

Minutes of the East Montpelier Development Review Board

DRAFT COPY

December 4, 2018

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Albert Miller, Bernadette Cleland, Barry Rufenacht, Jamie O'Hare, Michael O'Hare, Craig Chase, Rich Davidian

Call to Order: 7:02pm

Public Comment: None

Additions to Agenda: None

Final Plan Review of Application #18-042, submitted by Michael and Jamie O'Hare

The Vice Chair opened the hearing at 7:05pm by reading the warning: "Final plan review of Application #18-042, submitted by Michael & Jamie O'Hare, to subdivide their property located at 835 Dodge Road. This proposal will divide the 40-acre parcel into four ten-acre lots: Lot 1 with 1m129 feet of road frontage on Dodge Road; Lot 2 served by an access easement over Lot 1; Lot 3 with existing structures and 867 feet of frontage on Dodge Road; and, Lot 4 served by an existing easement over the Rufenacht property. The property is located in Zone E – Agricultural/Forest Conservation District, where the minimum lot size is 7 acres." The applicants and Interested Persons were sworn in at 7:06pm.

Mr. Chase noted that the ROW across Lot 1 has been re-located at the request of the abutting neighbor; he assured the neighbor that the easement will be where it is on the plat and will be in the deed language so it is not easily changed. Any change in easement must come back to the DRB for approval. The ZA noted that the curb cut access has already been approved by the SB. Mr. Rufenacht asked if a change to the Lot 4 access would have to come to the DRB, as well; he feels that a ROW from Johnson Road might be shorter. That change would have to come back to the DRB. Mr. Rufenacht also wondered if he could purchase the 1-acre structure exclusion area from the O'Hare's; if they decided to do this, the ZA could do a boundary adjustment. Mr. Chase noted that the wetlands are delineated on Lot 1; there are no wetlands on the other lots. Anyone wanting to build on any of these lots will need to get state wastewater permits.

Motion: I move to approve Application #18-042 as presented. Made by Ms. Welch, second by Mr. Lane

Vote on Motion: Passed 5-0

Review of Minutes

November 6, 2018

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

Vote on Motion: Passed 5-0

Other Business

The ZA reported that U-32 is replacing the track; the engineer asked the ZA if a permit was needed. The track will be removed, with base material and storm water infrastructure added. There will be a new track top and no jumping areas. The DRB agreed that they only need to come back to amend the existing permits if any changes are made.

ZA Report

- Four new permits; 54 in 2018

Next meeting scheduled for 1/8/19, but no applications yet.

Motion to adjourn. Made by Mr. Lane, seconded by Mr. Cueto. Passed 5-0. Meeting adjourned at 7:30p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary