

Minutes of the East Montpelier Development Review Board

Final

September 5, 2023

DRB Members Present: Steve Kappel, Kim Watson, Glenn Weyant, Norman Hill (zoom), Jeff Cueto (zoom), Steve Justis, Clarice Cutler (zoom)

DRB Members Absent: Nik Khosla, Mark Lane

Others Present: Tyson Brown (Zoning Administrator), Deirdre Connelly, Kris Jurentkoff, Chris Reed, Margaret Loftus

Call to Order: 7:00 p.m.

Additions to Agenda: None.

Public Comment: None.

Preliminary & Final Plan Review of Application 23-022

The Chair opened the hearing at 7:01 pm by reading the warning: “Preliminary & Final plan review of application #23-022, Submitted by David Rogers Estate, for a proposed 3 lot subdivision. Parcel in question lies in the Commercial-Residential District where minimum lot size is 1-acre and road frontage is 150 feet.”

Mr. Jurentkoff was sworn in at 7:01 p.m. He explained that the application is for a three-lot subdivision to get two existing residences marketable. One lot will be 10.4 acres, the second lot will be 1.86 acres, and the disposition of the remaining undeveloped “gravel pit” is still to be determined.

Chair Kappel asked Mr. Jurentkoff to show the lot locations on a map. The present board members reviewed the locations on the printed maps. Mr. Jurentkoff noted that lot two comes with reservation of easements for the water system that serves a few nearby properties. Chair Kappel invited questions from other board members.

Ms. Watson asked if there were any boundary changes; Mr. Jurentkoff indicated that there were none. Ms. Loftus asked to see the paths for water and wastewater on the maps and Mr. Jurentkoff showed where they are marked. He added that a well will be drilled to disconnect the apartment building from the water system.

Mr. Hill asked if the “gravel pit” is permitted and whether it will be sold as a gravel pit. Mr. Jurentkoff explained that it is not permitted and the term “gravel pit” is merely a reference title. He added that the disposition of that parcel is still to be determined.

Ms. Cutler asked about the large lot waiver. Mr. Jurentkoff explained that Chase & Chase has not completed a boundary survey of the full 70-something acres, they focused just on lots one and two to keep the maps pertinent to those parcels.

Motion: To waiver the need for a full lot survey. Made by Ms. Watson, second by Mr. Justis. Passed unanimously.

Motion: To approve final plan review of application 23-022. Made by Ms. Watson, second by Mr. Hill. Passed unanimously.

Review of Minutes

The board reviewed the June 6, 2023 minutes and made a few edits for clarity.

Motion: To accept the June 6, 2023 minutes as amended. Made by Mr. Weyant, second by Ms. Watson. Passed unanimously.

ZA Report and Other Business

The board reviewed the ZA report; ZA Brown noted a few new single-family homes, additions, and decks on the permit list. Ms. Watson asked if any of the permits needed to come before the DRB and ZA Brown noted they were all very straightforward permit requests.

ZA Brown explained that he will stay on as zoning administrator until a replacement is found. He is available to answer calls and respond to emails, but is not keeping office hours in person at the municipal building.

Mr. Weyant asked if the recent federal wetland changes will impact East Montpelier's maps and zoning. ZA Brown noted that the state is working on remapping some areas, but he thinks it will take some time before the changes from the feds have a noticeable impact in the town. Mr. Weyant asked if the town has documented the flooding from July. Ms. Watson noted that the state is compiling that information through the 211 website.

Ms. Watson noted that the Planning Commission is beginning to work on Town Plan revisions.

Motion to adjourn. Made by Ms. Watson, second by Mr. Kappel. Passed unanimously. Meeting adjourned at 7:38 p.m.

*Respectfully submitted by Deirdre Connelly
Approved: December 5, 2023*