

Minutes of the East Montpelier Development Review Board

DRAFT COPY

February 6, 2018

DRB Members Present: Rich Curtis (Chair), Steve Kappel, Carol Welch, Jeff Cueto, Kim Watson, Ken Santor
DRB Members Absent: Mark Lane, Alice Dworkin, Norman Hill

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Steve Rauh, Jim Clemons, Kris Jurentkoff

Call to Order: 7:00pm

Public Comment: None

Additions to Agenda: None

Sketch Plan Review – Steve & Louise Rauh

The Chair opened the hearing at 7:01pm by reading the warning: "Sketch plan review for a proposed 2-lot subdivision of the 33.24-acre Rauh property located at 940 Murray Road. The proposal will create a 23.0+/- acre lot with the existing residence and a new 10.24+/- acre building lot. The property is in Zone D, the Rural Residential & Agricultural District; minimum lot size is 3 acres." Mr. Rauh noted they would like to carve off a 10-acre parcel with 170' of frontage on Murray Road. The proposal includes a 500' spring protection zone for a neighbor's spring. An existing shed is located in the side setback and the applicants plan to remove it if the subdivision is approved. There is an agricultural access for the new lot but the owners will have to request a residential access. The new lot is planned as a building lot and the owners will apply for a wastewater permit. No deed restrictions are planned and the applicants will come back late spring or early summer.

Sketch Plan Review – Jim & Joni Clemons

The Chair opened the hearing at 7:13pm by reading the warning: "Sketch plan review for a proposed 2-lot subdivision of the 22.71-acre Clemons property located at 435 Guyette Road. The proposal will create a 7.61+/- acre lot with the existing residence and a new 15.1+/- acre building lot. The property is in Zone E, the Agricultural & Forest Conservation District; minimum lot size is 7 acres." Mr. Clemons noted that they own two lots, which are technically merged because the smaller lot is an undeveloped, undersized lot. There is a ROW across Lot 1 to Lot 2, which has no road frontage. The applicants need to apply for a curb cut access. Part of Lot 1 is across Guyette Road. The DRB sees no issue with Lot 1 bisected by the road as there is plenty of acreage; it will remain as one lot unless the zoning changes to 3 acres or less. The applicants plan to build in 2019. The DRB doesn't have any concerns with the proposal.

Review of Minutes

November 7, 2017

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

Vote on Motion: Passed 6-0

ZA Report

1 new permit in 2018; 53 permits in 2017

Casella is looking to do something with the building that burned, ZA is not sure if it will require a DRB hearing

All Together Now is looking at a new access point at the old agricultural access; the barn remodel is almost done

The next meeting is possibly December 5th, though there are no applications yet.

Motion to adjourn. Made by Ms. Watson, seconded by Mr. Cueto. Passed 6-0. Meeting adjourned at 7:30p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary