Minutes of the East Montpelier Development Review Board - Final

April 2, 2024

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

DRB Members Absent: Mark Lane

Others Present: ZA Engert, Kris Jurentkuff (Chase&Chase), Bob Fitch (Zoom), Chris Smart

Call to Order: 7:07 pm

Additions to Agenda: None.

Draft Minutes Review & Approval: December 5, 2023

The group reviewed the December 5, 2023 minutes.

Motion: To approve the December 5, 2023, minutes as presented. Made by Clarice Cutler, second by Steve Justis. Passed unanimously.

Public Comment: None.

Application #24-004, Modification to Subdivision Plan #20-020, 450 Fitch Road/440 Fitch road/101 Doner Road

Application #24-004, Modification to Subdivision Plan #20-020, 450 Fitch Road/44 0 Fitch road/101 Doner Road – Applicant Chase & Chase Surveyors and Septic Designers, Inc., for property owners Bruce and Claudia Fitch, Robert and Christine Fitch, and Kathleen Doner to modify the previously approved subdivision plan by adjusting property boundary lines resulting in Lot 1 comprising +/- 212 acres, Lot 2 comprising +/- 15.37 acres, and confirming the pre-existing non-conforming lot of 101 Doner Road comprising +/-6.29 acres. The properties are in Zone E – Agricultural/Forest Conservation District, where the minimum lot size is 7 acres. The applicant is also requesting a waiver from the Town of East Montpelier's Land Use and Development Regulations, Section 6.2(B), Waiver for Large Parcels.
Kris Jurentkuff summarized the application and issues with the initial subdivision. Upon resurvey of the property resulted in the update to the boundary lines. No boundary changes, just corrections to the previous subdivision. The redo was started because the owners are looking to sell the property.

Participant's speaking on the matters taken up tonight were sworn in.

The PC discussed the modifications and had a few questions as to how the original survey came about. The DRB then discussed the applicants request to waiver surveying Lot#1 (212 acres) "Large Parcel" in accordance with the Town of East Montpelier's Land Use and Development Regulations (LUDR), Section 6.2(B). Therefore, a motion was put forth to waive the survey of the Lot#1.

Motion: I make a motion to waive the surveying requirements of Lot#1 in accordance with the LUDR Section 6.2 (B). Made by Kim Watson, second by Clarice Cutler. Passed unanimously.

The original subdivision of the Doner lot was done back in 1973. Any additional subdivision of the Lot#1 would require a survey.

ZA Engert brought a question to the board, asking about their completeness requirements and notification of warning abutters. A warning letter was sent to all abutters by certified mail and the ZA did receive a couple of calls just inquiring about the modifications but no one with objections to the changes.

Motion: I will make a motion to approve the revised survey of the Doner Lot in accordance to Application #24-004, Modification to Subdivision Plan #20-020, 450 Fitch Road/44 0 Fitch road/101 Doner Road. Made by Jeff Cueto, second by Steve Kappel. Passed unanimously.

ZA Report and Other Business

ZA Engert discussed process requirements for coming back to the board for this subdivision and what can be approved by the ZA Engert versus bringing in front of the Board. If the ZA doubts any requirement to what she can do or not in accordance with the regulations, she will always kick it to the board. Steve Kappel and the board members agreed with that process. ZA discussed updates to process for future projects such as completeness requirements and requirements for Certificate of Compliance.

Motion to adjourn. Made by Norman Hill, second by Jeff Cueto. Passed unanimously.
Meeting adjourned at 8:01 PM.

Respectfully submitted by Kim Watson

Approved on: May 7, 2024