

Minutes of the East Montpelier Development Review Board

August 6, 2013

DRB Attendance: Rich Curtis (Chair), Jeff Cueto, Steve Kappel, Betsy Catlin, Ken Santor, Jean Vissering (alternate); Zoning Administrator Bruce Johnson

Public Attendance: Charles Warner, Heather Warner, Dennis Hawkins

The meeting was called to order at 7:01 p.m.

Additions to Agenda: None

Public Comment: None

Subdivision Review of Application #13-025

The Chair opened the hearing and read the warning:

Final plan review of application #13-025, submitted by Hugh, Susan, & Dennis Hawkins, to subdivide their property located at 2368 Towne Hill Road. The property will divide the 44.25-acre parcel into 2 lots: One non-residential 3 +/- acre lot with existing barn and a remainder building lot of 41 +/- acres. The property is located in Zone D – Rural Residential/Agricultural, where the minimum lot size is 3 acres.

Applicant Dennis Hawkins was sworn in. Mr. Hawkins described the proposed subdivision as the last in a series of subdivisions of his family's property. The so-called remainder lot (Lot 4A) from the 2012 Hawkins family subdivision will be split into two lots: a 3.23-acre nonresidential parcel with the existing barn and silos that is currently used by the Hawkins family for its plowing & landscaping services; and, a 41.02-acre building lot with existing state water & wastewater permit. Mr. Hawkins stated that he believes the family has not yet applied for an amendment to its state permit (WW-5-5499-1) to allow the subdivision. The subdivision is seen as necessary to facilitate the sale of the property as there has been little interest in the entire remainder lot. Mr. Hawkins reiterated that he does not expect any further division of the property due to the wetlands that make up the bulk of the remainder lot. Also due to the wet nature of the land, both proposed lots will be served by existing curb cuts onto Towne Hill Road that are located on the 3.23-acre parcel. The building lot will have a 30' wide easement for access over the smaller parcel. The East Montpelier Selectboard has approved the access plan (curb cut permit #13-026).

Abutting neighbors Charles & Heather Warner were sworn in. The Warners expressed concern about the possible commercial uses of the 3.23-acre parcel. They were assured that Zone D has limited commercial use options and any expanded or altered use of the non-residential parcel would require a hearing before the DRB.

Motion: To approve Subdivision Application #13-025 as presented. Made by Mr. Kappel; second by Mr. Cueto. Passed unanimously.

Minutes

The Chair presented the minutes of June 4, 2013.

Motion: To approve the June 4, 2013 East Montpelier DRB minutes as presented. Made by Mr. Curtis; second by Mr. Cueto.

Other Business/ZA Report

The ZA detailed the continuing slow construction season, with only six permit applications over the last two months.

The next DRB meeting will be on September 3, 2013. The only currently-scheduled hearing is for the proposed increase in operating capacity at the Casella transfer station.

Motion: To adjourn. Made by Mr. Curtis; second by Mr. Kappel. Passed unanimously.

Meeting adjourned 7:42 p.m.

Respectfully submitted by Bruce Johnson, Zoning Administrator

Approved: September 3, 2013 DRB meeting