

Town of Starksboro
DRB meeting
September 13, 2018
Unapproved

Board members present: Dan Nugent, Marjorie Dickstein, Jon Fenner, Rob Liotard, Arnell Paquette, Ben Campbell

Unable to attend: Rich Warren

Others present: Rebecca Elder (ZA), Dudley Leavitt, Ronieta Downey

The meeting was called to order at 7:30 p.m.

Visitor's Business

Dudley Leavitt came to ask questions about preparing a Site Plan review application on behalf of Thacher and Olivia Hurd for essential services—electric power lines—to be connected to their property at the end of Varney Hill Road. The current zoning regulations require a Site Plan review hearing.

Hearing to be scheduled for 9/27/18. Mr. Leavitt will represent the Hurds at the hearing. Susan Eckhart from Green Mountain Power will supply a description and map.

Minutes of 7/26/18

Motion: Rob Liotard made a motion to approve the minutes of 7/26/18 with one correction. Jon Fenner seconded.

Vote: All in favor

Minutes of 8/23/18

Motion: Ben Campbell made a motion to approve the minutes of 8/23/18. Arnell Paquette seconded.

Vote: All in favor

Public Hearing: [Application 2018-DRB-09-SD/A](#) is a request by Ron and Pat Orvis

Chair Dan Nugent opened the public hearing by reading the public notice. The application pertains to parcel F362N6/F363N, which was previously subdivided and approved by the DRB in 2015.

The following witness was sworn in:

Ronieta Downey (daughter and power of attorney for Ron and Pat Orvis)

Mrs. Downey described the application and the intent to remove the easement. The original subdivision approved a right-of-way across Lot 3 to provide access to Lot 2. The Orvis family requests in this application to remove the building lot on Lot 2 and the access right-of-way across Lot 3.

Jon Fenner asked why this amendment is being requested. Mrs. Downey explained that Lot 2 has been deeded to her brother, who also owns land across the road and lives there. He wants the land for agricultural purposes and will not construct any residential building. There is a potential buyer for Lot 3 who has requested the right-of-way be removed.

The Board asked why there was a well on Lot 2 if there is to be no residence. The well may be needed for agricultural purposes. The old plat didn't show the well but the new plat does.

Jon Fenner noted that the deed/covenant states the land will be limited from residential development, but doesn't mention commercial. The zoning regulations specify that commercial use would require conditional use hearing and approval, thus these specs will be added to the final decision.

No changes are needed to the plat map.

The exhibits were entered as follows:

- Application and payment
- Warranty Deed amended
- Road maintenance agreement revised
- Public Notice and evidence
- Past DRB decision for reference

No additional questions were asked by the Board.

Motion: Jon Fenner made a motion to close the hearing. Arnell Paquette seconded.

Vote: All in favor

The hearing was closed at 8:10 p.m. Ronieta Downey departed.

The board will review the final decision on Thursday, September 27, 2018.

No further business was required.

Motion: Rob Liotard made a motion to adjourn at 8:20 p.m. Jon Fenner seconded.

Vote: All in favor

Respectfully submitted,

Rebecca Elder
Zoning Administrator