

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

5/11/2017

Dan opened meeting at 7:30 PM

DRB Members present-Dan Nugent, Chair, Marjorie Dickstein, Rob Liotard and Rich Warren.

Others: Louis duPont, Ellen Spring, Orion Lazo, Caitlin Moreau, and Dave Wetmore (ZA)

I. Review of Minutes:

4/27/2017- Rob moved as corrected, Marjorie 2nds, approved 4-yes, 0-no. Dave will make corrections and Dan will sign.

II. Adjustments- none

III. Visitor Business- none

IV. Scheduled public hearing/ DRB Business

2017DRB-04-SD- 2-lot subdivision of parcel E32813N located in the Low Density Residential and Commercial district (LDRC) and Forest Conservation district (FC).

Dan opened the hearing at 7:45 PM by reading the public notice. Dan administered oath to Louis, Ellen and Dave. Dave recorded and took written minutes. Dan asked Louis to provide an overview of their proposed subdivision.

Louis- Louis is representing Ellen and himself as applicants'. Louis explained that a few years ago he and Ellen had purchased the Cabot property. The Cabot property is comprised of 2 parcels totaling approx. 47 acres. Upon closing, a boundary adjustment was required to straighten out a boundary line issue that had existed between Yonkovig and the Cabot property. The Cabot parcel is developed with an existing single-family home. After some renovations, the applicants' rented the home to Lazo and Moreau. Orion Lazo, and Caitlin Moreau are attending tonight and have expressed an interest in purchasing the home from the applicants'. Louis shared that he and Ellen had not planned to sell the house at this time. Their plan at purchase was to just make sure the property did not get further developed and to protect some of the Lewis Creek corridor. With Orion and Caitlin's interest in the house their goal now is to complete a subdivision with the smallest parcel feasible. As proposed the lot #2 will be approx. 2.8 acres. The remaining land will be retained by duPont/Spring (44 acres).

Dave- asked about the triangle lot on the road? Louis stated that this parcel was purchased by the Cabot's sometime in the late 90's. Dave stated that this parcel should merge in order for the subdivision to comply with the specific requirements outlined in section 211. Without merger the subdivision would not be legal as the minimum road frontage requirements for lot #1 are not met.

Dave- shared that the density table needs work. Mainly the building rights need to be expressed as whole numbers and the remaining building rights need to be represented. Additionally, there needs to be a building envelop need to be shown that complies with the requirements in section 243 (LDRC building envelop guidelines). DRB and applicant agreed that the best location for the building envelope should a 1+ acre rectangular envelope located in the southwest corner of lot #1, near an old building foundation.

Dan- asked applicant to respond to the review criteria section 426.E.

1. Siting and suitability- The property is located in the LDRC and FC district. The house is clearly located in the LDRC which most residences along Ireland Road, are. As proposed Lot #2 is a 2.8 acre lot and is similar to many of the parcels located along the road and complies with the minimum density and

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dimensional standards outlined in section 211. The existing Cabot house was built in 1973 well before the adoption of Starksboro Zoning. As proposed Lot #2 setbacks are compliant with section 211 as well. Spencer Harris has completed the work necessary to site a future replacement area for the Cabot house wastewater should the existing system fail. The applicants' are awaiting the outcome of the subdivision before submitting for State approval. As discussed previously, the survey (final plat) shall be updated to include a building envelope on lot #1.

2. Natural features- The applicants' long term goal is to conserve the land along Lewis Creek. This area is steep and mostly located in the FC district which limits development potential extensively. Lewis Creek is the boundary between the FC and LDRC district over most of lot #1. There are limited agricultural resources located on either lot 1 or 2. Since the Cabot home is already developed, the loss of forest and farmland has been mitigated. The applicants' stressed that they do not have any plans to develop lot #1 at this time.
3. Character of the area- The Cabot home exists and there no other plans to develop lot #1. The applicants agreed to formally merge the triangular parcel near the road into lot #1. This might have already been done when the purchased the property. The driveway for lot #2 currently exists and there is a road access for farm/forestry access on lot #1. Any change to the use of lot #1 would require an upgraded highway access permit form the Town.
4. Energy conservation/Access to renewable- All development exists. Some portions of both lots #1 and #2 have potential to site renewable solar structures, as there is good exposure to the west. The applicants' did work with Efficiency VT when renovating the Cabot house.
5. Access and circulation- Both road accesses have existed for many years and pitch away Ireland Road. The driveway for lot #2 is accessible to fire and rescue vehicles. There is enough area to turn rescue vehicles around near the Cabot house, but it is tight. DRB expressed concern that rescue vehicle should be able to enter and turn around near the house.
6. Infrastructure, utilities, facilities and services- Ireland Road is a class 3 Town maintained highway. Power and telephone service is located along the Road. Service to the Cabot house is via overhead and has existed that way since the house was built. DRB acknowledged that any new development on lot #1 should be underground. Police services are provided by the State Police and Addison County Sheriff. Fire and rescue is provided by Starksboro Fire Department and 1st Responders and Bristol Rescue. Solid waste hauling is provided by private contract.
7. Lighting- All new exterior lighting will comply with section 314. Existing exterior lighting, as it fails, will be replaced with lighting compliant with section 314.
8. Recreation access- Lot #2 is of adequate size to provide recreational opportunities common to residential uses. Lot #1 will remain undeveloped and access to this parcel for recreation purposes will be allowed by private invitation.

Dan- asked Dave to read the exhibit list into the record. They include exhibits 1- 6.

- 1- Application and required fee
- 2- Proposed final plat
- 3- SD narrative
- 4- Wastewater compliance letter
- 5- Neighbor support letter
- 6- Public notice compliance.

DRB discussion- DRB determined that conditions of approval should include

1. Correct labeling of the LDRC and FC districts.
2. Building envelope siting on lot #1, taking into account siting requirements in section 243 and section 353.C
3. Effective merger of the triangle parcel with lot #1

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4. Revisions to the density table to reflect the remaining building rights.

Rob moved to close the hearing on application 2017DRB-04-SD at 8:45 PM, Marjorie 2nds. Motion carries 4-yes and 0-no. DRB asked Dave to draft a decision for their review at the May 25th meeting.

DRB- expressed that Dave should require that all applicants provide a written narrative with the application addressing the review criteria.

Review of draft decision #2017DRB-03-W- Jonathan and Samantha Fenner

DRB reviewed the draft prepared by Dave. Finding of Fact and conclusion look good. Minor corrections were made. **Jon moved to approve decision #2017DRB-03-W as corrected, Marjorie 2nds. Application #2017DRB-03-W approved 4-yes and 0-no. Dave made corrections and Dan signed**

Other Business- Dave shared the VLCT zoning and planning workshop coming up on June 14th. Several Board members expressed interest. Finalize on the 25th

Adjournment

Rich moved to adjourn at 9:15 PM, Rob 2nds. So moved 4-yes, 0-no,

Next meeting 5/25/2017- continue Harris site plan and conditional use review

Date: _____

Approved: _____