

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

11/12/2015

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: Dave Wetmore (ZA)

Review of Minutes:

10/22/2015- Rich moved to approve as corrected, Marjorie 2nds. No further discussion. Approved 5-yes and 0-no, Jon abstained. Dave made corrections and Dan signed.

DRB Business

Application #2015DRB-03-SD, 4-lot subdivision of parcel F362N6 by Ronald and Patricia Orvis

DRB discussed the Orvis decision. Deliberation concluded that the draft decision is put together well as far as the SD goes. PC discussed the conclusion regarding section 2.15 “Development of open agricultural land”. During deliberation on the October 22nd, there was not consensus on 2.15. DRB discussed and reviewed the facts presented and feel that the applicants willingness to shrink the building envelopes on lots 1 and 4, and moving the driveway access on lot #1, helps to achieve the objectives laid out in section 2.15. Additionally the DRB suggests that moving boundary between lots #3 and 4 as they have discussed will achieve agricultural resource conservation even more.

Rich moved to amend and approve the decision concluding the all 4 lots do achieve the objectives outlined in section 2.15 and therefore can be developed prior to 2017, providing the applicants consent to the conditions discussed including;

1. Shrink the building envelopes on lots 1 and 4 to ½ acre and move building envelop on;
 - a. lot #1 closer to the Road and away from the stream, and
 - b. Lot # 4 closer to the ROW which shall serve as in part as the new boundary between lots 3 and 4.
2. Move the boundary between lots 3 and 4 so to be centered on the existing ROW leading to the Gibson property to the South.
3. Move the driveway access on lot #1 to the east where a road access currently exists.

Jon 2nds.

Discussion- Based on the evidence presented, the better “statewide soils” are located on lots 3 and 4. Reducing building envelops of the SD to a total of 3 acres achieves 85% agricultural land resource conservation. This effort achieves the objective of 2.15 by retaining the maximum possible open agricultural land. Additionally, as proposed the development of this agricultural land does not conflict with other agricultural uses. The Orvis property is located in the LDRC district which is intended as a multiple use district, with the highest priority is residential uses.

Motion to approve Orvis decision as amended and conditioned above was approved 6-yes and 0-no. Dave will amend decision and send to Board members for review. Once majority of Board agree, members will come in and sign.

Adjournment

Ben moved adjourn at 9:00PM, 2nd by Jon, moved 6-yes, 0-no.

Date:_____

Approved:_____