

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

10/12/2017

Dan opened meeting at 7:45pm

DRB Members present: Dan Nugent (chair), Ben Campbell, Marjorie Dickstein, Rob Liotard, Jon Fenner, Arnell Paquette, Rich Warren

Others: Christopher Child, Douglas Dague, Linda Dague, Peg Komins, Jake Mendell, Taylor Hutchinson, Jim Mendell, Kit Harris, Jason Barnard, Dave Marshall, Kenneth Weston

I. Site Visit

The DRB members visited the Harris site location for a view of the property at 6pm. After walking the property, the meeting was adjourned at 6:45pm to be continued at Town Hall at 7:30pm.

II. Adjustments to agenda and Visitor Business – none

III. Review Minutes

Dan opened the meeting for reviewing minutes at 7:36 PM.

Jon took written minutes and recorded the meeting.

Minutes of 9/14/2017 reviewed. Jon made a motion to accept the minutes, Arnell seconded. All ayes, no nays.

IV. Scheduled Public Hearing/Meeting

- a. Continued from 4/27/2017, 5/25/2017, 6/22/2017, 7/27/2017 and 9/14/2017- #2017DRB-02-SP/CU- As revised, Kit and Karen Harris request to hold up to six (6) wedding type events and one (1) concert yearly on their property located at 3556 VT Rte. 17, parcel # E51725E.**

Dan opened the continued hearing at 7:45pm.

Everyone introduced themselves and Dan swore in those participating in the Harris hearing.

Jason gave an overview of the revised map and plan.

DRB members requested clarification of Jason and Kit on a number of items.

Dan opened the floor up to questions from the visitors which Jason and Kit addressed. Questions were also addressed to the board.

Rob moved to close the hearing, Marjorie seconded. All ayes, no nays.

Date: _____

Approved: _____

b. #2017DRB-05-SD- Final plat hearing request by Hogback Heaven Farm for a 3-lot major subdivision of parcel #D2257S.

Dan opened the final plat hearing at 8:23pm.

Dan swore in those participating in the Hogback Heaven final plat hearing.

Rich was present but not participating due to conflict of interest.

Dave Marshall presented the final plat and discussed the changes since the first hearing.

DRB members asked questions and Dave addressed concerns.

Kenneth Weston explained some minor changes to the plat that was different from what was turned in and the DRB members reviewed them.

Ben moved to close the hearing, Rob seconded. All ayes, no nays, Rich abstained.

c. #2017DRB-06-CU- Conditional use request by Hogback Heaven Farm for land development (single-family home and related accessory structure) in the Forest Conservation district. Specifically, land development is proposed on lot #2 of the proposed subdivision #2017DRB-05-SD.

Dan opened the condition use hearing at 8:45pm.

Dan swore in those participating in the Hogback Heaven conditional use hearing.

Rich was present but not participating due to conflict of interest.

Dave Marshall present the conditional use plan and details as it applies to the zoning laws.

DRB Members asked questions and Dave addressed concerns.

DRB Members reviewed the plan against the zoning laws criteria and asked for clarification on several points.

Jon motioned to close the hearing, Marjorie seconded. All ayes, no nays, Rich abstained.

V. Other Business

DRB Members discussed the pros and cons of the Harris application and potential decision. No decision was made at this time.

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Dan entertained a motion to approve the Hogback Heaven subdivision application. Arnell made the motion, Ben seconded. All ayes, no nays, Rich abstained.

Dan entertained a motion to approve the Hogback Heaven condition use application. Marjorie made the motion, Arnell seconded. All ayes, no nays, Rich abstained.

Adjournment

Jon made the motion to adjourn, Ben seconded. All ayes, no nays. Meeting ended at 10:10pm.

Next meeting – November 9, 2017 – continued discussion on the Harris property.

Date: _____

Approved: _____