

Minutes of the East Montpelier Development Review Board

APPROVED 10/15/13

October 1, 2013

DRB Members Present: Carol Welch (Vice Chair), Betsy Catlin, Mark Lane, Gray Ricker, Jeff Cueto, Kim Watson, Steve Kappel

DRB Members Absent: Rich Curtis, Ken Santor

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

Call to Order: 7:03pm

Public Comment: None

Additions to Agenda: None

Final Plan Review of Application #13-035 – Peter Hill/Seth Gardner

The Vice Chair opened the review at 7:04pm by reading the warning: “Final plan review of Application #13-035, submitted by Seth Gardner, to subdivide the property of Peter and Mary Ellen Hill located at 830 Snow Hill Road. This proposal will divide the 78-acre parcel into 2 lots: One 7.02-acre undeveloped lot and a remainder lot of 71/- acres with existing structures. The property is located in Zone E – Agriculture/Forest Conservation, where the minimum lot size is 7 acres.” The applicant was sworn in at 7:05pm. Mr. Gardner recently purchased an adjoining property that he is using for a cow pasture. The access for the Lot 1 will be off Snow Hill Road through Mr. Gardner’s existing property, for farm access only. All of the abutters have been notified. There is no plan to develop the property and it can’t be merged with the adjoining property because the adjoining property is under Land Trust. The property does have adequate access for development if it is ever wanted.

Motion: I move to accept final plan #13-035 as presented. Made: Mr. Kappel, second: Mr. Cueto

There was a discussion on a condition on the access. The application is for agricultural use only, not residential.

Vote on Motion: Passed 7-0

The Vice Chair signed the plat map.

Consideration of Change to DRB Rules of Procedure

The DRB considered a language change regarding meeting on the first Tuesday of each month. The DRB will decide if another meeting during the month is warranted.

Motion: I move to adopt the East Montpelier Development Review Board Rules of Procedure and Conflict of Interest Policy. Made: Mr. Cueto, second: Mr. Ricker

Vote on Motion: Passed 7-0

Review of Minutes

September 17, 2013

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

Vote on Motion: Passed 7-0

Other Business

ZA Report

- Sanfacon - site visit on 9/30, there is not much around the trailers, some items have been set aside to go to Casella’s or be out into the trailers; Environmental Court hearing scheduled for 10/17
- Alan Goldman – trying to stabilize the bank beside his building in North Montpelier; the building is in the flood plain
- Old Trail Road – appears to be a new building going in where land has been cleared and graded, the ZA will check it out

Next DRB meeting is 10/15.

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

Respectfully submitted by Kristi Flynn, Recording Secretary