

**DRB Memo**  
**September 1, 2020 DRB Meeting**

**Review of 20-034, Henderson Setback Waiver Request**

- Owner: Julie Henderson; 219 Brazier Road; 3.0 acres with dwelling
- Zone D (Rural Residential/Agricultural); front setback 75 feet from centerline; side/rear 50 feet
- Proposal is to construct a garden shed to the southeast of the existing garden area, which is to the southwest (further from Brazier Road) of the house; the leading (most non-conforming) point of the shed is 34 feet from the Olmsted property line (the 53.9-acre Olmsted parcel surrounds the Henderson parcel other than the Brazier Road connection; the two parcels comprised the entirety of the former Butler property until the Olmsteds purchased it in 2014 and subdivided off the existing house and 3 acres before constructing a new house on the remainder lot)
- The application also requests approval of a 16' x 11.5' deck on the west side of the house; although included on this application, this aspect is fully conforming and is not subject to DRB review
- The requested 16' §3.14 front setback waiver is 96% of the maximum 16.67' setback waiver

**Sketch Plan Review of Morse Farm 2-Lot Subdivision**

- Owner: Harry (Burr) Morse; 918 County Road; 125 acres with dwelling and farm structures
- Zone D (Rural Residential/Agricultural); 3-acre lot minimum; 250 feet of road frontage; front setback 75 feet from centerline; side/rear 50 feet
- Proposal is to separate off the farmhouse on a 3-acre lot (Lot 2) from the rest of the farm property (Lot 1); the majority of the out-buildings will go with the farmhouse parcel; the main barn, however, will anchor the remainder lot
- Many of the existing structures are non-conforming to some degree; this subdivision will not improve the situation, but will also not make it worse; the one structure that would otherwise be made non-conforming by the proposed subdivision line will be removed
- The major issue is the lack of conforming frontage; there is only 139.15 feet of frontage for Lot 2, but it does have a 30-foot access easement in common with Lot 1
- Applicant requests a Section 6.2 (B) large lot survey waiver

**DRB Organization**

- **Election of Officers**
  - Elect both a chair and vice-chair
  - Designate a recording secretary; certain duties can be assigned to ZA
- **Review of DRB Rules of Procedure**

**Other Business:**

- Covid-19 School Issues:
  - Orchard Valley, EMES & U-32 have short-term “things” that may turn into more permanent projects; town is operating at this point on the theory that we need to help to the extent possible, resulting in some after-the-fact permitting situations

- Old Meeting House Memorial Garden Plan:
  - See site plan; this is a more elaborate than normal garden plan; generally these do not require permitting (exempt activity; Section 7.2 (A) (7))

**Zoning Activity Report:**

- 17 applications since the July 7<sup>th</sup> DRB meeting; 41 total applications in 2020
- An application from Ben Graham to build a house on the All Together Now property (170 Cherry Tree Hill Road) has been denied. The reason for the denial is the failure of the property owners to complete time-sensitive conditions listed in the July 15, 2019 DRB decision, rendering that decision/permit void.

**Next DRB Meeting Date:**

- Scheduled October 6, 2020 meeting date:
  - Morse subdivision application has been received
  - Orchard Valley Waldorf School is expected to apply for approval to construct a variety (perhaps 5) of unheated school buildings to better allow the school to meet COVID-19 guidelines; some of the structures may be under construction by the time of the hearing
  - Green Mountain Behavior Consulting, depending on how things play out at U-32, is expected to apply for a change of use on the 3030 US Rte. 2 parcel (owned by Hasland; the former S&H Underwriters building) to shift from professional office to medical clinic