

**Starksboro Development Review Board
Hearing/meeting minutes**

2/12/2015

Dan Nugent opened meeting at 7:30 PM

DRB Members present- Dan Nugent, Chair, Ben Campbell, Marjorie Dickstein, Jon Fenner, Arnell Paquette, and Rich Warren

Others: Ken Weston, Tom Yeager, Benjamin Putnam, Marguerite Gregory, Bill Heffernan, Brian Heffernan and Dave Wetmore (ZA)

Review of Minutes:

1/8/2015- Jon moved as corrected, Arnell 2nds. Approved 6-yes and 0-no

1/22/2015- Jon moved as presented, Ben 2nds. Approved 5-yes, 0-no, Rich abstained

DRB Business

Review of sketch plan application #20154DRB-02-SD, request for 2-lot SD of parcel #D428L2E by The A. Johnson Co., LLC

Dan- opened meeting (7:45 PM) by making introductions and read the warning. Asked applicant to provide a general overview of the proposed subdivision (SD).

Bill and Brian Heffernan attend at 7:50 PM

Benjamin Putnam- The goal of the SD is to keep the property (both parcels) in active forest production. Lot #1 is proposed to be a 31 acre parcel that includes an existing camp that was permitted back in 2000 (ZBA approval #00-108-CU). The balance of the parcel (Lot #2) is 244 acres and will be transferred to Heffernan to be added to their existing sugaring operation. A Johnson Co. will retain ownership of Lot #1 to allow access to the timber rights they have on abutting lands owned by the State of VT. Mr. Putnam recognizes that the scale of the map presented exceeds the 1:100-ft scale required in section 2.1. This largely due to the size of the parcel and that strict compliance with section 2.1 would require the map to be on several sheets. Mr. Putnam asks the DRB to waive this requirement.

DRB- asked what the final plat scale will be and in what zoning district is the property located. Mr. Weston suggested that it will be 1:500. DRB agrees to waive the required scale. The property is entirely in the Forest Conservation District.

M. Gregory- asked 1. Are there any changes proposed to the existing right-of-way access? The right-of-way will remain the same. 2. Will the existing right-of-way be used for access to Lot #2 and if so she is concerned about increase erosion potential that could result from improvements to the access. Yes, the existing right-of-way will be used to access lot #2. The Heffernan's stated that they own the land that abuts on the east and south east boundary of lot #2 and that they will seldom use the existing deeded right-of-way.

Dave- asked about the existing right-of-way and its deeded width. Mr. Yeager does not know the exact width except to say that it is wide enough for timber harvesting purposes. He also states that right-of-way concerns were discussed during the hearings in 2000 and determined to be adequate at that time. (ZA note: after the meeting, Dave looked at the file #00-108-CU and determined that there are 2 exhibits regarding the right-of-way. Exhibit 1- being the actual deed and reference and exhibit #2-a letter from the State of VT).

Approved: _____

Date: _____

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K. Weston- since the width is not defined asked if the width can be assumed to be sufficient for the use? Dave expressed that VT Law requires 20-ft and absent a legal description of the right-of-way it could be assume to meet the State required minimum.

Ben- asked for the final plat to include the siting of the existing landing.

Dave- asked about septic compliance. Applicant will submit w/final plat application the specific rule exempting this from septic compliance.

DRB- is there any development planned for lot #2. Only infrastructure associated with Heffernan's sugaring operation at this time.

Dave- noted that the application is complete and abutting property owners were notified as required in section 2.1.

Based on the information presented, Jon moved to declare application #2015DRB-02-SD a minor subdivision, 2nd by Marjorie. Moved 6-yes, 0-no.

Dave reviewed for applicant next steps. As discussed DRB would like the follow information submitted with final plat application:

1. Width of the right-of-way.
2. Septic rule exemption.
3. Responses to section 3.2 "General Standards"
4. Final Plat needs title block for recording.

Other business- Dave is waiting for the Swierz final subdivision application. No scheduled DRB meeting/hearings at this time.

Adjournment

Ben moved to adjourn at 8:20 PM, 2nd by Rich. Moved 6-yes, 0-no.

Approved: _____

Date: _____