

September 4, 2018

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

DRB Members Absent: Rich Curtis

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

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

**Public Comment:** None

**Additions to Agenda:** None

**Continuation of Site Plan Review of Application #18-031, submitted by Joseph Carriveau**

The Vice Chair opened the hearing at 7:01pm by reading the warning: “Continuation of site plan review of Application #18-031, submitted by Joseph Carriveau, to allow the operation of a used car sales and services facility on property owned by Gloria Biron located at 2952 US Rte. 2. The property is in Zone C – Residential/Commercial where motor vehicle sales and service is a permitted activity.” The applicant has not yet applied for a state access permit and the DRB cannot hear the request until the permit is received. The applicant is currently operating the business on the property.

**Motion: I move to continue the hearing for Application #18-031 to the October 7, 2018 DRB meeting.** Made by Mr. Cueto, second by Mr. Lange

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

**Final Plan Review of Application #18-034, submitted by Abigail Faulkner & Hobart Guion**

The Vice Chair opened the hearing at 7:06pm by reading the warning: “Final plan review of Application #18-034, submitted by Abigail & Hobart Guion, to subdivide their property located at 445 Kelton Road. This proposal will divide the 110-acre parcel, formerly owned by the Frost family, into three lots: Lot 2 of 7.72 acres with existing house and 552’ of road frontage on the west side of Kelton Road; Lot 1 of 35.1 acres consisting of all the remaining land on the west of Kelton Road with access by easement across Lot 2; and, Lot 3 of 67.2 acres consisting of all the land and 2,010 feet of road frontage on the east side of Kelton Road. The property is located in Zone E – Agricultural/Forest Conservation District, where the minimum lot size is 7 acres.” The applicants and representative were sworn in at 7:07pm. The applicants would like to subdivide off the lot with the existing house to sell. The remaining 35 acres will remain undeveloped. Lot 3 will also remain undeveloped. Lot 2 with the existing house was the only lot that was surveyed.

**Motion: I move to approve Application #18-034 as presented.** Made: Ms. Watson, second: Mr. Lane

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

**Sketch Plan Review – Isaak Property at 663 Guyette Road**

The Vice Chair opened the hearing at 7:15pm by reading the warning: “Sketch plan review for a proposed 2-lot subdivision of the 23.0-acre Isaak property located at 663 Guyette Road. The current draft proposal contemplates the creation of a 14.3+/- acre building lot and a 10.1+/- acre remainder lot with the existing residence. The property is located in Zone E – Agricultural/Forest Conservation District, where the minimum lot size is 7 acres.” The applicant would like to subdivide the 10+ acres with the existing house for sale, while the 14+ acres would be saved for potential future development. Ms. Isaak is currently pursuing an access permit with the Road Foreman and the state. There doesn’t appear to be any issue with site distance. The entire property has been surveyed and a septic system has been designed. There are no issues with wetlands on the property. The applicant has been advised the Lot 2 will be difficult to build on. The DRB feels this proposal is fairly straightforward.

**Sketch Plan Review – Antonovich Property at 2570 North Street**

The Vice Chair opened the hearing at 7:22pm by reading the warning: “Sketch plan review for a proposed 3-lot subdivision of the 51-acre Antonovich property located at 2570 North Street. The current draft proposal contemplates the creation of two 3.3+/- acre building lots and a 44+/- acre remainder lot with the existing residence. The property is located in Zone D – Rural Residential/Agricultural, where the minimum lot size is 3 acres.” The applicant would like to subdivide two 3.1-acre lots at the forested north end of the property. The two lots will be sold as building lots using a shared driveway with adequate site distance. The septic system is designed for the rear of the property. The applicants are requesting a large lot survey waiver.

**Motion: I move to grant the large lot survey waiver.** Made: Ms. Welch, second: Ms. Watson

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

**Sketch Plan Review – O’Hare Property at 835 Dodge Road**

The Vice Chair opened the hearing at 7:33pm by reading the warning: “Sketch plan review for a proposed 4-lot subdivision of the 41.44-acre O’Hare property located at 835 Dodge Road. The current draft proposal contemplates the creation of three 10+/- acre building lots and a 10 +/- acre remainder lot with the existing residence. The property is located in Zone E – Agricultural/Forest Conservation District, where the minimum lot size is 7 acres.” The applicants would like to create 4 lots with approximately 10 acres each. There are two options: # 1 where Lots 1-3 have road frontage and #2 where Lot 2 would need an easement access ROW; Lot 4 would need easement access ROW for either option. The landowners will decide between the options. Option #1 would need a bigger setback from the existing garage. The proposals will not include septic plans for Lots 1, 2 and 4. The ZA wondered about a PRD proposal but apparently it is not in the plans. Because of the 4 lots, this will be a major subdivision and therefore required both preliminary and final plan reviews.

**Consideration of Fairmont Dairy Request**

The ZA noted that the decision of June 5, 2018 needs to be revised by removing the condition. In June, the applicants thought the lots would be merged but the Bigras’ didn’t understand the implications. An access approval was needed to the new Bigras lot (Lot 3A) and the letter of intent has been received from VTrans for the alternate access.

**Motion: I move to approve the request to alter of Application #18-012 by removing the condition.** Made: Mr. Hill, second: Mr. Lange

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

**Review of Minutes**

August 7, 2018

**Motion: I move to approve the minutes as amended.** Made: Mr. Cueto, second: Ms. Welch

**Vote on Motion:** Passed 7-0-1 (Mr. Kappel abstained)

August 14, 2018

**Motion: I move to approve the minutes as amended.** Made: Ms. Welch, second: Mr. Cueto

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

**Other Business**

- The ZA brought a request from the Morrison’s on Templeton Road. They would like to square off their property with a boundary adjustment and give approximately 1 acre to their neighbors, the Campbell’s. The Morrison’s 4.6-acre property will be reduced to 3.6 acres and the Campbell’s property will be increased from 1 acre to 2 acres. There is currently no formal plan. The DRB would consider the proposal. Both non-conforming lots will still be non-conforming.
- Notice of violation – Cote-Wong has missed the deadline and a formal notice of violation is forthcoming.
- Next meeting is scheduled for October 2, 2018, but there are no applications yet.

**ZA Report**

Two new permits, 37 total in 2018

**Motion to adjourn.** Made by Ms. Watson, seconded by Mr. Lane. Passed 8-0. Meeting adjourned at 8:25p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*