

*Minutes of the East Montpelier Development Review Board*

**DRAFT COPY**

June 5, 2018

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Tyler Bigras, Scott Phillips, Kelly Phillips, Kris Jurentkuff, Apple Faulkner, Hobie Guion

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

**Public Comment:** None

**Additions to Agenda:** None

**Final Plan Review of Application #18-012 – Fairmont Dairy LLC**

The Chair opened the hearing at 7:01pm by reading the warning: “Final plan review of Application #18-012, submitted by Fairmont Dairy LLC, to subdivide its property located between VT Rte. 14S and the Plainfield town line. This proposal will divide the original 133-acre Lot 3 from the Rappaport 2014 subdivision (Permit #14-050) into two lots: Lot 3A of 35.0+/- acres with 664 feet of frontage on VT Rte 14S, and Lot 3B of 97.6+/- acres with 4,212 feet of frontage on Clark Road. The property is located in Zone D – Rural Residential/Agricultural, where the minimum lot size is 3 acres.” The representative for the applicant and Interested Parties (IP) were sworn in at 7:02pm. The applicants would like a 2-lot subdivision, of which Lot 3A will be sold to an adjoining landowner, Mr. Bigras. No development is planned for either lot and no new access is needed; Lot 3A will be accessed from Mr. Bigras’ existing lot on Jourdan Road. Lot 3A is in current use and will presumably stay that way.

**Motion: I move to approve subdivision application #18-012 as submitted with the condition that Lot 3A be conveyed to an adjoining landowner with no new access required.** Made by: Mr. Cueto, second by Mr. Lane

**Vote on Motion:** Passed 7-0

**Sketch Plan Review – Apple Faulkner & Hobie Guion**

The Chair re-opened the review at 7:10pm by reading the warning: “Sketch plan review for a proposed 2-lot subdivision of the 110-acre Faulkner/Guion (formerly Frost) property located at 445 Kelton Road. The proposal will create a 7.0+/- acre lot with the existing residence and a 103-acre undeveloped remainder lot. The property is in Zone E – Agricultural/Forest Conservation, where the minimum lot size is 7 acres.” The applicants were sworn at 7:09pm. The applicants purchased their neighbor’s property in May and would like to subdivide the front 7 acres with the existing residence, leaving the forested block intact. They have an agreement with abutting neighbors to use a ROW on their existing shared driveway to access the back lot, as there will be no road frontage. The plan is to sell the smaller lot with the existing residence. Part of the remaining land is across Kelton Road and will become a separate lot. There is no development planned on either remaining lot. The applicants are requesting a large lot waiver to only survey the 7-acre lot.

**Motion: I move to approve the large lot waiver for Faulkner/Guion.** Made: Mr. Lange, second: Mr. Cueto

**Vote on Motion:** Passed 7-0

**Review of Minutes**

May 1, 2018

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

**Vote on Motion:** Passed 7-0

**Other Business**

The DRB agreed to meet on July 10 if a July meeting is needed; there are no hearings scheduled yet. The status of the homeowner on Route 2 is he is under a 6/15 deadline to do something with the apartment. He needs an amended wastewater permit. The ZA should know more at the next meeting.

**ZA Report**

9 new permits since last meeting; 19 permits so far in 2018

**Motion to adjourn.** Made by Mr. Lane, seconded by Mr. Cueto. Passed 7-0. Meeting adjourned at 7:35p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*