

DRB Memo
January 5, 2021 DRB Meeting

Final Plan Review of 20-052, Brown Proposed Subdivision

- Owner: Laura R. Brown Revocable Trust; 3205 VT Rte. 14 N; 16.15 acres with dwelling; this property is arguably two contiguous parcels (a 1-acre original house lot and a separately deeded 16-acre undeveloped lot) that have been treated as one for decades
- Proposal is to reconfigure/subdivide the property to create 2 new lots:
 - Lot 1 of 11.50 acres and existing house & outbuildings with 927 feet of frontage along VT Rte. 14 N; and,
 - Lot 2 of 4.65 acres with 718 feet of Factory Street frontage
- Zone C (Residential/Commercial); 1-acre lot minimum with at least 150 feet road frontage
- Selectboard approved a Factory Street curb cut for proposed Lot 2 (Permit 20-053)
- VTrans has issued a jurisdictional opinion that this subdivision does not trigger the need for an access permit amendment for the VT Rte. 14 N frontage

Sketch Plan Review of Messier Proposed Subdivision

- Owners: Norman & Carla Messier; 440 East Hill Road; 33.59 acres with dwelling, including 3 contiguous parcels
- Zone D (Rural Residential/Agricultural); 3-acre lot minimum; 250 feet road frontage or access by at least a 20'-wide access easement
- The proposal contemplates three new lots:
 - Lot 2 of 9.29 acres with 315 feet of frontage on East Hill Road;
 - Lot 3 of 4.28 acres with existing house and 804 feet of frontage on East Hill Road; and,
 - Lot 4 of 19.91 acres with 300 feet of frontage on East Hill Road
- Lots 2 & 3 along with the existing town dry hydrant will be accessed by a common easement over Lot 2; the existing curb cut will be given up in favor of a new cut about 100 feet east

Zoning Activity Report:

- 3 new applications since last DRB meeting; 53 total applications in 2020; 1 so far in 2021

Next DRB Meeting Date:

- Scheduled February 2, 2021 meeting date; no applications as yet