Minutes of the East Montpelier Development Review Board

DRAFT COPY

January 5, 2021

DRB Members Present: Steve Kappel (Chair), Jeff Cueto, Norman Hill, Clarice Cutler, Steve Justis, Lauren Oates, Kim Watson
DRB Members Absent: Glenn Weyant, Mark Lane

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Craig Chase, Kris Jurentkuff, Laura Brown, Norm Messier, Holly Newberry

Call to Order: 7:02pm
Public Comment: None
Additions to Agenda: None

Final Plan Review of Application #20-052, submitted by Laura Brown
The Chair opened the hearing at 7:03pm by reading the warning: "Final plan review of Application #20-052, submitted by Laura Brown, as trustee of the Laura R. Brown Revocable Trust, to subdivide the trust's property located at 3205 VT Route 14N. This proposal will divide the 16.15-acre parcel into two lots; Lot 1 of 11.5 acres and existing house with frontage on VT Route 14N; and, Lot 2 of 4.65 acres with frontage on Factory Street. The property is located in Zone C - Residential/Commercial District, where the minimum lot size is 1 acre." The applicant and representatives were sworn in at 7:04pm. Mr. Jurentkuff stated that the applicant owns 16.15 acres on North Montpelier Pond on the west side of Route 14N. Lot 2 on Factory Street is for future development. Chase & Chase designed septic system and replacement systems for both lots. The curb cut approval was issued by the SB at their last meeting. The applicant has a buyer for Lot 1 and there are no plans for development on Lot 2 at this time. Ms. Newberry, a neighbor on Factory Street, is concerned with water run-off regarding the new curb cut on Factory Street. The ZA noted that the curb cut is 2/3 of the way up the hill and the Road Foreman would like to cut off the water before it gets to the access point. It was noted that all abutters were notified and there are no concerns as far as anyone knows.

Motion: I move to waive the sketch plan review for Application #20-052. Made: Ms. Watson, second: Mr. Hill
Vote on Motion: Passed 7-0 by roll call vote
Motion: I move to approve Application #20-052 as presented. Made: Mr. Cueto, second: Mr. Hill
Vote on Motion: Passed 7-0 by roll call vote

Sketch Plan Review – Messier Subdivision
The Chair opened the hearing at 7:17pm by reading the warning: "Sketch plan review for a proposed reconfiguration & subdivision of the 3-parcel, 33.59-acre Messier property located at 440 East Hill Road. The plan is to create 3 lots: Lot 2 of 9.29 acres; Lot 3 of 4.28 acres and existing house; and, Lot 4 of 19.91 acres. All lots have frontage on East Hill Road. Lots 2 & 3, along with the existing town dry hydrant, will be served by a common access easement over Lot 2. The property is in Zone d – Rural Residential and Agricultural District, where minimum lot size is 3 acres." The applicant was sworn in at 7:20pm. Mr. Chase noted that the previous subdivision has been scratched a new configuration is proposed with the same number of lots. There is no development on Lot 4; the Messiers live on Lot 3. Mr. Messier stated that the plan is to build a retirement home on Lot 2 and sell Lot 3 with the existing residence. The proposed subdivision fits all expectations, though it is a strange configuration around the pond. The DRB discussed the proposed view corridor easement, which restricts buildings and structures that will obstruct the view from Lot 2. Mr. Messier will have to work with his lawyer and a potential buyer on the specifics. The state legislature is working on language regarding standard covenant practices this coming year. The DRB does not necessarily need the easement noted on the final plat; the DRB can request it but the deed language would need to match the plat exactly. The DRB discussed whether the plat is the proper place to record the view corridor easement. They ultimately decided they are okay with the view easement not being included on the plat. Ms. Watson is concerned with steep access to Lot 4 from East Hill Road; the applicant might want to show an alternate access.

Review of Minutes
December 1, 2020
Motion: I move to approve the minutes as amended. Made: Mr. Hill, second: Ms. Watson
Vote on Motion: Passed 7-0 by roll call

ZA Report

Chase & Chase have most of the projects in town; the ZA will check on the progress for the February meeting. Tom Brazier is doing a boundary adjustment, adding a wedge of land for his daughter, who is building a house on Brazier Road. The ZA can take care of the adjustment.

Motion to adjourn. Made by Ms. Watson, second by Mr. Justis. Passed 7-0. Meeting adjourned at 7:40p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary