subdivision of a 36-acre parcel owned by East Montpelier Acres LLC, located along the north side of US Route 2 across the street from the Delair's Carpet Barn complex." Mr. Anderson, a representative for East Montpelier Acres LLC, noted that this is a 3-lot subdivision of 36 acres" Lot 3A1 will be the remainder lot for future development, Lot 3A2 is near the road and Lot 3A3 is near the river. VTrans has approved the access, though one of the existing accesses must be closed. An existing deer yard has been taken into consideration. Water and wastewater plans have been done but haven't been submitted to the state yet. They are looking at whether an existing storm water permit needs to be amended or not. Mr. Cote-Wong has a meeting with the Act 250 coordinator next week.

The DRB discussed the following questions:

- 1) Is this considered a major or a minor subdivision?

The road to the 3 lots is built but needs some upgrading and possible extending in the future. With the length, it will need a cul-de-sac and turnouts for emergency vehicle traffic. The DRB doesn't view this as construction of a new road and thus will treat it as a minor subdivision.

- 2) Does the DRB want to conduct the subdivision and conditional use reviews for the residences at the same hearing?

The DRB is comfortable with conducting both reviews at the same hearing, though they would need the locations of the proposed houses. Mr. Anderson states that he would bring draft deed language about road maintenance to the hearing. The deed will also state that no future development will take place in the wooded area/deer yard.

Consideration of Minor Amendment to Orchard Valley Waldorf School Zoning Permit #16-001

The school would like to change the location of their previously-approved tipi. The setback change was too great for an official amendment. Only the platform is considered a structure and the new location is a much better location.

Motion: I move to allow the Zoning Administrator to execute an Administrative Amendment to Application #16-001 regarding the location of the platform and tipi for Orchard Valley Waldorf School. Made: Ms. Watson, second: Mr. Santor

Santor

Vote on Motion: Passed 7-0

Review of Minutes

July 12, 2016

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

Vote on Motion: Passed 6-0-1 (Mr. Kappel abstained)

Other Business

ZA Report

- 36 permit applications in 2016
- There are many town activities in September and October
 - PC Forum on 7/21 – material is on the website
 - 9/10 – Rally for the Village
 - 10/10 – community land conservation meeting
- Lazar Solar – nothing has happened

- Next meeting is September 6 – East Montpelier Acres LLC subdivision

Motion to adjourn. Made by Mr. Kappel; seconded by Mr. Lane. Passed 7-0. Meeting adjourned at 8:25p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary