

*Minutes of the East Montpelier Development Review Board*

**APPROVED 10/1/13**

September 17, 2013

DRB Members Present: Rich Curtis (Chair), Carol Welch, Ken Santor, Mark Lane, Gray Ricker, Jeff Cueto, Kim Watson, Steve Kappel

DRB Members Absent: Betsy Catlin

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Peter Hill, Marc Fontaine, Seth Gardner

**Call to Order:** 7:00pm

**Public Comment:** None

**Additions to Agenda:** None

**DRB Election of Officers**

Chairman – **I nominate Rich Curtis for one more year.** Made: Mr. Cueto, second: Mr. Ricker

**Vote on Motion:** Passed 8-0

Vice Chairman – **I nominate Carol Welch.** Made: Mr. Curtis, second: Mr. Cueto

**Vote on Motion:** Passed 8-0

Recording Secretary – **I nominate Bruce Johnson for administrative duties and Kristi Flynn to take minutes.** Made: Ms. Welch, second: Mr. Cueto

**Vote on Motion:** Passed 8-0

The DRB will look at changing the by-laws at the next meeting in October.

**Conditional Use Review – Marc Fontaine**

The Chair opened the review at 7:05pm by reading the warning: “Conditional use review of Application #13-033, submitted by Marc Fontaine, to construct a 36’ x 90’ building to house the existing sawmill on his property located at 628 VT Rte. 14N. This is a mixed use property with a single-family residence and a light industry business. Mr. Fontaine is requesting an amendment to Conditional Use Permit #04-081 (previously amended by Zoning Permit #07-086) which governs the existing commercial sawmill operation. The property is located in Zone D – Rural Residential/Agricultural, for which light industry requires conditional use review.” The applicant was sworn in at 7:02pm. The applicant would like to build an enclosed building for his existing sawmill. He will be adding a few more parking spaces, and some additional lighting is proposed along the back of the existing garage. The existing pole barn will be used for lumber storage. The hours will remain 7am-8:30pm.

**Conditional Use Review:**

**Section 5.4** – no impact on any of the five general standards

**Motion: I move that all standards have been met.** Made: Mr. Curtis, second: Mr. Ricker

**Vote on Motion:** Passed 8-0

**Motion: I move to approve the conditional use permit #13-033 for construction of a stick building, amending the current permit with all conditions staying in force.** Made: Ms. Watson, second: Mr. Cueto

**Vote on Motion:** Passed 8-0

**Sketch Plan Review – Peter Hill**

The Chair opened the review at 7:20pm by reading the warning: “Sketch plan review for a proposed 2-lot subdivision of the 78-acre Hill (Peter and Mary Ellen) property located at 830 Snow Hill Road. The proposal will create one new 7-acre lot (expected to be sold for agricultural use) and a remainder lot with existing structures. The property is in Zone E, the Agriculture & Forest Conservation District, where the minimum lot size is 7 acres.” Kim Watson recused herself.

Lot 1 will be the remainder lot of 71+/- acres with existing buildings and Lot 2 will be 7.02 acres to be sold for agricultural use. The whole property has not been surveyed and the applicants are requesting a waiver to not have to do survey the remainder lot. The abutters need to be noted around the entire lot; all the abutters have been notified.

**Motion: I move to, upon written request by Peter Hill, waive the requirement to survey the entire property because all the surrounding parcels have been surveyed.** Made: Mr. Curtis, second: Mr. Kappel

**Vote on Motion:** Passed 8-0

**Review of Minutes**

**September 3, 2013**

**Motion: I move to approve the minutes as drafted.** Made: Mr. Cueto: second: Mr. Kappel

**Vote on Motion:** Passed 8-0

**Other Business**

**ZA Report**

- Sanfacon – next site visit is 9/30; Environmental Court will have a hearing on 10/17
- Liff – some vehicles have been moved; told by the SB to have no unregistered cars in the front and significant reduction in the back; another SB visit is scheduled in a month

Next DRB meetings:

- 10/1 – Hill/Gardner subdivision
- 10/15 – Mike Brown – permit for existing use; possibly Cote subdivision

**Motion to adjourn.** Made by Mr. Kappel; seconded by Mr. Curtis. Passed 8-0. Meeting adjourned at 7:45p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*