

December 3, 2019

DRB Members Present: Steve Kappel (Chair), Jeff Cueto, Steve Justis, Glenn Weyant, Mark Lane, Norman Hill, Kim Watson, Zach Sullivan (alternate)

DRB Members Absent: Lauren Oates, Clarice Cutler

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

Call to Order: 7:00pm

Public Comment: None

Additions to Agenda: None

Final Plan Review of Application #19-064, submitted by Pauline Coburn

The Chair opened the hearing at 7:01pm by reading the warning: "Final plan review of Application #19-064, submitted by Pauline Coburn, for a 3-lot subdivision of her property located at 139 Daggett Road. This proposal, in combination with a prior 2019 subdivision (permit #19-009) will divide the 79.49-acre parcel into 3 lots: Lot 1 of 28.8 acres and existing structures with a combined 1,065 feet of frontage on VT Route 14N and Daggett Road; Lot 2 of 37.4 acres (originally 18.7 acres under #19-009 plus an additional 18.7 acres) served by an easement access over Lt 3; and Lot 3 of 13.3 acres with 285 feet of frontage on Daggett Road. The property is in Zone D – Rural Residential/Agricultural District, where the minimum lot size is 3 acres." The representative, Mr. Jurentkuff, was sworn in at 7:03pm. The applicant is revising a 3-lot subdivision from earlier in 2019. The acreage for Lot 2 is increasing 18 acres to a total of 34.7 acres. Lot 2 will be accessed by a 60' ROW across Lot 3. There is no planned development. Wetlands run through Lot 2. A 50' x 50' turnaround should be deeded to the town in order for plows to turn around at the end of Daggett Road. Lots 2 & 3 were surveyed, the remainder Lot 1 was not surveyed.

Motion: I move to approve Application #19-064 as presented, with the condition that the turnaround easement as noted on Easement Note 3 be deeded to the Town of East Montpelier before a change in ownership occurs. Made: Ms. Watson, second: Mr. Hill

Vote on Motion: Passed 8-0

Final Plan Review of Application #19-065, submitted by Amy Thornton

The Chair opened the hearing at 7:15pm by reading the warning: "Final plan review of Application #19-065, submitted by Amy Thornton, for a 2-lot subdivision of her property located at 3205 North Street. This proposal will divide the 12.13-acre parcel into 2 lots: Lot 1 of 7.39 acres and existing structures with 309 feet of frontage on North Street; and, Lot 2 of 4.74 acres served by an access easement over Lot 1. The property is in Zone D – Rural Residential/Agricultural District, where the minimum lot size is 3 acres." The subdivision was originally approved in 2006; current owner merged the two lots in the interim and is re-instating the subdivision now. The applicant has a buyer for both lots. Lot 2 has no road frontage; Lot 1 has an existing residence. Mr. Jurentkuff noted that the wastewater permit has not been submitted but will be expedited. The setbacks have been met. Access to Lot 2 is provided by an easement over Lot 1 of an existing driveway. The boundary line is down the middle of the shared driveway.

Motion: I move to approve Application #19-065 as submitted. Made: Mr. Justis, second: Mr. Lane

Vote on Motion: Passed 8-0

Other Business

The ZA noted that Dave Rogers owns the old dump and gravel pit in North Montpelier, which is about 80 acres. There are two existing homes on the lot. Mr. Rogers would like to create a subdivision around the homes but is not sure what the configuration will be. The septic was designed in 1993. He doesn't want to survey the whole parcel so will presumably request a large lot waiver. One boundary of the property is the Kingsbury Branch. The dump has been closed since the late 70's/early 80's. The DRB wondered if there were any Native American sites on the property. There is no proposed new development.

Review of Minutes

October 1, 2019

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

Vote on Motion: Passed 8-0

November 5, 2019

Motion: I move to approve the minutes as written. Made: Ms. Watson, second: Mr. Cueto

Vote on Motion: Passed 8-0

ZA Report

Four new permits since last meeting. The ZA noted there is nothing new on the horizon. Kaplan has a 7-acre parcel between Cummings/County Roads with a plan for a possible art studio/guest house. O'Hare may come back for a subdivision amendment.

Motion to adjourn. Made by Mr. Lane, second by Mr. Justis. Passed 8-0. Meeting adjourned at 7:50p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary