

DRB Memo
June 2, 2020 DRB Meeting

Final Plan Review of Application 20-013; Northrup Boundary Adjustment

- Owners of residential lot: Casey & Amanda Northrup; 4379 US Rte. 2; 3.16 acres with dwelling
- Owner of business lot: K & A Leasing, LLC; 4423 US Rte. 2; 1.95 acres with multiple businesses (storage units, auto repair & sales) and buildings
- Proposal is to reconfigure the line between the properties, removing the owned US Rte. 2 frontage of the residential lot; an existing septic easement for the benefit of Lot 3A on Lot 3B will be eliminated as the necessary land will now be part of Lot 3A
 - Lot 3B (the residential lot) will give up 0.74 acres and all frontage; will have 2.42 acres and deeded access by 60-foot-wide easement over Lot 3A
 - Lot 3A (the business lot) will gain 0.74 acres for a total of 2.69 acres
- This essentially works as an amendment to Subdivision 03-108, which itself was a reconfiguration of Subdivision 89-005
- Zone A (Commercial); 1-acre lot minimum; 150 feet road frontage or access by at least a 20'-wide access easement

Sketch Plan Review for Fitch 2-Lot Subdivision

- Owners: Bruce & Claudia Fitch; 440 & 450 Fitch Road; 226.8 acres with two dwellings
- Proposal is to separate the two dwellings:
 - Lot 2 of 16.04 acres and the 440 Fitch residence
 - This lot will be fully surveyed
 - Frontage on both Fitch & Doner Roads
 - Current access, however, is through the remainder lot
 - Remainder Lot 1 of 210.8 acres and the 450 Fitch residence (the old farm)
- Zone E (Agricultural/Forest Conservation); 7-acre lot minimum; 350 feet road frontage or access by at least a 20'-wide access easement
- Applicants would like a Section 6.2(B) large lot survey waiver; DRB should limit this waiver to ensure that the property lines in common with the Doner lot are fully surveyed

Sketch Plan Review for Rogers 3-Lot Subdivision

- Owner: Estate of David Rogers; 1307 & 1657 VT Rte. 214; 86 acres with two dwellings
- Proposal is to separate off two lots with the dwellings:
 - 1.68 acres with the 1657 VT Rte. 214 residence
 - 10.48 acres with the 1307 VT Rte. 214 residence
 - 74-acre essentially undeveloped remainder lot
 - All lots have at least 150 feet of frontage on VT Rte. 214
- Zone C (Residential/Commercial); 1-acre lot minimum; 150 feet of road frontage
- Applicant would like a Section 6.2(B) large lot survey waiver
- Applicant representatives have been notified that no application will be accepted without firm proof of power to sign on behalf of the landowner

Zoning Activity Report:

- 14 applications since the March 10 DRB meeting; 17 total applications in 2020

Next DRB Meeting Date:

- Scheduled July 7, 2020 meeting date:
 - No applications as yet
 - The Fitch subdivision is the most likely to be ready for review